

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-181

To authorize the special use of the properties known as 2410 Brook Road, 2412 Brook Road, 2412 ½ Brook Road, 2414 Brook Road, and 2416 Brook Road for the purpose of no more than one multifamily dwelling, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 2410 Brook Road, 2412 Brook Road, 2412 ½ Brook Road, 2414 Brook Road, and 2416 Brook Road, which are situated in a R-53 Multifamily Residential District, desires to use such properties for the purpose of no more than one multifamily dwelling, which use, among other things, is not currently allowed by sections 30-418.4, concerning lot area and width, 30-418.5, concerning yards, 30-418.6, concerning usable open space, 30-418.8, concerning height, and 30-507, concerning signs permitted in the R-43, R-48, R-53, and R-73 districts, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 2410 Brook Road, 2412 Brook Road, 2412 ½ Brook Road, 2414 Brook Road, and 2416 Brook Road and identified as Tax Parcel Nos. N000-0740/011, N000-0740/010, N000-0740/009, N000-0740/008, and N000-0740/007, respectively, in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey of Seven Parcels of Land Located in the City of Richmond, Virginia,” prepared by Lewis and Associates P.C., dated June 21, 2023, and last revised March 26, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of no more than one multifamily dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2410-2416 Brook Rd, Richmond, VA,” prepared by Martin Architectural, and dated December 11, 2025, and “VUU - Brook Road Apartments, North District, City of Richmond, Virginia,” prepared by SilverCore Land Development Consultants, dated November 14, 2024, and last revised December 16, 2025, 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 no more than one multifamily dwelling, substantially as shown on the Plans. The Special Use shall contain no more than 70 dwelling units.

(b) No less than 26 off-street parking spaces shall be provided.

(c) No less than six bicycle parking spaces shall be provided.

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

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

(f) No wall sign on the Property shall exceed 125 square feet in area.

(g) No projecting sign on the Property shall exceed 125 square feet in area.

(h) All sign types, placement restrictions, and dimensional standards not otherwise modified above shall remain subject to the requirements of section 30-507 of the Code of the City of Richmond (2020), as amended.

(i) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including without limitation the installation of (i) new sidewalk along Overbook Road and Brook Road, (ii) a bus stop shelter and trash can on Overbook Road, and (iii) a City-standard vehicle entrance with a pedestrian pathway along Brook Road, 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 such 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 (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as

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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 5, 2026

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the special use of the properties known as 2410 Brook Road, 2412 Brook Road, 2412 ½ Brook Road, 2414 Brook Road, and 2416 Brook Road for the purpose of no more than one multifamily dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The proposal is to construct a 4-story (70 unit) multifamily building located in the R-53 zoning district. Almost all feature requirements are not met, therefore an SUP is required.

BACKGROUND: The properties are located in the Virginia Union neighborhood, on the corner of Brook Road and Overbrook Road. The properties are collectively .62 acres. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Ground Floor:

Not applicable. Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

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

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

The current zoning for this property is R-53 Multifamily. Adjacent properties are located within a mix of zones including R-53, R-5 Single-family residential, and UB-2 Urban Business District. The area is generally single family residential, with Virginia Union University nearby. The density of the proposed is 70 units upon .62 acres or 112.9 units per acre.

COMMUNITY ENGAGEMENT: Edghehill Chamberlayne Court Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant’s Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

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

<https://rva.gov/planning-development-review>

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: 2410-2416 Brook Rd. Date: November 14, 2024

Parcel I.D. # Multiple- see applicants report Fee: \$3,600

Total area of affected site in acres: 0.62

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

Zoning

Current Zoning: R-53 Multi-Family Residential

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Multi-family residential- see attached applicant's report

Existing Use: Single family residences (3), two are used by VUU for SGA Leadership

House and International House

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: T. Preston Lloyd, Jr.

Company: Williams Mullen

Mailing Address: 200 South 10th Street, Suite 1600

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 420-6615

Fax: ()

Email: _____

Property Owner: 2410 Brook Road LLC

If Business Entity, name and title of authorized signee: See attached POA

(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: See attached POA

City: _____

State: _____

Zip Code: _____

Telephone: ()

Fax: ()

Email: _____

Property Owner Signature: See attached POA

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)

SPECIAL LIMITED POWER OF ATTORNEY
2410 Brook Road LLC

KNOW ALL PERSONS BY THESE PRESENTS, that 2410 Brook Road LLC, a Delaware Limited Liability Company (the "Owner"), has made, constituted and appointed, and by these presents does make, constitute and appoint T. PRESTON LLOYD, JR., of WILLIAMS MULLEN, their true and lawful attorney-in-fact ("Attorney"), to act as its true and lawful attorney-in-fact in its name, place and stead with such full power and authority it would have, if acting on its own behalf to file all such applications and supporting documentation to the Department of Planning and Development Review of the City of Richmond, Virginia (the "City"), as may be necessary or convenient in connection with the applications for special use permits by such jurisdiction concerning real property owned by the Owner and commonly known by the address 2410, 2412, 2412 ½, 2414, and 2416 Brook Road located in the City of Richmond, Virginia, being shown on the tax map of the City as Tax Parcel ID Nos. N0007400011, N0007400010, N0007400009, N0000740008, N0000740007, (the "Application"). The said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Applications and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the Applications, as fully as the Owners might or could do if acting on its own behalf.

The undersigned hereby confirms all lawful acts done by its Attorney pursuant to this Special Limited Power of Attorney. The undersigned further declares that as against the Owner or persons claiming thereunder, everything which the Owner's Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall expire two (2) years from the day it is signed, or until it is otherwise rescinded or modified.

[SIGNATURE PAGE FOLLOWS]

WITNESS the following signatures and seal effective as of the date below.

OWNER:

2410 Brook Road LLC,
a Delaware limited liability company

By:  (SEAL)

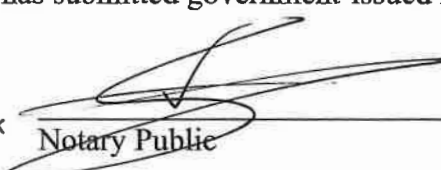
Name: Tawan W T Davis

Its: Authorized Signatory

State of New York
~~COMMONWEALTH OF VIRGINIA,~~
CITY/COUNTY OF New York, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Tawan Davis, in his/her capacity as Authorized Signatory of 2410 Brook Road LLC, a Delaware Limited Liability Company, on its behalf, this 12th day of November, 2024, who is personally known to me or has submitted government-issued identification.

VAGAN SADOIAN
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01SA0006404
Qualified in Queens County
My Commission Expires 04-26-2027


Notary Public

Registration No.: 01SA 000 6404
My commission expires: 04/26/2027

WILLIAMS MULLEN

Direct Dial: 804.420.6000
plloyd@williamsmullen.com

December 4, 2024

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

Re: Special Use Permit Application – 2410, 2412, 2412 ½, 2414, and 2416 Brook Road known as City Parcel Id. Nos. N0007400011, N0007400010, N0007400009, N0000740008, N0000740007 (collectively, the “Property”)

Ladies and Gentlemen:

This firm is counsel to 2410 Brook Road LLC (the “Owner/Applicant”) on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the “Application”) to request approval of the special use of certain property pursuant to Section 30-1050.1 et seq. of the Code of the City (the “Code”). This letter will serve as the Applicant’s Report.

Subject Property

The subject Property is composed of five adjoining parcels totaling 0.62 acres, more or less, located on Brook Road in the City’s Virginia Union neighborhood.

Current Use

The Property currently contains three single family residences, two of which are used by Virginia Union University for SGA Leadership House and the International House. The Property is currently designated R-53 Multi-Family Residential District on the Zoning Map of the City. Neighboring parcels to the north, and east are designated as R-5 Residential District, parcels to the south are designated as I-Institutional, while property to the west is designated as R-53 Residential District.

Proposed Special Use

The current zoning of the Property as R-53 permits the proposed use for the construction of up to 70 multi-family housing units. However, the Applicant proposes to request the following exceptions from the R-53 Multi-family Residential District zoning regulations:

1. Dwelling Unit size requirements per § 30-418.4(b);
2. Yard requirements per § 30-418.5;
3. Usable Open space requirements per § 30-418.6;
4. Lot Coverage requirements per § 30-418.6.1; and

5. Height requirements per § 30-418.8.

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

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A.2, entitled “VUU- Brook Road Apartments” dated November 14, 2024 prepared by SilverCore Land Development Consultants (the “Concept Plan”) and Exhibit A.3 entitled “2410-2416 Brook Rd” dated November 14, 2024 prepared by Martin Architectural Architects & Land Planners (the “Example Architectural Elevation and Renderings”). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.
2. Minimum multifamily unit size. Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.
3. Height. Multifamily buildings shall not exceed four (4) stories or sixty (60) feet in height.
4. Density. No greater than seventy (70) dwelling units shall be permitted on the Property.

Conformance with Richmond 300 Master Plan

The Property is located adjacent to Virginia Union University, which currently owns the Property, and is designated as “Residential” on the Future Land Use Map of the City’s Richmond 300 Master Plan (the “Master Plan”). Properties to the south and west are a part of Virginia Union University which is designated as Institutional within the Master Plan. While multi-family residential is not a contemplated use in the Residential designation, as described in the Future Land Use Chapter of the Master Plan, Future Land Use Designations are “visionary and strategic” and “are not zoning” such that each application can be distinguished and determined based on other aspects of conformance with the Master Plan and do not solely have to conform to the Land Use Recommendations. Approving a multi-family development in this location will complement the Institutional designation of Virginia Union University and allow for a transition in the intensification of uses between these designations and single-family housing across Brook Road and Overbrook Road.

