

SITE PLAN KEYNOTES

- A /DELETED/
B /DELETED/
C LANDSCAPED HILLSIDE
D /DELETED/
E /DELETED/
F /DELETED/
G 5' PAVED SIDEWALK
H ASPHALT PARKING AREA WITH CURBOUT TO HOWARD RD, 1:20 SLOPE
I BRICK FACED TRASH ENCLOSURE WITH WOOD GATE DOORS, MINIMUM 6'H
J BUFFER ZONE 1'H AS ACCORDING TO RICHMOND ZONING ORDINANCE: DECORATIVE FENCE OR WALL NOT LESS THAN 30" FEET IN HEIGHT AND SHRUBS AT A RATE OF NOT LESS FOUR SHRUBS FOR EACH 50' LINEAR FEET OR MAJOR FRACTION THEREOF OF BUFFER ALONG EACH STREET FRONTAGE.
K RESIDENT LOBBY ENTRY
L RESIDENT EGRESS
M EXISTING LANDSCAPED AREA TO BE AUGMENTED WITH ADDITIONAL TREES PLANTED. TREES TO BE EITHER "NELLIE STEEDING HOLLY OR JAPANESE CRYPTOMERIA TO BE PLANTED PER UF STANDARDS."
N NOT USED
O BIKE RACK
P NEW ADA BIDIRECTIONAL RAMP
Q EXISTING ADA CORNER CURB CUT
R EXISTING TRAFFIC LIGHT
S EXISTING UTILITY POLE
T NEW TREE WELLS: 1 PER 25' AVG. MIN. 25' FROM INTERSECTION, MIN. 10' FROM EXISTING POWER POLES. TO BE POPULATED PER CITY OF RICHMOND URBAN FORESTRY STANDARDS.

NOTE MODIFIED TO ADD REQUIREMENT TO PLANT ADD'L TREES

PROJECT DESCRIPTION

NEW 3-STORY APARTMENT STRUCTURE ON VACANT PARCEL COMPOSED OF 17 MARKET-RATE DWELLINGS WITH ENTRY LOBBY ON 1ST LEVEL AND 29 PARKING SPACES ON SITE.

CODE INFORMATION

APPLICABLE CODES:	VIRGINIA CONSTRUCTION CODE 2024		
CONSTRUCTION TYPE:	V-B		
USE GROUP:	R-2		
FIRE SUPPRESSION:	NFPA 13R		

ALLOWABLE BUILDING AREAS:

LEVEL	USE GROUP	ACTUAL AREA (SF)	ALLOWABLE AREA (SF) (PER VOC TABLE 506.2)
1ST LEVEL	R-2	4,740	7,000 SF
2ND LEVEL	R-2	4,740	7,000 SF
3RD LEVEL	R-2	4,740	7,000 SF
TOTAL	R-2	14,220	

ALLOWABLE BUILDING HEIGHTS:

ALLOWABLE # OF STORIES ABOVE GRADE (VOC TABLE 504.4)	ACTUAL # OF STORIES ABOVE GRADE	ALLOWABLE BLDG HEIGHT (FT) (VOC TABLE 504.3)	ACTUAL BUILDING HEIGHT (FT) (ABOVE GRADE PLANE)
3	3	60'	+/-38'

ZONING INFORMATION

ZONING DISTRICT:	R-1, PROJECT AS DESIGNED REQUIRES SPECIAL USE PERMISSION		
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ECONOMIC ZONES:	CONFIRM W/ MUNICIPALITY'S GIS/VRIS. (TYPICALLY INCLUDES HISTORIC DISTRICT/ENTERPRISE ZONE)		
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PARCEL AREA:	20,473.2 SQFT = .47 ACRES (RICHMOND CITY GIS)		
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YARDS:	FRONT	REAR	SIDE	STREET SIDE
REQUIRED:	35'	10'	10'	-
ACTUAL:	//SURV//	//SURV//	//SURV//	//SURV//