With up to 70 housing units, the proposed project would bring new residential uses to the neighborhood. The proposed height of up to four (4) stories will not overwhelm nearby single-family residential uses. The main entrance to the project will be from the corner of Overbrook and Brook Roads.

While this project does not exactly align with the recommended Residential designation, the project conforms to several other features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

Master Plan Features	Elements of Project
Chapter 2 High Quality Places; Objective 4.1: <i>Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city</i>	The proposed apartment building creates a high quality and distinctive building at the corner of Overbrook and Brook Rds.
Chapter 2 High Quality Places; Objective 4.1 (b): <i>Allow and encourage a variety of architectural styles.</i>	The proposed design of the apartment building integrates the neighborhood brick aesthetic while allowing for a more modern design.
Chapter 2 High Quality Places; Objective 4.1 (c): <i>On development sites that encompass most of a city block or block frontage, require multiple buildings and/or façade articulation to increase visual interest, require massing that is responsive to the human-scale, and consider pedestrian through-block connections through existing super blocks to establish a street grid.</i>	Façade articulation is provided along the corner of Overbrook and Brook Rd, which creates a welcoming pedestrian realm, and the material changes add visual interest and respond to human-scale.
Chapter 2 High Quality Places; Objective 4.1 (h): <i>Require adequate distribution of windows and architectural features in order to create visual interest</i>	The proposed design includes windows, a main entrance on the corner, and a variety of architectural features that create visual interest.
Chapter 2 High Quality Places; Objective 4.1 (i): <i>Encourage design approaches that support creative solutions for transitions among varying intensities of building types and land uses</i>	The proposed design incorporates brick on the first level, which integrates the neighborhoods existing brick architecture and provides a transition from the single-family neighborhood into Virginia Union University campus.
Chapter 2 High Quality Places; Objective 4.1 (o): <i>Increase building permeability by requiring new buildings to have functioning entrances from the sidewalk and restricting blank walls at ground level.</i>	The proposed building's main entrance is located on the corner of Overbrook and Brook Rd and windows, balconies, and doors are provided that allow the building to engage the street and does not create blank walls at the ground level.

Charter Requirements

Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Conclusion

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

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

Very truly yours,

/s/

T. Preston Lloyd, Jr.

cc. (via email)
The Hon. Kenya Gibson, Councilperson for the 3rd District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)

EXHIBIT A

Enclosures

1. Special Use Permit Application Form;
2. Conceptual master plan entitled “VUU- Brook Road Apartments” dated November 14, 2024 prepared by SilverCore Land Development Consultants (the “Conceptual Master Plan”);
3. Example Architectural Elevations and Renderings entitled “2410-2416 Brook Rd” dated November 14, 2024 prepared by Martin Architectural Architects & Land Planners (the “Example Architectural Elevations and Renderings”); and
4. Special Power of Attorney by the Applicants.

NOTES:

1. OWNER: PARCEL "A" VIRGINIA UNION UNIVERSITY INST.: 2007-21127; PARCEL "B" VIRGINIA UNION UNIVERSITY D.B. 65, PG. 1884; PARCEL "C" VIRGINIA UNION UNIVERSITY D.B. 65, PG. 1884; PARCEL "D" VIRGINIA UNION UNIVERSITY D.B. 685A, PG. 200; PARCEL "E" VIRGINIA UNION UNIVERSITY INST.: 2006-2157; PARCEL "F" VIRGINIA UNION UNIVERSITY INST.: 2019-22926; PARCEL "G" VIRGINIA UNION UNIVERSITY D.B. 186-A, PG. 260 (HENRICO COUNTY); PARCEL "H" VIRGINIA UNION UNIVERSITY
2. PARCEL ID: PARCEL "A" N0000740007; PARCEL "B" N0000740008; PARCEL "C" N0000740009; PARCEL "D" N0000740010; PARCEL "E" N0000740011; PARCEL "F" N0000946014; PARCEL "G" N0000945026; PARCEL "H" N0000740014
3. AREA: PARCEL "A" 0.168 ACRE; PARCEL "B" 0.167 ACRE; PARCEL "C" 0.055 ACRE; PARCEL "D" 0.276 ACRE; PARCEL "E" 0.276 ACRE; PARCEL "F" 0.046 ACRE; PARCEL "G" 0.058 ACRE; PARCEL "H" 1.563 ACRES
4. ZONING: PARCEL "A" R-53; PARCEL "B" R-53; PARCEL "C" R-53; PARCEL "D" R-53; PARCEL "E" R-53; PARCEL "F" R-53; PARCEL "G" R-53; R-53 SETBACKS: FRONT-15', SIDE-3', REAR-5'; PARCEL "H" I SETBACKS: FRONT-15', SIDE-15', REAR-15'. NO ZONING REPORT OR LETTER WAS PROVIDED.
5. THESE PROPERTIES ARE LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP; MAP NUMBER: 5101290029D; EFFECTIVE DATE: APRIL 2, 2009
6. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY & PREMIUM TITLE & ESCROW, LLC.
7. DATUM: NORTH AMERICAN DATUM 1983 (NAD 83) VIRGINIA SOUTH (GPS)
8. ALL UTILITIES SERVING THE PROPERTIES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS.
9. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS SHOWN ON THE PLAT. SEE PARCELS B,C,F,G & H.
10. THE PROPERTIES HAVE DIRECT ACCESS TO PUBLIC RIGHT OF WAYS AS INDICATED ON THE PLAT.
11. THERE ARE NO DEDICATED PARKING PLACES ON ANY OF THE PROPERTIES SHOWN ON THIS PLAT.
12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTIES.
13. THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES AFFECTING THE PROPERTIES, ACCORDING TO VDOT, NO KNOWN IMPROVEMENTS FROM THE CITY OF RICHMOND.
14. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
15. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
16. UTILITIES LOCATED WERE OBSERVED ABOVE GROUND

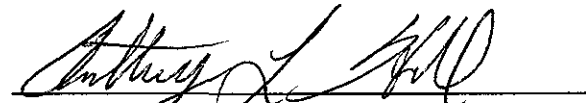
SURVEY CERTIFICATION:

TO: VUU DEVELOPMENT LLC; 1209 OVERBROOK ROAD LLC; 1831 THOMAS STREET LLC; 1801 BATH STREET LLC; 2410 BROOK ROAD LLC; THE REINVESTMENT FUND, INC., A PENNSYLVANIA NON-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR; STEWART TITLE GUARANTY COMPANY; PREMIUM TITLE & ESCROW, LLC AND THEIR SUCCESSORS AND ASSIGNS:

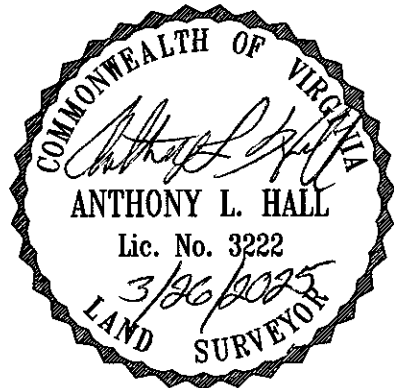
THIS IS TO CERTIFY THAT THIS MAP PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE "A" ITEMS 1,2,3,4,6a,6b,7a,7b(1),7c,8,9,10,11,13,14,16,17,18,19 AND IN ADDITION AS TABLE "A" ITEM 20 THE FOLLOWING: 20(a) ALL AREAS AFFECTED BY ANY RECORDED RESTRICTIONS OR ACCESS LIMITATIONS (NOTE: ALL SUCH AREAS ARE TO BE IDENTIFIED BY A DOCUMENTS RECORDING NUMBER OR OTHER DOCUMENT REFERENCE); 20(b) THE LOCATION OF EXISTING IMPROVEMENTS AS MEASURED ON EACH SIDE TO THE NEAREST PROPERTY LINE; 20(c) THE PROPOSED LOCATIONS OF CONTEMPLATED IMPROVEMENTS; AND 20(d) INTERIOR LOT LINES, IF ANY. FIELDWORK WAS COMPLETED ON MARCH 26, 2025.

DATE OF PLAT OR MAP: REVISED MARCH 26, 2025

DATED THIS 26TH DAY OF MARCH, 2025


LICENSED SURVEYOR'S SIGNATURE
ANTHONY L. HALL, L.S.

LICENSE NUMBER: 3222



PARCEL V-2416 BROOK ROAD

LEGAL DESCRIPTION: PARCEL "A" COMMENCING AT A FOUND STONE AT THE INTERSECTION OF THE SOUTHERN LINE OF OVERBROOK ROAD AND THE WESTERN LINE OF BROOK ROAD BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "A"). THENCE ALONG THE WESTERN LINE OF BROOK ROAD S8°56'56"E, FOR A DISTANCE OF 45.60' TO A FOUND PIPE. THENCE LEAVING THE WESTERN LINE OF BROOK ROAD S89°51'09"W, FOR A DISTANCE OF 161.91' TO A SET ROD. THENCE N8°56'56"W, FOR A DISTANCE OF 45.60' TO A SET ROD ON THE SOUTHERN LINE OF OVERBROOK ROAD. THENCE ALONG THE SOUTHERN LINE OF OVERBROOK ROAD N89°51'09"E, FOR A DISTANCE OF 161.91' TO A FOUND STONE. BEING THE PLACE AND POINT OF BEGINNING. (P.O.B. "A") BEING CITY OF RICHMOND PARCEL N0000740007 AND CONTAINING 0.168 ACRES OF LAND. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS THE TITLE COMMITMENT.
TAX ID NUMBER: N000-0740/007

NOTE:

THE NEW LEGAL DESCRIPTIONS ON THIS SHEET DESCRIBE THE SAME REAL ESTATE AS THE LEGAL DESCRIPTIONS OF RECORD PROVIDED WITH THE TITLE COMMITMENT.

PARCEL IV-2414 BROOK ROAD

LEGAL DESCRIPTION: PARCEL "B" COMMENCING AT A FOUND STONE AT THE INTERSECTION OF THE SOUTHERN LINE OF OVERBROOK ROAD AND THE WESTERN LINE OF BROOK ROAD. THENCE ALONG THE WESTERN LINE OF BROOK ROAD, FOR A DISTANCE OF 45.60' TO A FOUND PIPE. BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "B"). THENCE S8°56'56"E, FOR A DISTANCE OF 45.50' TO A FOUND PIPE. THENCE LEAVING THE WESTERN LINE OF BROOK ROAD S89°51'09"W, FOR A DISTANCE OF 161.91' TO A SET NAIL. THENCE N8°56'56"W, FOR A DISTANCE OF 45.50' TO A SET ROD. THENCE N89°51'09"E, FOR A DISTANCE OF 161.91' TO A FOUND PIPE. BEING THE PLACE AND POINT OF BEGINNING. (P.O.B. "B"). BEING CITY OF RICHMOND PARCEL N0000740008 AND CONTAINING 0.167 ACRES OF LAND.
TAX ID: N000-0740/008

PARCEL III-2412 1/2 BROOK ROAD

LEGAL DESCRIPTION: PARCEL "C" COMMENCING AT A FOUND STONE AT THE INTERSECTION OF THE SOUTHERN LINE OF OVERBROOK ROAD AND THE WESTERN LINE OF BROOK ROAD. THENCE ALONG THE WESTERN LINE OF BROOK ROAD, FOR A DISTANCE OF 91.10' TO A FOUND PIPE. BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "C"). THENCE S8°56'56"E, FOR A DISTANCE OF 15.00' TO A POINT. THENCE LEAVING THE WESTERN LINE OF BROOK ROAD S89°51'09"W, FOR A DISTANCE OF 161.91' TO A SET NAIL. THENCE N8°56'56"W, FOR A DISTANCE OF 15.00' TO A SET NAIL. THENCE N89°51'09"E, FOR A DISTANCE OF 161.91' TO A FOUND PIPE. BEING THE PLACE AND POINT OF BEGINNING. (P.O.B. "C"). BEING CITY OF RICHMOND PARCEL N0000740009 AND CONTAINING 0.055 ACRES OF LAND.
TAX ID NUMBER: N000-0740/009

PARCEL II-2412 BROOK ROAD

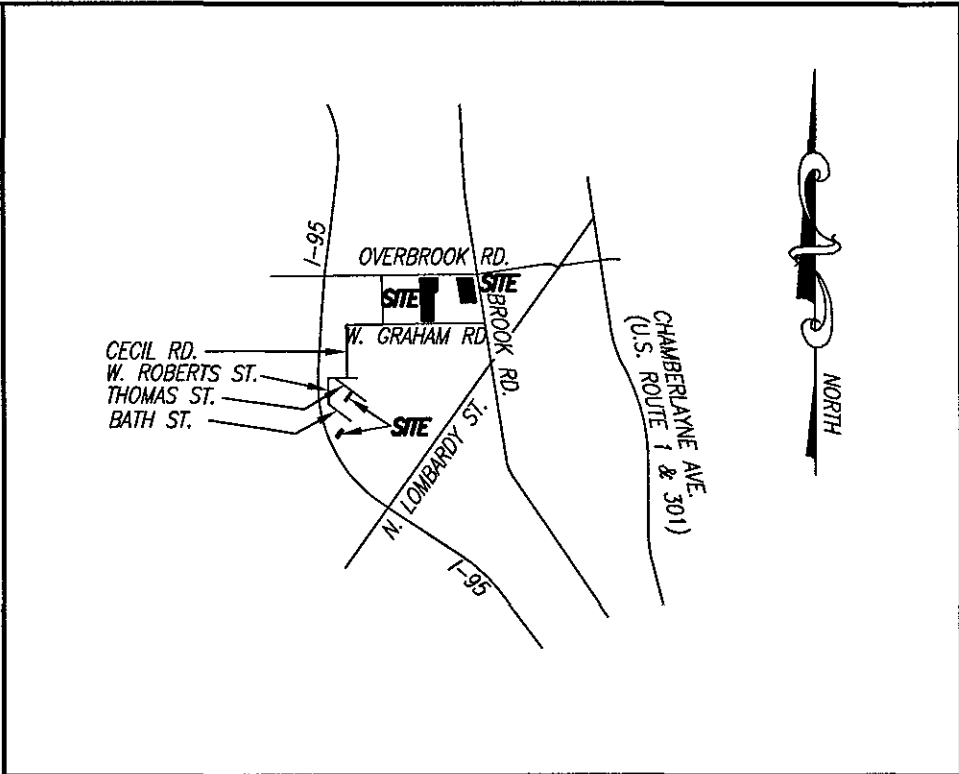
LEGAL DESCRIPTION: PARCEL "D" COMMENCING AT A FOUND STONE AT THE INTERSECTION OF THE SOUTHERN LINE OF OVERBROOK ROAD AND THE WESTERN LINE OF BROOK ROAD. THENCE ALONG THE WESTERN LINE OF BROOK ROAD, FOR A DISTANCE OF 106.10' TO A POINT. BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "D"). THENCE S8°56'56"E, FOR A DISTANCE OF 75.00' TO A SET ROD. THENCE LEAVING THE WESTERN LINE OF BROOK ROAD S89°51'09"W, FOR A DISTANCE OF 161.91' TO A SET ROD. THENCE N8°56'56"W, FOR A DISTANCE OF 75.00' TO A SET NAIL. THENCE N89°51'09"E, FOR A DISTANCE OF 161.91' TO A POINT. BEING THE PLACE AND POINT OF BEGINNING. (P.O.B. "D"). BEING CITY OF RICHMOND PARCEL N0000740010 AND CONTAINING 0.276 ACRES OF LAND.
TAX ID NUMBER: N000-0740/010

PARCEL I-2410 BROOK ROAD

LEGAL DESCRIPTION: PARCEL "E" COMMENCING AT A FOUND STONE AT THE INTERSECTION OF THE SOUTHERN LINE OF OVERBROOK ROAD AND THE WESTERN LINE OF BROOK ROAD. THENCE ALONG THE WESTERN LINE OF BROOK ROAD, FOR A DISTANCE OF 181.10' TO A SET ROD. BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "E"). THENCE S8°56'56"E, FOR A DISTANCE OF 75.00' TO A POINT. THENCE LEAVING THE WESTERN LINE OF BROOK ROAD S89°51'09"W, FOR A DISTANCE OF 161.91' TO A FOUND ROD. THENCE N8°56'56"W, FOR A DISTANCE OF 75.00' TO A SET ROD. THENCE N89°51'09"E, FOR A DISTANCE OF 161.91' TO A SET ROD. BEING THE PLACE AND POINT OF BEGINNING. (P.O.B. "E"). BEING CITY OF RICHMOND PARCEL N0000740011 AND CONTAINING 0.276 ACRES OF LAND.
TAX ID NUMBER: N000-0740/011

PARCEL VII-1831 THOMAS STREET

LEGAL DESCRIPTION: PARCEL "F" COMMENCING AT THE INTERSECTION OF THE SOUTHERN LINE OF WEST ROBERTS STREET AND THE SOUTHERN LINE OF THOMAS STREET. THENCE ALONG THE SOUTHERN LINE OF THOMAS STREET, FOR A DISTANCE OF 200'± TO A SET ROD. BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "F"). THENCE ALONG THE SOUTHERN LINE OF THOMAS STREET S53°23'02"E, FOR A DISTANCE OF 20.00' TO A SET ROD. THENCE LEAVING THE SOUTHERN LINE OF THOMAS STREET S36°15'43"W, FOR A DISTANCE OF 100.00' TO A POINT ON THE NORTHERN LINE OF A 10' ALLEY. THENCE ALONG THE NORTHERN LINE OF THE 10' ALLEY N53°23'02"W, FOR A DISTANCE OF 20.00' TO A SET ROD. THENCE LEAVING THE NORTHERN LINE OF THE 10' ALLEY N36°15'43"E, FOR A DISTANCE OF 100.00' TO A SET ROD. BEING THE PLACE AND POINT OF BEGINNING. (P.O.B. "F"). BEING CITY OF RICHMOND PARCEL N0000946014 AND CONTAINING 0.046 ACRES OF LAND.
TAX ID NUMBER: N000-0946/014