LOT COVERAGE:	20% (PER ZONING DISTRICT)	//SURV// 23% (BUILDING)
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LOT WIDTH:	NA	-
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USABLE OPEN SPACE RATIO:	NA	-
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ALLOWABLE FLOOR AREA RATIO:	NA	-
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BUILDING HEIGHT:	35' / STORIES (PER ZONING DISTRICT)	//SURV// +/-38/3 STORIES
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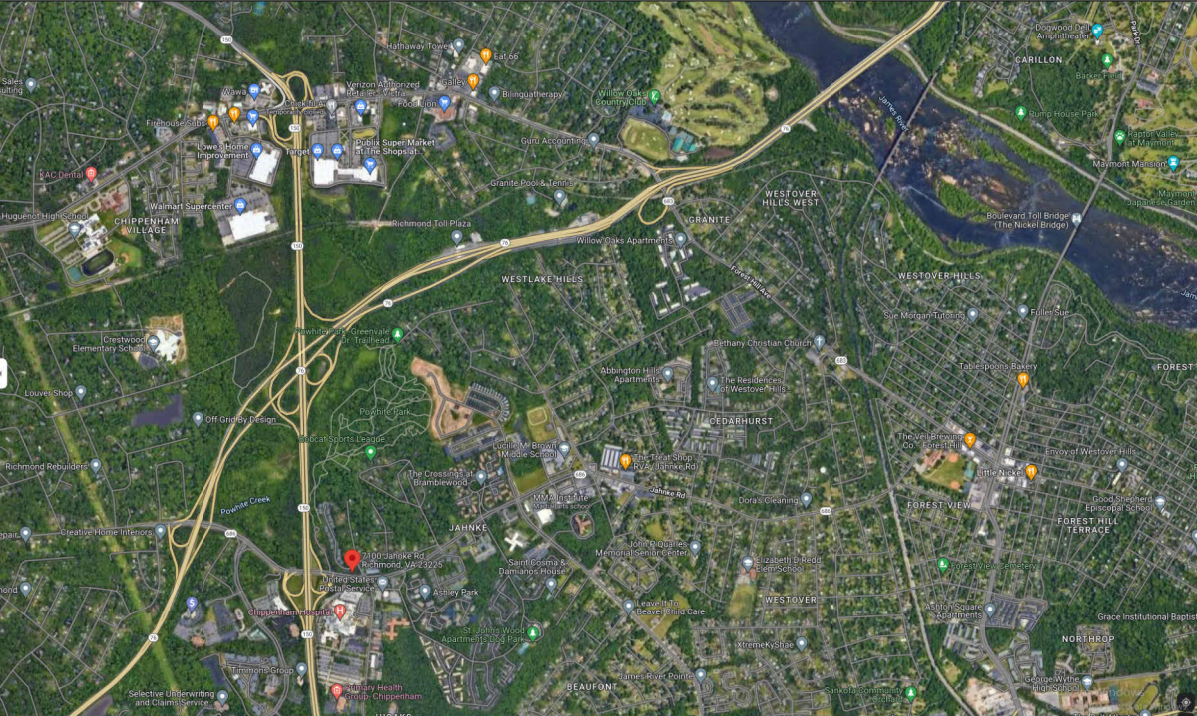
BUILDING FACADE PENETRATION:	NA	NA
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PARKING SPACES:	0 REDD	29 SPACES
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BICYCLE PARKING (LONG TERM):	1:3 UNITS = 6	//SURV// 0 (IN UNIT)
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BICYCLE PARKING (SHORT TERM):	0	8 SPACES
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VICINITY MAP



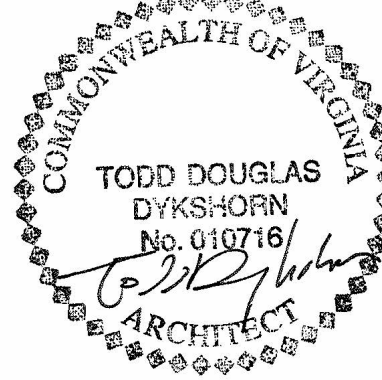
DRAWING INDEX

SHEET #	SHEET NAME	SPECIAL USE PERMISSION SET 7-9-2025
1.100	COVER SHEET, PROJECT INFORMATION, SITE PLAN	X
1.200	SURVEY BY OTHERS	X
2.101	PROPOSED FLOOR PLANS	X
2.102	PROPOSED FLOOR PLANS	X
2.301	ENLARGED FLOOR PLANS	X
3.100	BUILDING PERSPECTIVES	X
3.101	BUILDING ELEVATIONS	X
3.102	BUILDING ELEVATIONS	X

SHEET COUNT: 8

DRAWINGS ACCOMPANYING SPECIAL USE ZONING APPLICATION - REVISED FROM PREVIOUS VERSIONS 7-9-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ad ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804-343-1212

7100 JAHNKE RD

Richmond, VA 23225

COVER SHEET, PROJECT INFORMATION, SITE PLAN

PROJECT NUMBER

22-7100

1.100

Schedule B, Part II Exceptions

Per Fidelity National Title Insurance Company, Commitment No. VA2200852
Dated March 24, 2022 at 8:00 AM

Special Exceptions:

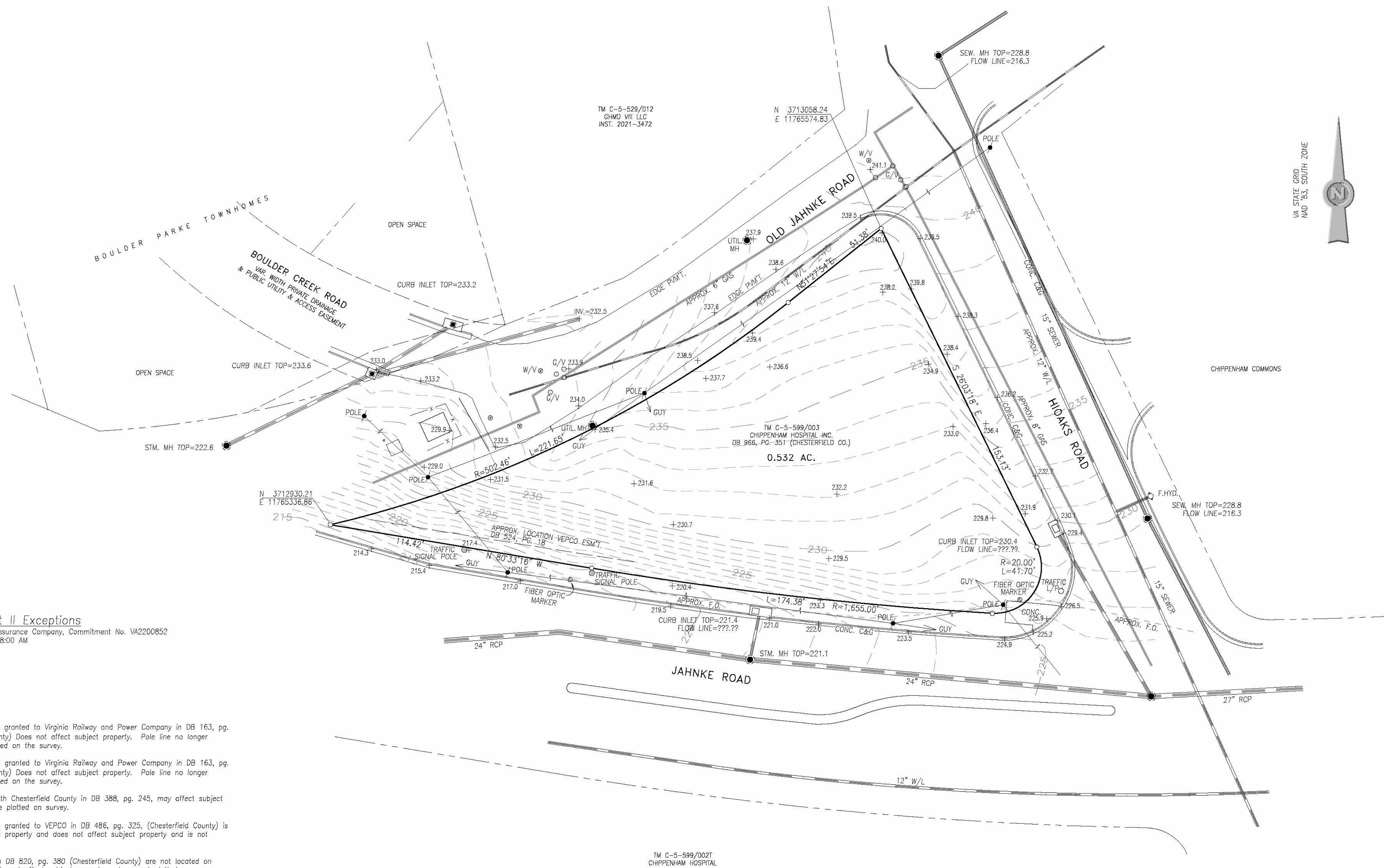
1. Not a survey matter
2. Not a survey matter
3. Not a survey matter
4. Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 586, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
5. Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 589, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
6. Waterline Agreement with Chesterfield County in DB 388, pg. 245, may affect subject property but cannot be plotted on survey.
7. Easement for pole line granted to VEPCO in DB 466, pg. 325, (Chesterfield County) is not located on subject property and does not affect subject property and is not plotted on survey.
8. Easements set forth in DB 820, pg. 380 (Chesterfield County) are not located on subject property and do not affect subject property and are not plotted on survey.
9. Sewer Easement granted to Chesterfield County in DB 371, pg. 380 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
10. Easement granted to VEPCO in DB 380, pg. 131 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
11. Easement granted to VEPCO in DB 380, pg. 134 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
12. Easement granted to C&P Telephone Co. in DB 396, pg. 644 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
13. Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 47 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
14. Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 61 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
15. Easement granted to VEPCO in DB 524, pg. 18 (City of Richmond) is located on subject property and affects subject property. Easement is plotted approximately on survey.
16. Easements taken by Commonwealth of Virginia in DB 172, pg. 2249 & Plat book 7, pg. 12-13 are not located on subject property and do not affect subject property and are not plotted on survey.

Legal Description

All that parcel of land, containing 0.532 acres, located on the west line of Hooks Road, City of Richmond, Virginia (formerly Chesterfield County, Virginia) and more particularly described as follows:

Beginning at a rod set at the intersection of the west line of Hooks Road and the south line of Old Jahnke Road;

Thence, along the west line of Hooks Road, S28°03'18"E a distance of 153.13' to a point; thence, along a curve to the right, having a radius of 20.00', an arc length of 41.70' a delta angle of 119°27'49", a chord bearing of S33°40'37"W and a chord distance of 34.55' to a point on the north line of Jahnke Road; thence, along the north line of Jahnke Road, along a curve to the right, having a radius of 1655.00', an arc length of 174.38' a delta angle of 6°02'13", a chord bearing of N83°34'28"W and a chord distance of 174.38' to a point; thence, N80°33'18"W a distance of 114.42' to a point at the intersection of the north line of Jahnke Road with the south line of Old Jahnke Road, thence, along the south line of Old Jahnke Road, along a curve to the left having a radius of 502.46', an arc length of 221.65' a delta angle of 25°16'28", a chord bearing of N64°06'08"E and a chord distance of 219.85' to a point; thence, N51°27'54"E a distance of 51.35' to the point of beginning and containing 0.532 acres of land as shown on plat entitled "Survey Showing Existing Conditions on a 0.532 Acre Parcel of Land Located at 7100 Jahnke Road," dated June 16, 2022, by Bruce Robertson Land Surveying, P.C.



Notes

1. SUBJECT PROPERTY IS DESIGNATED AS 7100 JAHNKE ROAD, TAX MAP C-5-599/003, IN THE LAND RECORDS OF THE CITY OF RICHMOND, VA.
2. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, AS DEFINED BY FEMA. PER FIRM MAP #510129-00190 DATED 2/12/09.
3. SUBJECT PROPERTY WAS FOUND, BY SURVEY, TO CONTAIN 0.532 ACRES OF LAND (23184 SQ. FT.).
4. ALL SUBSTANTIAL IMPROVEMENTS SHOWN.
5. LOCATION OF U/G UTILITIES SHOWN ON THIS PLAT ARE BASED ON RECORD INFORMATION AND FIELD OBSERVATION. OTHER UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.
6. THERE ARE NO CONSTRUCTION RELATED ACTIVITIES UNDERWAY ON ADJACENT PROPERTIES.
7. NO EVIDENCE OF PENDING R/W CHANGES WAS NOTED AT TIME OF SURVEY.
8. THIS SURVEY WAS PREPARED WITH REFERENCE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VA2200852 MARCH 24, 2022 AT 8:00 AM.
9. SUBJECT PROPERTY HAS VEHICULAR ACCESS TO A PUBLIC R/W.
10. THERE ARE NO ENCROACHMENT BY IMPROVEMENTS FROM ADJOINING PROPERTIES ONTO SUBJECT PROPERTY OR FROM SUBJECT PROPERTY ONTO ADJOINING PROPERTIES EXCEPT AS NOTED.