VICINITY MAP: 1" = 2000'

PARCEL VI-1801 BATH STREET REAR

LEGAL DESCRIPTION: PARCEL "G" COMMENCING AT THE TERMINUS OF THE SOUTHERN LINE OF BATH STREET. THENCE LEAVING THE TERMINUS OF THE SOUTHERN LINE OF BATH STREET, FOR A DISTANCE OF 100.00' TO THE TERMINUS OF THE NORTHERN LINE OF A 10' ALLEY. THENCE LEAVING THE TERMINUS OF THE NORTHERN LINE OF THE 10' ALLEY, FOR A DISTANCE OF 10.00' TO A SET ROD AT THE TERMINUS OF THE SOUTHERN LINE OF THE 10' ALLEY. BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "G"). THENCE LEAVING THE SOUTHERN LINE OF THE 10' ALLEY S36°53'11"W, FOR A DISTANCE OF 85.04' TO A SET ROD ON THE NORTHERN LINE OF INTERSTATE 95. THENCE ALONG THE NORTHERN LINE OF INTERSTATE 95 N51°19'12"W, FOR A DISTANCE OF 30.01' TO A SET ROD. THENCE LEAVING THE NORTHERN LINE OF INTERSTATE 95 N36°53'11"E, FOR A DISTANCE OF 84.00' TO A SET ROD ON THE SOUTHERN LINE OF THE 10' ALLEY. THENCE ALONG THE SOUTHERN LINE OF THE 10' ALLEY S53°18'02"E, FOR A DISTANCE OF 30.00' TO A SET ROD AT THE TERMINUS OF THE SOUTHERN LINE OF THE 10' ALLEY. BEING THE PLACE AND POINT OF BEGINNING. (P.O.B. "G"). BEING CITY OF RICHMOND PARCEL N0000945026 AND CONTAINING 0.058 ACRES OF LAND.
TAX ID NUMBER: N000-0945/026

PARCEL VIII-1209 OVERBROOK ROAD

LEGAL DESCRIPTION: PARCEL "H" COMMENCING AT THE INTERSECTION OF THE EASTERN LINE OF LANGSTON AVENUE AND THE SOUTHERN LINE OF OVERBROOK ROAD. THENCE ALONG THE SOUTHERN LINE OF OVERBROOK ROAD IN AN EASTERLY DIRECTION FOR A DISTANCE OF 312.69' TO A FOUND ROD BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "H"). THENCE ALONG THE SOUTHERN LINE OF OVERBROOK ROAD N89°51'09"E, FOR A DISTANCE OF 183.45' TO A FOUND ROD. THENCE LEAVING THE SOUTHERN LINE OF OVERBROOK ROAD S0°08'40"E, FOR A DISTANCE OF 144.01' TO A SET ROD. THENCE S89°51'20"W, FOR A DISTANCE OF 36.37' TO A SET ROD. THENCE S0°08'40"E, FOR A DISTANCE OF 301.53' TO A FOUND ROD ON THE NORTHERN LINE OF GRAHAM ROAD. THENCE ALONG THE NORTHERN LINE OF GRAHAM ROAD S89°03'48"W, FOR A DISTANCE OF 134.40' TO A POINT. THENCE LEAVING THE NORTHERN LINE OF GRAHAM ROAD N1°46'09"W, FOR A DISTANCE OF 447.55' TO A FOUND ROD BEING THE PLACE AND POINT OF BEGINNING (P.O.B. "H"). BEING CITY OF RICHMOND PARCEL N0000740014 AND CONTAINING 1.563 ACRES OF LAND.
TAX ID NUMBER: N000-0740/014

ALTA/NSPS LAND TITLE SURVEY OF
SEVEN PARCELS OF LAND LOCATED IN THE
CITY OF RICHMOND, VIRGINIA

DATE: JUNE 21, 2023
REVISED: AUGUST 11, 2024
REVISED: OCTOBER 30, 2024
REVISED: MARCH 26, 2025

SCALE: NOT TO SCALE
REVISED: NOVEMBER 18, 2024
REVISED: NOVEMBER 5, 2024



Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road - Richmond, VA 23230
Phone 804.285.3948

ALTA TITLE COMMITMENT SCHEDULE B-PART II:
COMMITMENT FILE NO.: 23-0044A
COMMITMENT DATE: FEBRUARY 28, 2025
ISSUING OFFICE FILE NUMBER: 25-0120A EB

EXCEPTION 1: NOT APPLICABLE TO THE PLAT.
EXCEPTION 2: NOT APPLICABLE TO THE PLAT.
EXCEPTION 3: AS SHOWN ON THE PLAT.
EXCEPTION 4: ENCROACHMENT, OVERLAP, BOUNDARY LINE DISPUTES, ETC. AS SHOWN ON THE PLAT.
EXCEPTION 5: NOT APPLICABLE TO THE PLAT.
EXCEPTION 6: NOT APPLICABLE TO THE PLAT.
EXCEPTION 7: NOT APPLICABLE TO THE PLAT.
EXCEPTION 8: NOT APPLICABLE TO THE PLAT.
EXCEPTION 9: ACREAGE OR SQUARE FOOTAGE AS SHOWN ON THE PLAT.

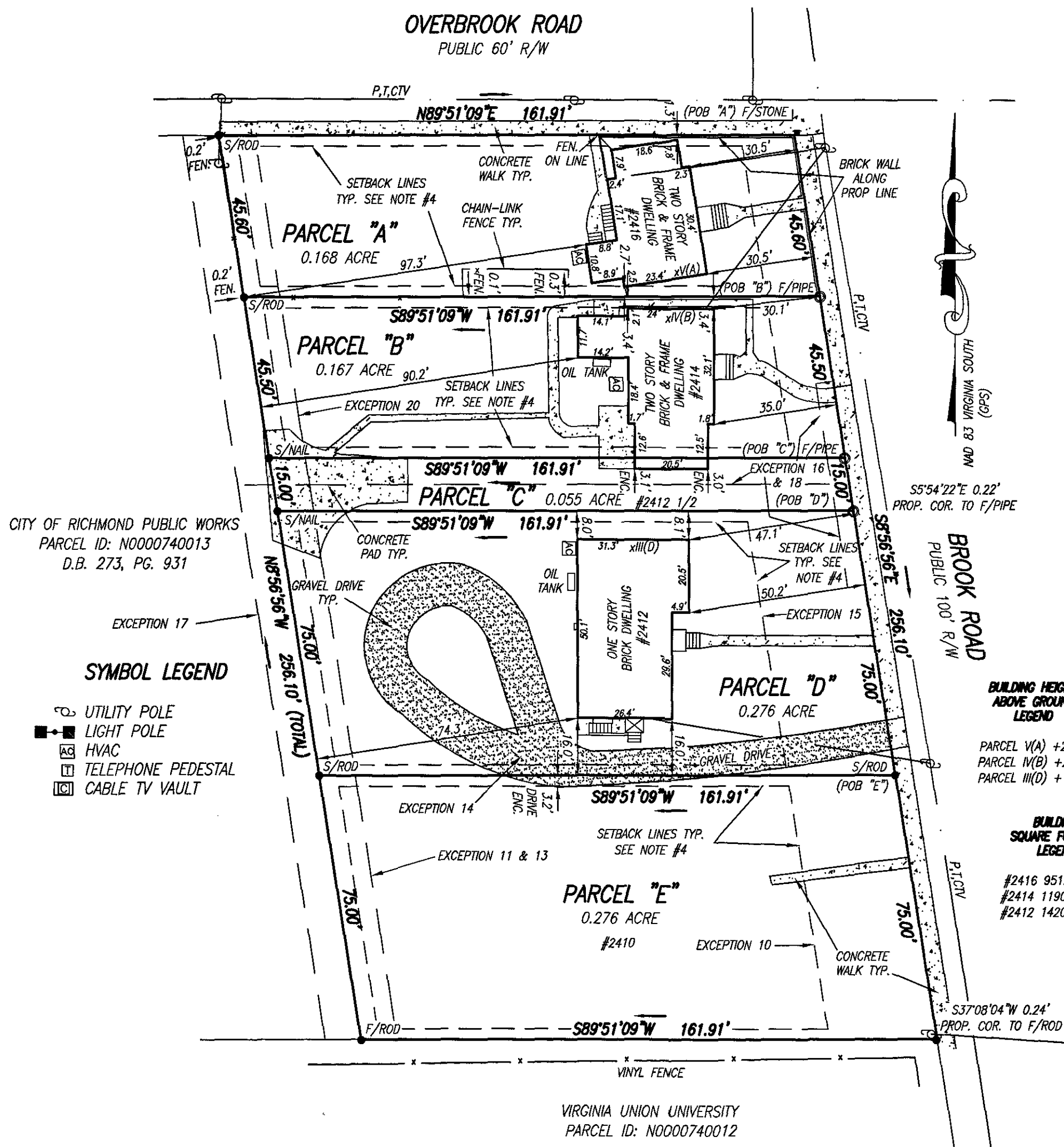
PARCEL I (PARCEL "E" ON THE PLAT)
EXCEPTION 10: RESTRICTIONS AND 30' SETBACK LINE RECORDED IN D.B. 621C, PG. 769. AS SHOWN ON THE PLAT.
EXCEPTION 11: RESTRICTIONS RECORDED IN D.B. 532C, PG. 43 & D.B. 593, PG. 636 ARE BLANKET IN NATURE. PROPOSED 20' ALLEY. AS SHOWN ON THE PLAT.
EXCEPTION 12: VEPCO EASEMENT RECORDED IN D.B. 551B, PG. 43. DOES NOT AFFECT THE SUBJECT PROPERTY. RUNS ALONG THE EASTERN LINE OF BAPTIST GENERAL CONVENTION OF VIRGINIA PARCEL ID: N0000740006B.
EXCEPTION 13: PROPOSED 20' ALLEY RECORDED IN D.B. 621C, PG. 769, D.B. 532C, PG. 46, D.B. 486D, PG. 495, D.B. 593B, PG. 647. AS SHOWN ON THE PLAT.
EXCEPTION 14: DRIVE SHOWN ON THE CITY GIS MAP IS NOT CORRECT. SEE PLAT FOR CORRECT LOCATION.

PARCEL II (PARCEL "D" ON THE PLAT)
EXCEPTION 15: RECORDED IN D.B. 593B, PG. 644, RESTRICTIONS AND 30' SETBACK LINE. AS SHOWN ON THE PLAT.
EXCEPTION 16: VERIZON EASEMENT RECORDED IN INST. 04-21930. APPROXIMATE LOCATION AS SHOWN ON THE PLAT.
EXCEPTION 17: PROPOSED 20' ALLEY. AS SHOWN ON THE PLAT.

PARCEL III (PARCEL "C" ON THE PLAT)
EXCEPTION 16 & 18: VERIZON EASEMENT RECORDED IN INST. 04-21930. APPROXIMATE LOCATION AS SHOWN ON THE PLAT.
EXCEPTION 17: PROPOSED 20' ALLEY. AS SHOWN ON THE PLAT.

PARCEL IV (PARCEL "B" ON THE PLAT)
EXCEPTION 18: VERIZON EASEMENT RECORDED IN INST. 04-21930. APPROXIMATE LOCATION AS SHOWN ON THE PLAT.
EXCEPTION 19: 80' ALLEY MENTIONED IN D.B. 65, PG. 1884. UNABLE TO DETERMINE LOCATION BASED ON DOCUMENTS PROVIDED.
EXCEPTION 20: PROPOSED 20' ALLEY RECORDED IN D.B. 399D, PG. 56. AS SHOWN ON THE PLAT.

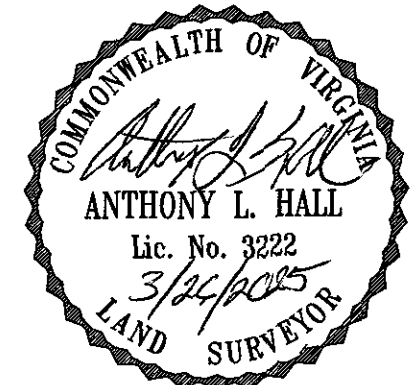
PARCEL V (PARCEL "A" ON THE PLAT)
EXCEPTION 17: PROPOSED 20' ALLEY. AS SHOWN ON THE PLAT.



- SYMBOL LEGEND**
- UTILITY POLE
 - LIGHT POLE
 - HVAC
 - TELEPHONE PEDESTAL
 - CABLE TV VAULT

- BUILDING HEIGHT ABOVE GROUND LEGEND**
- PARCEL V(A) +28.6'
 - PARCEL IV(B) +28.3'
 - PARCEL III(D) +16.2'
- BUILDING SQUARE FOOTAGE LEGEND**
- #2416 951.3 SQ.F.
 - #2414 1190.9 SQ.F.
 - #2412 1420.2 SQ.F.

ALTA/NSPS LAND TITLE SURVEY OF
SEVEN PARCELS OF LAND LOCATED IN THE
CITY OF RICHMOND, VIRGINIA



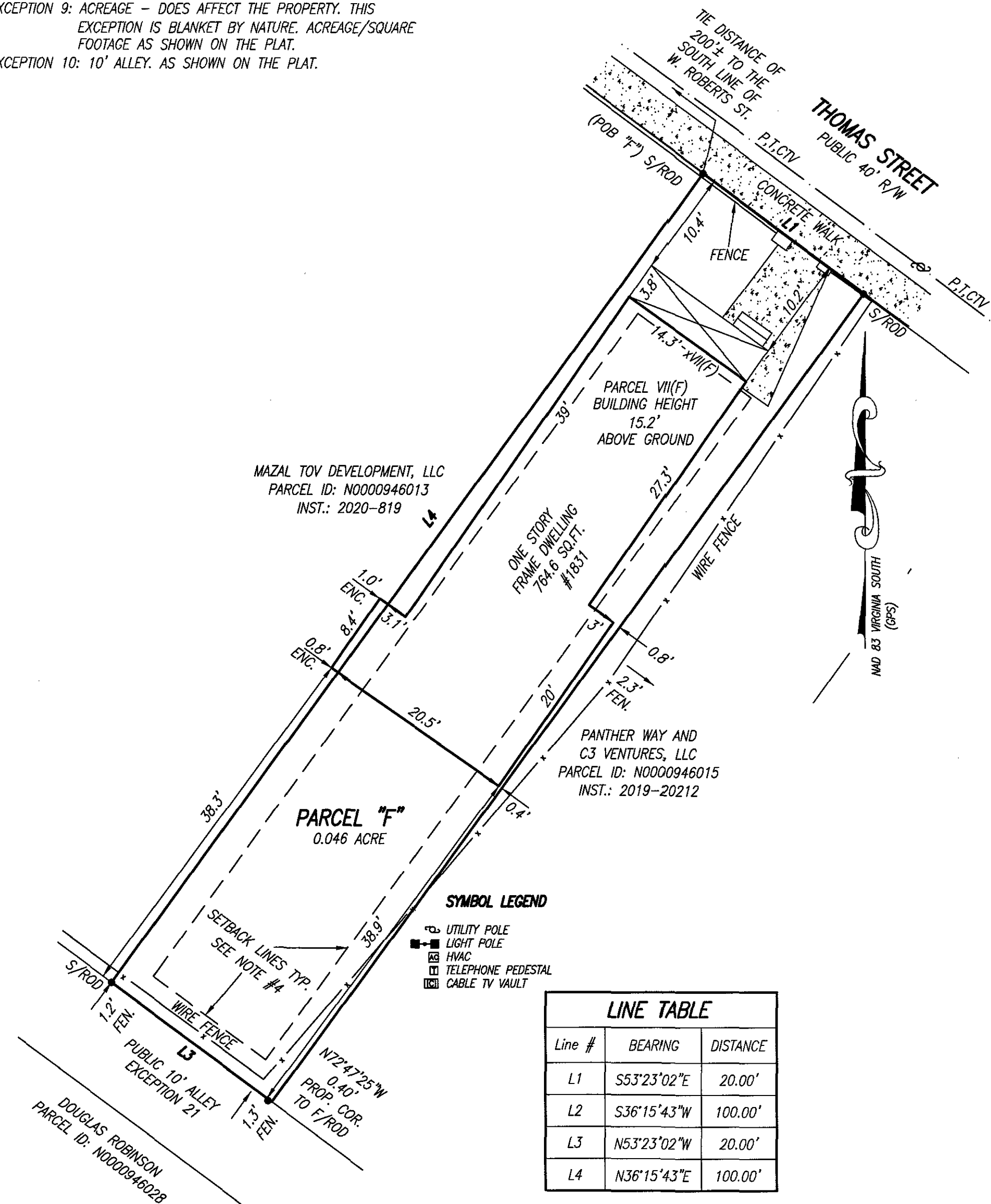
DATE: JUNE 21, 2023
REVISED: AUGUST 11, 2024
REVISED: OCTOBER 30, 2024
REVISED: MARCH 26, 2025

SCALE: 1" = 30'
REVISED: NOVEMBER 18, 2024
REVISED: NOVEMBER 5, 2024

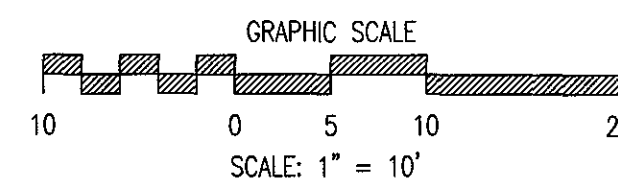


COMMITMENT FILE NO.: 23-0044C
COMMITMENT DATE: FEBRUARY 28, 2025
ISSUING OFFICE FILE NUMBER: 25-0120C EB
PARCEL VII (PARCEL "F" ON THE PLAT)

EXCEPTION 9: ACREAGE - DOES AFFECT THE PROPERTY. THIS
EXCEPTION IS BLANKET BY NATURE. ACREAGE/SQUARE
FOOTAGE AS SHOWN ON THE PLAT.
EXCEPTION 10: 10' ALLEY. AS SHOWN ON THE PLAT.