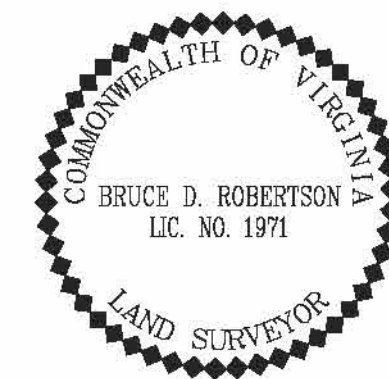
Surveyors Certificate:

To: Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1-4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on June 6, 2022.

Date of Plat: June 14, 2022.

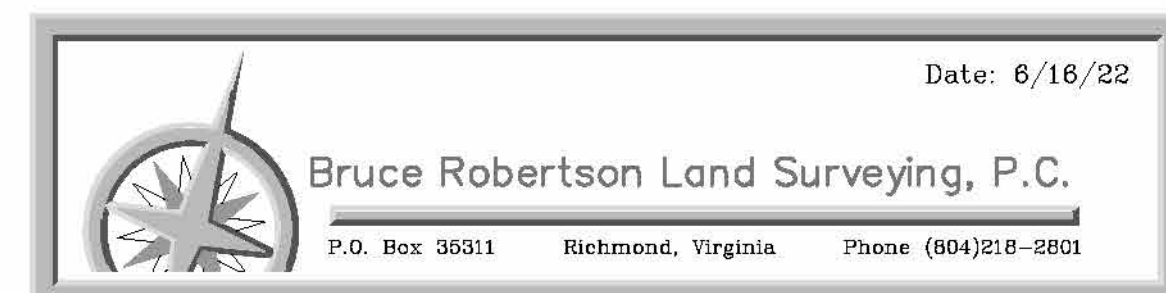
Bruce Robertson, LS, VA #1971

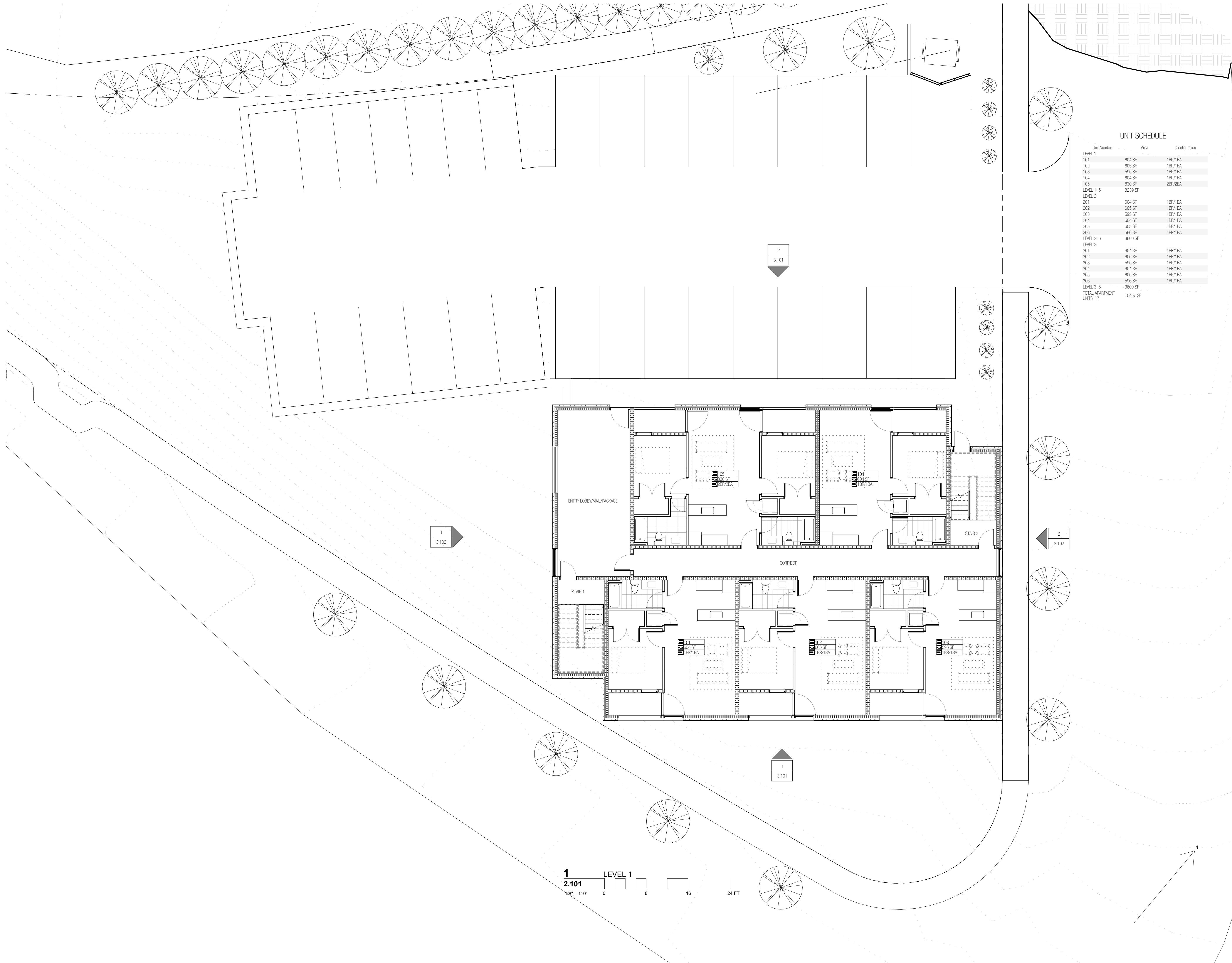


ALTA/NSPS SURVEY

SURVEY SHOWING EXISTING CONDITIONS ON A 0.532 ACRE PARCEL OF LAND LOCATED AT 7100 JAHNKE ROAD

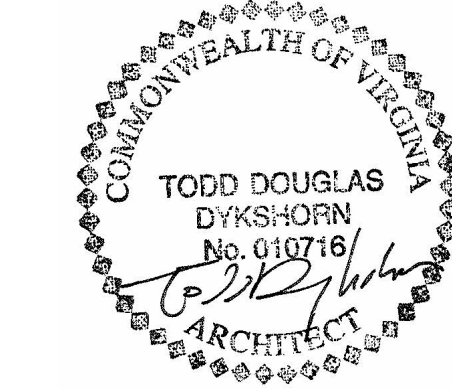
CITY OF RICHMOND, VIRGINIA





DRAWINGS ACCOMPANYING
SPECIAL USE ZONING
APPLICATION - REVISED
FROM PREVIOUS VERSIONS
7-9-2025

NOT FOR CONSTRUCTION



7100 JAHNKE RD
Richmond, VA 23225
PROPOSED FLOOR PLANS

PROJECT NUMBER
22-7100

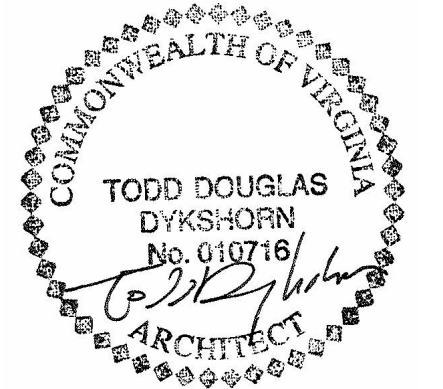
2.101



UNIT SCHEDULE		
Unit Number	Area	Configuration
LEVEL 1		
101	604 SF	18V1/1A
102	605 SF	18V1/1A
103	595 SF	18V1/1A
104	604 SF	18V1/1A
105	804 SF	25V2/2B
LEVEL 1 - 5		
201	3239 SF	
LEVEL 2		
201	604 SF	18V1/1A
202	605 SF	18V1/1A
203	595 SF	18V1/1A
204	604 SF	18V1/1A
205	605 SF	18V1/1A
206	596 SF	18V1/1A
LEVEL 2 - 6		
301	3639 SF	
LEVEL 3		
301	604 SF	18V1/1A
302	605 SF	18V1/1A
303	595 SF	18V1/1A
304	604 SF	18V1/1A
305	605 SF	18V1/1A
306	596 SF	18V1/1A
LEVEL 3 - 6		
TOTAL APPOINTMENT	30439 SF	
UNITS: 17	10697 SF	

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FROM PREVIOUS VERSIONS
7-9-2025**