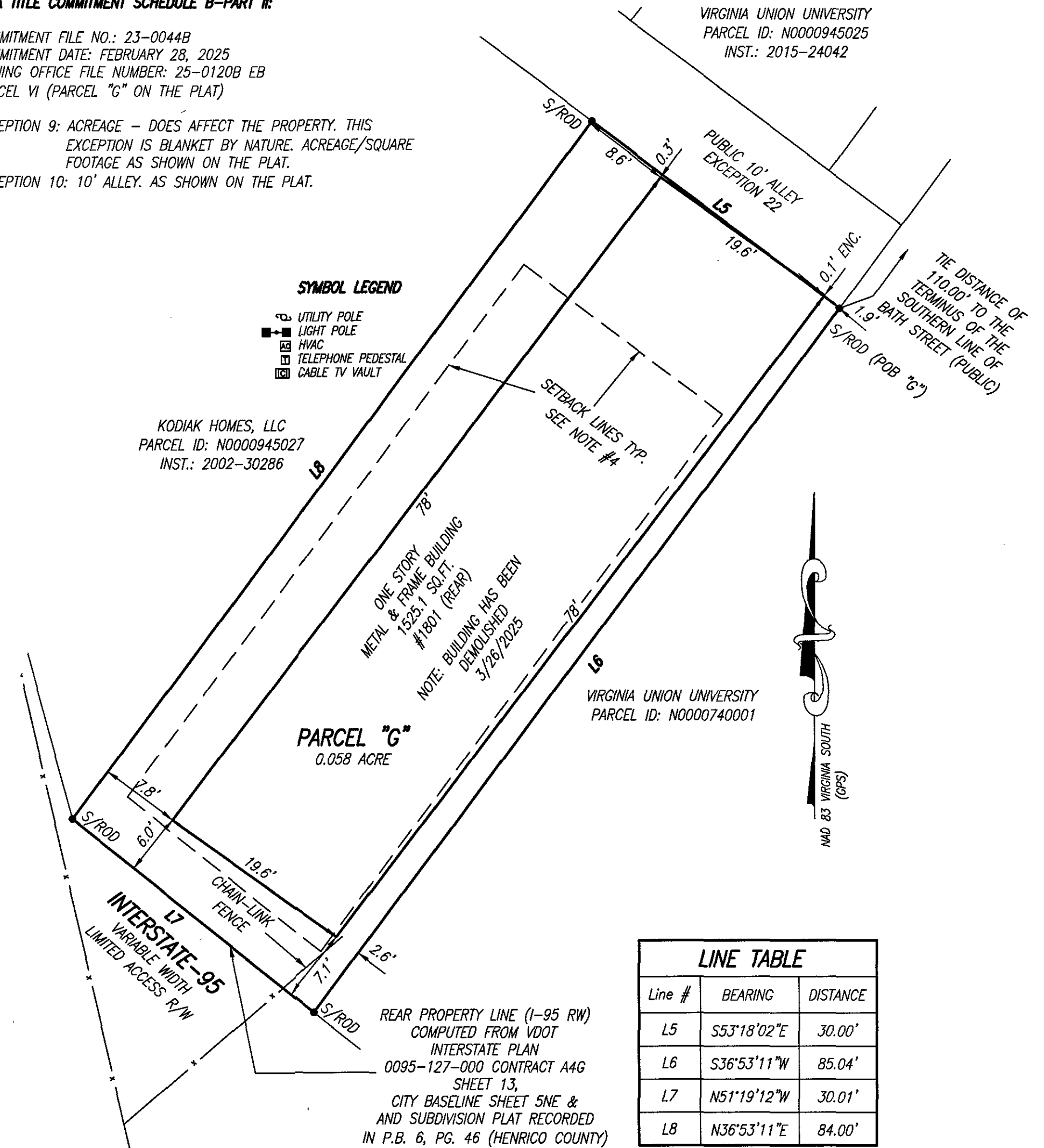


Line #	BEARING	DISTANCE
L1	S53°23'02"E	20.00'
L2	S36°15'43"W	100.00'
L3	N53°23'02"W	20.00'
L4	N36°15'43"E	100.00'



COMMITMENT FILE NO.: 23-0044B
COMMITMENT DATE: FEBRUARY 28, 2025
ISSUING OFFICE FILE NUMBER: 25-0120B EB
PARCEL VI (PARCEL "G" ON THE PLAT)

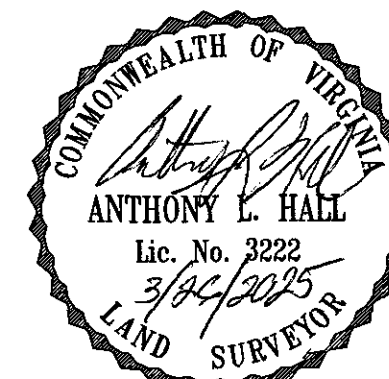
EXCEPTION 9: ACREAGE - DOES AFFECT THE PROPERTY. THIS
EXCEPTION IS BLANKET BY NATURE. ACREAGE/SQUARE
FOOTAGE AS SHOWN ON THE PLAT.
EXCEPTION 10: 10' ALLEY. AS SHOWN ON THE PLAT.



<i>Line #</i>	<i>BEARING</i>	<i>DISTANCE</i>
<i>L5</i>	<i>S53°18'02"E</i>	<i>30.00'</i>
<i>L6</i>	<i>S36°53'11"W</i>	<i>85.04'</i>
<i>L7</i>	<i>N51°19'12"W</i>	<i>30.01'</i>
<i>L8</i>	<i>N36°53'11"E</i>	<i>84.00'</i>

ALTA/NSPS LAND TITLE SURVEY OF
SEVEN PARCELS OF LAND LOCATED IN THE
CITY OF RICHMOND, VIRGINIA

DATE: JUNE 21, 2023 SCALE: 1" = 10'
 REVISED: AUGUST 11, 2024 REVISED: NOVEMBER 18, 2024
 REVISED: OCTOBER 30, 2024 REVISED: NOVEMBER 5, 2024
 REVISED: MARCH 26, 2025



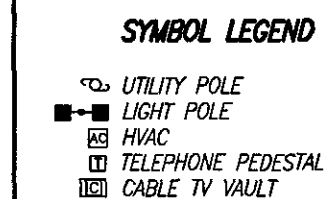
0981ALTA



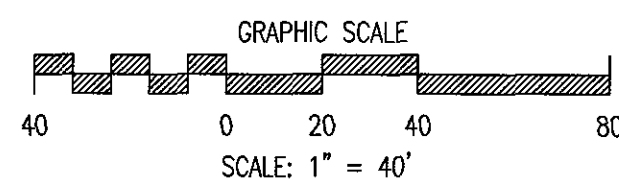
E.D. LEWIS & ASSOCIATE^{PC}
Consulting Engineers · Land Surveyors & Planners
2116 Spencer Road · Richmond, VA 23230
Phone 804.285.3948

COMMITMENT FILE NO.: 23-0044D
COMMITMENT DATE: FEBRUARY 28, 2025
ISSUING OFFICE FILE NUMBER: 25-0120D EB
PARCEL VIII (PARCEL "H" ON THE PLAT)

EXCEPTION 9: ACREAGE - DOES AFFECT THE PROPERTY. THIS
EXCEPTION IS BLANKET BY NATURE. ACREAGE/SQUARE
FOOTAGE AS SHOWN ON THE PLAT.



CITY OF RICHMOND PUBLIC WORKS
PARCEL ID: N0000740013
D.B. 273, PG. 931



SHEET 4 OF 5

0981ALTA

ALTA/NSPS LAND TITLE SURVEY OF
SEVEN PARCELS OF LAND LOCATED IN THE
CITY OF RICHMOND, VIRGINIA

DATE: JUNE 21, 2023
 REVISED: AUGUST 11, 2024
 REVISED: OCTOBER 30, 2024
 REVISED: MARCH 26, 2025

SCALE: 1" = 40'
 REVISED: NOVEMBER 18, 2024
 REVISED: NOVEMBER 5, 2024



E.D. LEWIS & ASSOCIATE S^{PC}
Consulting Engineers · Land Surveyors & Planners
2116 Spencer Road · Richmond, VA 23230
Phone 804.285.3948

2416 BROOK ROAD

Parcel "A" shown hereon is also described as follows:

ALL that certain lot, piece or parcel of land on the western line of Brook Road and the southern line of Howard Road, in the City of Richmond, described as follows:

COMMENCING at the intersection of the western line of Brook Road with the southern line of Howard Road (as recently widened); thence running southwardly along and fronting on the western line of Brook Road 45.6 feet; thence extending back westwardly from said front between the southern line of Howard Road and a line parallel therewith 161.91 feet to a proposed alley 20 feet wide as shown on a plat made by T. Crawford Redd and Brother, Inc., dated January 11, 1938.

BEING the same property conveyed to Wendell Browne and Irma H. Browne, his wife as tenants by the entirety by deed from Julia Mae Green Williams and James L. Williams, dated September 22, 1971 and recorded in the Clerk's Office, Circuit Court, City of Richmond, in Deed Book 672D, Page 560. Wendell Browne died 4/7/91, Irma H. Browne died April 30, 2004 and by her Will recorded as Instrument No. 04-1195, the property passed to Alice P. Browne.