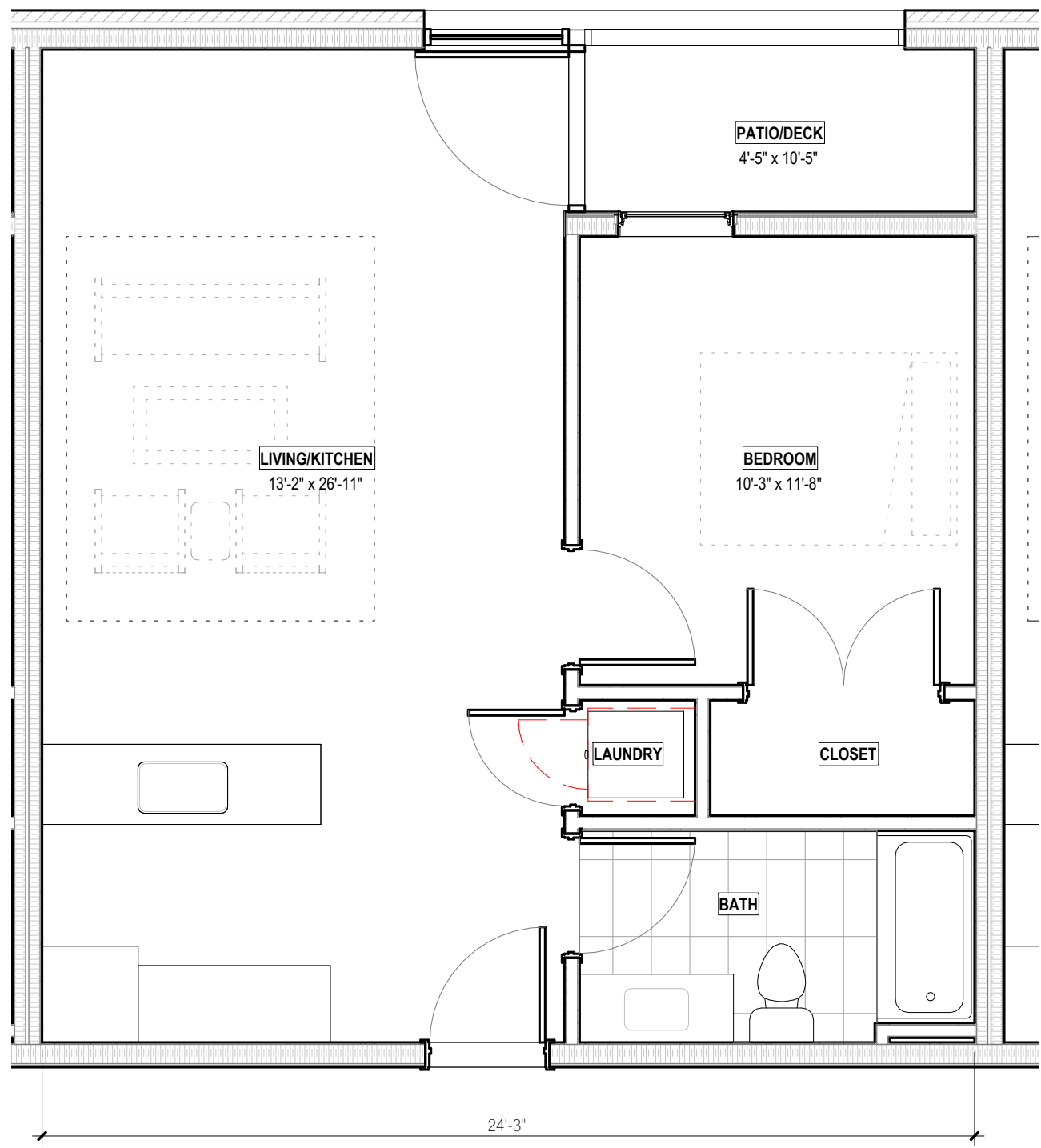
NOT FOR CONSTRUCTION



7100 JAHNKE RD
Richmond, VA 23225
PROPOSED FLOOR PLANS

PROJECT NUMBER
22-7100

2.102



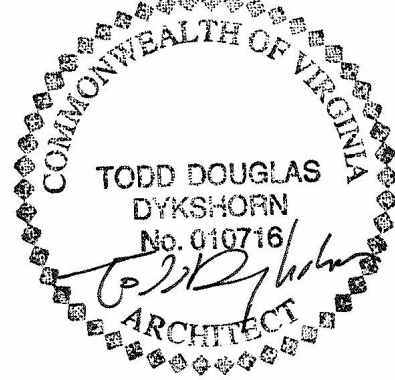
UNIT SCHEDULE

Unit Number	Area	Configuration
LEVEL 1		
101	604 SF	1BR/1BA
102	605 SF	1BR/1BA
103	595 SF	1BR/1BA
104	604 SF	1BR/1BA
105	830 SF	2BR/2BA
LEVEL 1-5	3239 SF	
LEVEL 2		
201	604 SF	1BR/1BA