2414 BROOK ROAD

Parcel "B" shown hereon is also described as follows:

All that certain lot of land, lying and being in the City of Richmond, Virginia, on the western line of Brook Road and starting at a point 45.6 feet south of the corner of Overbrook Road (formerly Howard Street) and Brook Road, bounded and described as follows:

Commencing at the point 45.6 feet south of the corner of Brook Road and Overbrook Road on the western line of Brook Road, thence running southwardly along the western line of Brook Road and fronting thereon 45.6 feet, thence running westwardly 161.91 feet to the center of a proposed alley 80 feet wide as shown in deed of correction to the Sarah O. Jones Memorial Hospital, Medical College and Training School for Nurses, Incorporated, dated June 6th, 1938, D.B. 561-D, page 50, R.D.C. thence 45.5 feet northwardly along the center of the main alley, thence eastwardly 161.91 feet to the point of beginning.

Being the same real estate conveyed to Mary E. Johnson by deed from Virginia Union University, dated November 19, 1935, and recorded December 6, 1935, in the Clerk's Office of the Chancery Court of the City of Richmond in Deed Book 399-D, page 56.

2412-1/2 BROOK ROAD

Parcel "C" shown hereon is also described as follows:

All that certain lot, piece or parcel of land situated, lying and being in the City of Richmond, Virginia, and bounded and described as follows, to-wit:

Commencing at a point 91.10 feet south of the intersection of Overbrook Road and Brook Road on the west line of Brook Road and extending southwardly along said west line of Brook Road 15 feet, thence extending westwardly 161.91 feet to the center of a proposed alley 20 feet wide, thence extending northwardly 15 feet, thence extending eastwardly 161.91 feet to the point of beginning, being designated as "Parcel A" on the plat of survey, dated July 8, 1946, made by W. W. LaPrade & Bros., C.E., attached to and recorded with the hereinafter described deed, to which plat reference is made for a more particular description.

Being the same real estate conveyed to Mary Elizabeth Johnson by deed from Virginia Union University, dated September 12, 1946, and recorded October 14, 1946, in the Clerk's Office of the Chancery Court of the City of Richmond in Deed Book 486-D, page 484.

2412 BROOK ROAD

Parcel "D" shown hereon is also described as follows:

ALL that certain lot, piece or parcel of land, situated in the City of Richmond, Virginia, on the western line of Brook Road, south of Overbrook Road, shown on a plat made by LaPrade Bros., Civil Engineers dated March 3, 1959, together with all improvements thereon and appurtenances thereunto belonging, and described with reference to said plat as follows:

BEGINNING at a point on the western line of Brook Road distant 106.10 feet southwardly of the point of intersection of the western line of Brook Road with the southern line of Overbrook Road, thence extending southwardly along and fronting on the western line of Brook Road a distance of 75.0 feet, thence extending back westwardly from said front, between lines parallel with the southern line of Overbrook Road, a distance of 161.91 feet to the center line of a proposed alley in the rear 20 feet wide.

BEING the same property conveyed to Henry B. Hucles and Alma Leola Hucles, his wife, by deed from Virginia Union University, a Virginia Corporation, dated April 13, 1959, and recorded June S, 1959, in the office of the Clerk of the Chancery Court of the City of Richmond, Virginia, in Deed Book 593-B, at page 644.

2410 BROOK ROAD

Parcel "E" shown hereon is also described as follows:

ALL that certain lot, piece or parcel of land, lying, being and situated in the City of Richmond, Virginia, on the western line of Brook Road, south of Overbrook Road, and bounded as follows:

Beginning at a point on the western line of Brook Road distant 181.10 feet southwardly of the point of intersection of the western line of Brook Road with the southern line of Overbrook Road, thence extending southwardly along and fronting on the western line of Brook Road a distance of 75.00 feet, thence extending back westwardly from said front, between lines parallel with the southern line of Overbrook Road, a distance of 161.91 feet to the center line of a proposed alley in the rear 80 feet wide.

BEING the same property conveyed to Henry J. McGuinn and Ruth H. McGuinn, his wife, as tenants by the entireties with the right of survivorship as at common law, by deed from Virginia Union University, dated November 26th, 1963 and recorded December 17, 1963 in the Clerk's Office, Circuit Court of the City of Richmond, Virginia in Deed Book 621C, page 769. Said Henry J. McGuinn died August 2, 1974 and under the operation of law said property passed to the sole ownership of Ruth H. McGuinn. Said Ruth H. McGuinn died intestate February 9, 1990, leaving as her sole heirs at law, Henry J. McGuinn, Jr., her son and Joan M. Thurman, her daughter. Said Henry J. McGuinn, Jr. died intestate February 15, 2005. Under operation of law his interest in said property passed to his sole heir at law, Joan M. Thurman, his sister.

1831 THOMAS STREET

Parcel "F" shown hereon is also described as follows:

ALL that certain lot of land in the City of Richmond (formerly Henrico County), Virginia, with improvements thereon, No. 1813 (formerly 1733) Thomas Street, being Lot No. 268 on the Plan of J. H. Dinneen, as recorded In Plat Book 6, Page 46, in the Clerk's Office of the Circuit Court of Henrico County, and described as follows:

BEGINNING on the Southern line of Thomas Street 200 feet, more or less, East of Hammond (now Roberts) Street; and running thence Eastwardly along and fronting 20 feet on the South line of Thomas Street to the Western line of Lot 267 on said Plan; and running back from said front Southwardly and between parallel lines 100 feet to an alley 10 feet wide.

BEING the same real estate conveyed to Richard Harris and Rebecca Harris, husband and wife, as tenants by the entireties with the right of survivorship as at common law, by Deed from Georgie Thompkins (formerly Georgie Jones) and Richard Thompkins, her husband, and Emily Louise Wright and Bennie Wright, her husband, and James E. Jones, single, dated December 28, 1953, and recorded January 15, 1954, in the Clerk's Office, Circuit (formerly Chancery) Court, City of Richmond, Virginia, in Deed Book 553-C, Page 118. The said Rebecca Harris, a/k/a Rebecca Weston Harris, died on January 22, 1997, thereby vesting fee simple title in her surviving spouse, Richard Harris, a/k/a Richard Harris, Sr., by operation of law. The said Richard Harris, Sr., died intestate on March 23, 2003; and by Real Estate Affidavit, recorded November 7, 2017, his son, Richard Harris, Jr., is shown as his sole heir-at-law.

1801 BATH STREET REAR

Parcel "G" shown hereon is also described as follows:

All that certain lot of land situate in the City of Richmond (formerly County of Henrico), State of Virginia, near the corporate limits of the City of Richmond, and bounded as follows:

Beginning at a point on the Northern line of Henrico Street distant Four Hundred and eighty (480) feet east of Dinneen Street, thence running eastwardly along and fronting on said northern line of Henrico Street twenty two (22) feet, and extending back from said front, northwardly and between lines nearly parallel one hundred (100) feet to an alley in the rear ten (10) feet wide; being designated as lot No. 210 on the plan of the property of John H. Dinneen made by Jas. T. Redd & Son, County Surveyors, on March 3rd, 1888, and recorded in the Clerk's Office of Henrico County Court in P.B. 6, page 46.

LESS AND EXCEPT that portion of such lot conveyed to THE RICHMOND PETERSBURG TURNPIKE AUTHORITY, by Deed from dated September 25, 1957, and recorded September 9, 1909, in the Clerk's Office, Court of Chancery, City of Richmond, in Deed Book 582-A Page 431.

BEING a portion of the same real estate conveyed to Virginia Union University, a Virginia corporation, by Deed from Henry P. Beck, dated August 31, 1909, and recorded September 9, 1909, in the Clerk's Office, Circuit Court, County of Henrico, in Deed Book 186-A Page 260.

1209 OVERBROOK ROAD

Parcel "H" shown hereon is also described as follows:

All that certain tract of land with the brick dwelling and other improvements thereon, lying and being in the City of Richmond, Virginia, but formerly in the County of Henrico on the west side of Brook Turnpike or Road, containing nine and twenty-five (9.25) hundredths acres and bounded and described as follows, to-wit:

Commencing at the point of intersection of the west line of Brook Road with the south line of a Thirty-(30) foot road known as Overbrook Road (formerly Howard Road), thence extending southwardly along the said west line of Brook Road, four hundred eighty (480) feet thence extending westwardly eight hundred and seventy-five (875) feet thence extending northwardly four hundred seventy-seven (477) feet to the south line of said Overbrook Road (formerly Howard Road), thence extending eastwardly along the south line of said Overbrook Road (formerly Howard Road) eight hundred sixteen and twenty-three hundredths (816.23) feet to the point of beginning, as more particularly described on the plat of survey recorded October 8, 1924, in the Clerk's Office, Chancery Court, City of Richmond, Virginia, in Deed Book 311-B, Page 175.

LESS AND EXCEPT that certain piece or parcel of land conveyed to BAPTIST GENERAL CONVENTION OF VIRGINIA, a nonincorporated not for profit religious association, by Deed dated June 27, 1988, recorded July 19, 1988, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 172, Page 1520, and that certain Deed of Correction dated June 12, 1990, recorded June 12, 1990, in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Deed Book 238, Page 1161.

LESS AND EXCEPT that certain piece or parcel of land conveyed to CITY OF RICHMOND, VIRGINIA, by Deed of Gift dated May 20, 1991, recorded July 17, 1991, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 273, Page 931 (the "City of Richmond Deed").

LESS AND EXCEPT all those certain pieces or parcels of land located to the east of the parcel of land conveyed and described by the City of Richmond Deed, such parcels being commonly known as City of Richmond Tax Parcel Nos. N0000740007, N0000740008, N0000740009, N0000740010, N0000740011, and N0000740012.