202	605 SF	1BR/1BA
203	595 SF	1BR/1BA
204	604 SF	1BR/1BA
205	605 SF	1BR/1BA
206	595 SF	1BR/1BA
LEVEL 2-6	3609 SF	
LEVEL 3		
301	604 SF	1BR/1BA
302	605 SF	1BR/1BA
303	595 SF	1BR/1BA
304	604 SF	1BR/1BA
305	605 SF	1BR/1BA
306	595 SF	1BR/1BA
LEVEL 3-6	3609 SF	
TOTAL APARTMENT UNITS: 17	10457 SF	

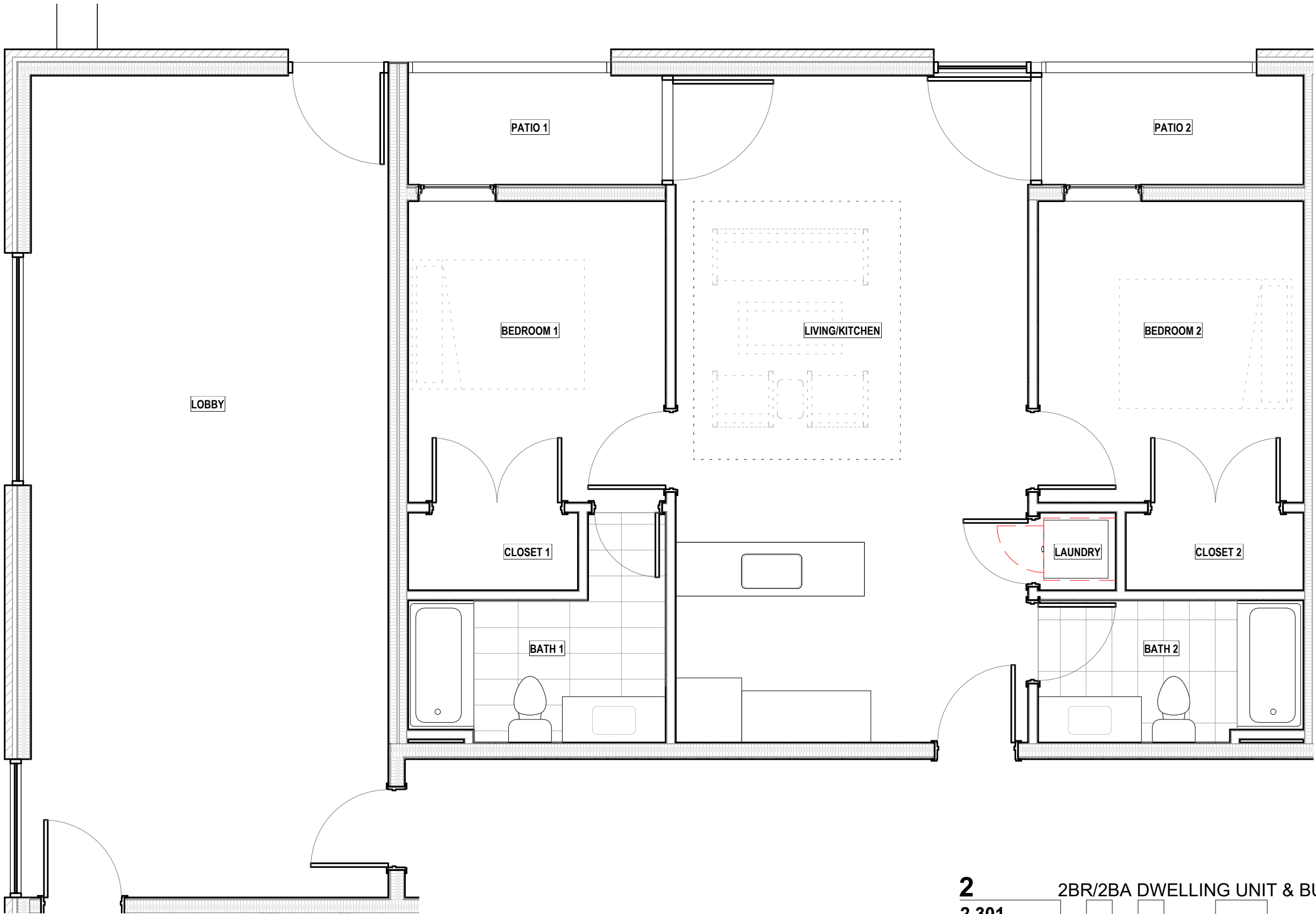
1 TYPICAL 1BR/1BA DWELLING UNIT PLAN
2.301
 1/4" = 1'-0" 0 4 8 12 FT

**DRAWINGS ACCOMPANYING
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 FROM PREVIOUS VERSIONS
 7-9-2025**

NOT FOR CONSTRUCTION



ad ARCHITECT:
 ADO / Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804-343-1212



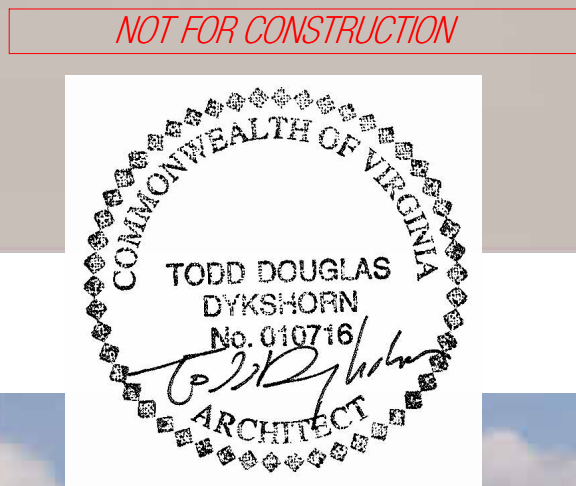
2 2BR/2BA DWELLING UNIT & BUILDING LOBBY
2.301
 1/4" = 1'-0" 0 4 8 12 FT

7100 JAHNKE RD
 Richmond, VA 23225
 ENLARGED FLOOR PLANS

PROJECT NUMBER
 22-7100



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ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804-343-1212



7100 JAHNKE RD
Richmond, VA 23225
BUILDING PERSPECTIVES

PROJECT NUMBER
22-7100

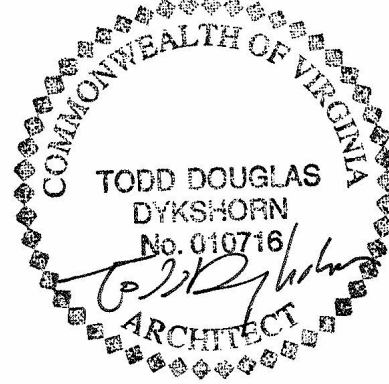


ELEVATION MATERIAL KEYNOTES

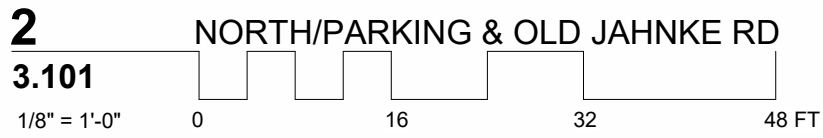
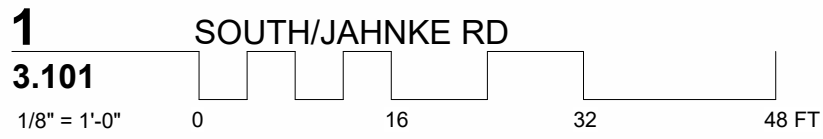
- 01 BRICK VENEER, RUNNING BOND PATTERN, COLOR TO BE DETERMINED
- 02 MASONRY CLAD FOUNDATION WALL
- 03 MASONRY CLAD RETAINING WALL, TO MATCH FOUNDATION WALLS AT PARKING EDGE
- 04 INSULATED GLASS WINDOW UNIT
- 05 GLASS PANEL RAIL AT PATIOS AND BALCONIES
- 06 CEMENTITIOUS PANEL CLAD WALL AT RECESSED BALCONIES
- 07 GLASS ENTRY DOOR AND TRANSOM
- 08 SOLID PANEL EGRESS DOOR
- 09 MEMBRANE ROOFING, GRAY COLOR

DRAWINGS ACCOMPANYING
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ad ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804-343-1212

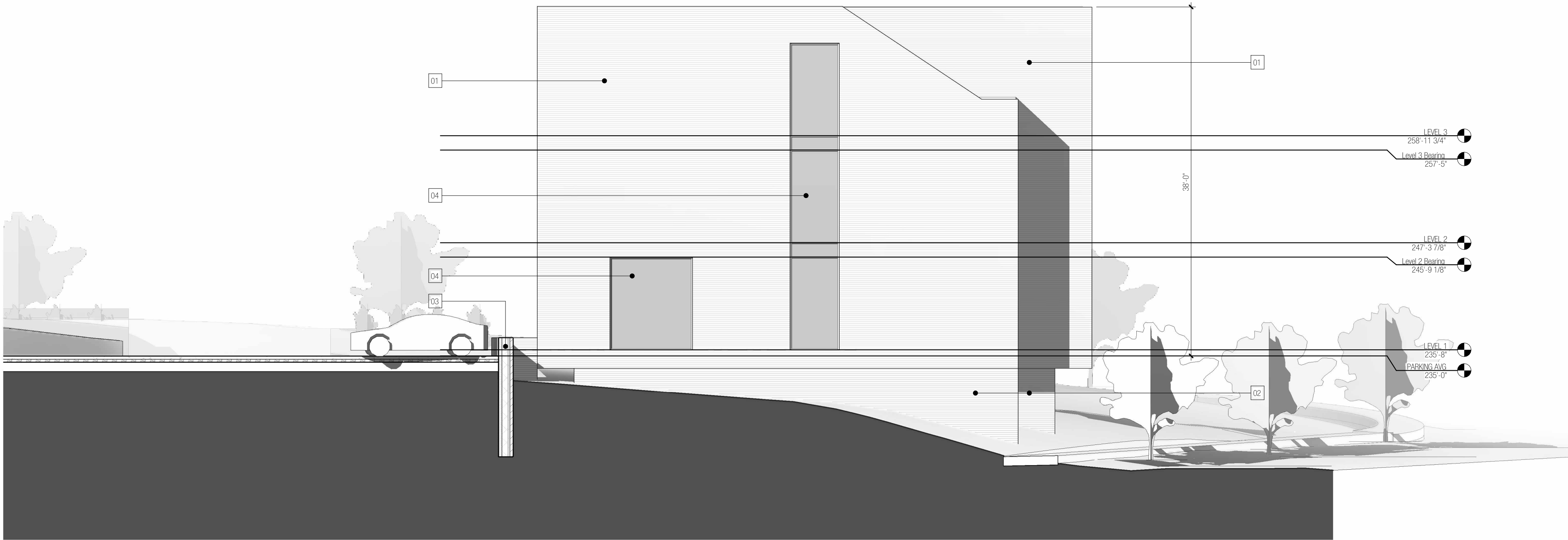


7100 JAHNKE RD
Richmond, VA 23225
BUILDING ELEVATIONS

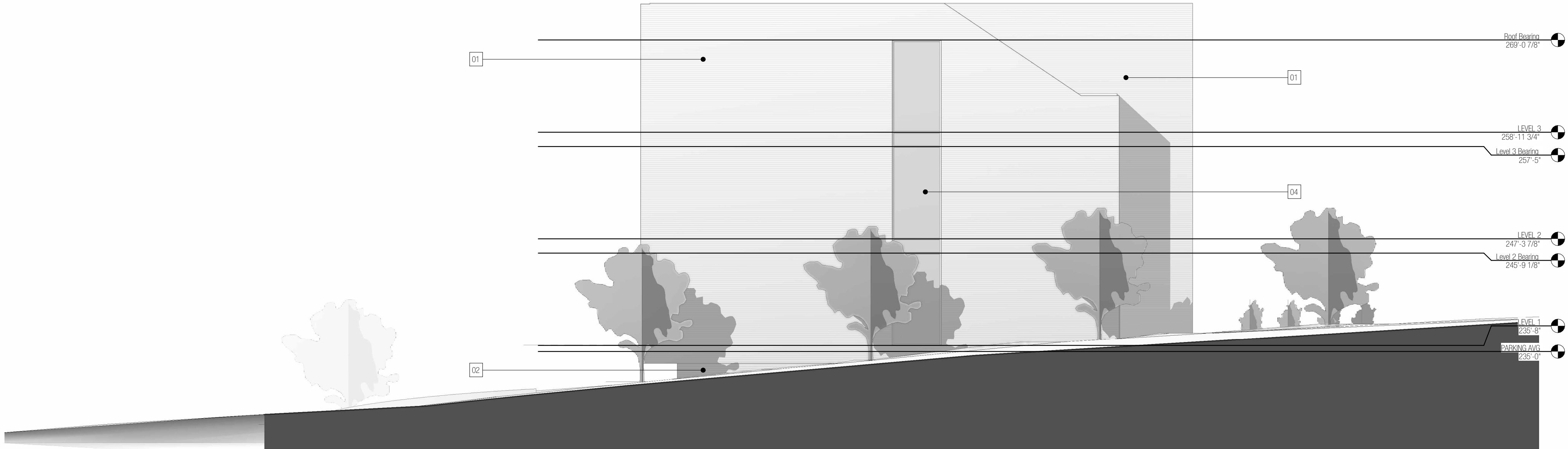
PROJECT NUMBER
22-7100

ELEVATION MATERIAL KEYNOTES

- 01 BRICK VENEER, RUNNING BOND PATTERN, COLOR TO BE DETERMINED
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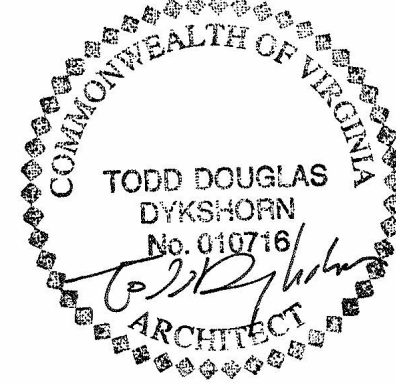
1
3.102
1/8" = 1'-0"
WEST/JAHNKE RD
0 8 16 24 FT



2
3.102
1/8" = 1'-0"
EAST/HIOAKS RD
0 8 16 24 FT

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7100 JAHNKE RD
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BUILDING ELEVATIONS

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3.102