BEING a portion of the same real estate conveyed to Virginia Union University, by deed from: (1) William T. Hood and Annie B. Hood, his wife, dated September 22, 1924, recorded October 8, 1924, in the Clerk's Office, Chancery Court, City of Richmond, Virginia, in Deed Book 311-B, page 174; and (2) Richmond Community Hospital, Incorporated, dated June 30, 1982, recorded June 30, 1982, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 798, page 46.

NOTE:

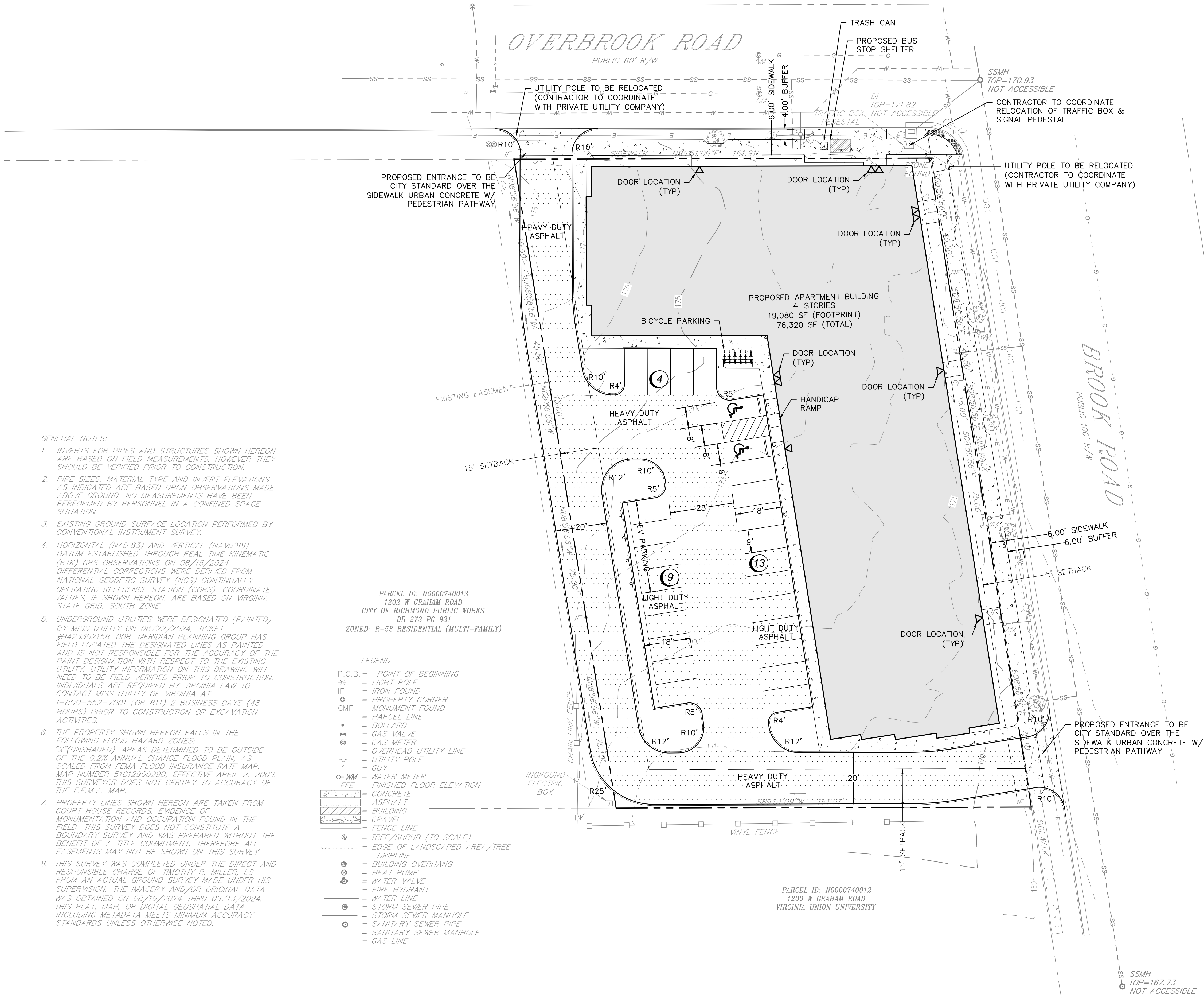
THE LEGAL DESCRIPTIONS ON THIS SHEET ARE BASED ON THE VESTING DEEDS

ALTA/NSPS LAND TITLE SURVEY OF SEVEN PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA

DATE: JUNE 21, 2023
REVISED: AUGUST 11, 2024
REVISED: OCTOBER 30, 2024
REVISED: MARCH 26, 2025

SCALE: NOT TO SCALE
REVISED: NOVEMBER 18, 2024
REVISED: NOVEMBER 5, 2024



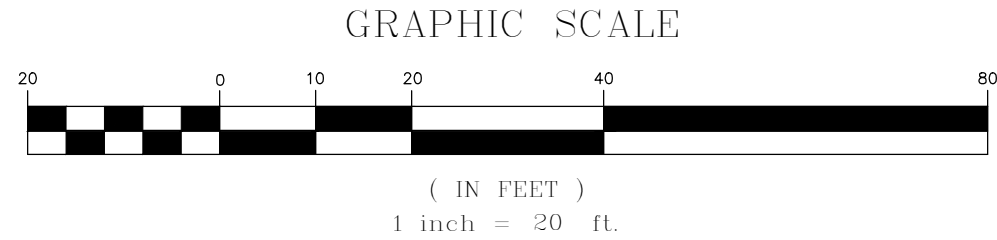


- GENERAL NOTES:
1. INVERTS FOR PIPES AND STRUCTURES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS, HOWEVER THEY SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
 2. PIPE SIZES, MATERIAL TYPE AND INVERT ELEVATIONS AS INDICATED ARE BASED UPON OBSERVATIONS MADE ABOVE GROUND. NO MEASUREMENTS HAVE BEEN PERFORMED BY PERSONNEL IN A CONFINED SPACE SITUATION.
 3. EXISTING GROUND SURFACE LOCATION PERFORMED BY CONVENTIONAL INSTRUMENT SURVEY.
 4. HORIZONTAL (NAD'83) AND VERTICAL (NAVD'88) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 08/16/2024. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS). COORDINATE VALUES, IF SHOWN HEREON, ARE BASED ON VIRGINIA STATE GRID, SOUTH ZONE.
 5. UNDERGROUND UTILITIES WERE DESIGNATED (PAINTED) BY MISS UTILITY ON 08/22/2024. TICKET #B423302158-DOB. MERIDIAN PLANNING GROUP HAS FIELD LOCATED THE DESIGNATED LINES AS PAINTED AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PAINT DESIGNATION WITH RESPECT TO THE EXISTING UTILITY. UTILITY INFORMATION ON THIS DRAWING WILL NEED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. INDIVIDUALS ARE REQUIRED BY VIRGINIA LAW TO CONTACT MISS UTILITY OF VIRGINIA AT 1-800-552-7001 (OR 811) 2 BUSINESS DAYS (48 HOURS) PRIOR TO CONSTRUCTION OR EXCAVATION ACTIVITIES.
 6. THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONES:
"X"(UNSHADED)-AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP. MAP NUMBER 5101290029D, EFFECTIVE APRIL 2, 2009. THIS SURVEYOR DOES NOT CERTIFY TO ACCURACY OF THE F.E.M.A. MAP.
 7. PROPERTY LINES SHOWN HEREON ARE TAKEN FROM COURT HOUSE RECORDS, EVIDENCE FOUND IN THE FIELD. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY.
 8. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF TIMOTHY R. MILLER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION. THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 08/19/2024 THRU 09/13/2024. THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

- LEGEND
- P.O.B. = POINT OF BEGINNING
 - * = LIGHT POLE
 - IF = IRON FOUND
 - = PROPERTY CORNER
 - CMF = MONUMENT FOUND
 - = PARCEL LINE
 - = BOLLARD
 - ⊕ = GAS VALVE
 - ⊙ = GAS METER
 - = OVERHEAD UTILITY LINE
 - = UTILITY POLE
 - Y = GUY
 - WM = WATER METER
 - FFE = FINISHED FLOOR ELEVATION
 - = CONCRETE
 - = ASPHALT
 - = BUILDING
 - = GRAVEL
 - = FENCE LINE
 - ⊙ = TREE/SHRUB (TO SCALE)
 - = EDGE OF LANDSCAPED AREA/TREE DRIPLINE
 - = BUILDING OVERHANG
 - ⊙ = HEAT PUMP
 - ⊙ = WATER VALVE
 - = FIRE HYDRANT
 - = WATER LINE
 - ⊙ = STORM SEWER PIPE
 - ⊙ = STORM SEWER MANHOLE
 - ⊙ = SANITARY SEWER PIPE
 - ⊙ = SANITARY SEWER MANHOLE
 - = GAS LINE

NOTES:

1. STORMSEWER LAYOUT AND CALCULATIONS WILL BE PROVIDED IN A DEVR SUBMITTAL.



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

VUU - BROOK ROAD APARTMENTS

LAYOUT PLAN

CITY OF RICHMOND, VIRGINIA

NORTH DISTRICT

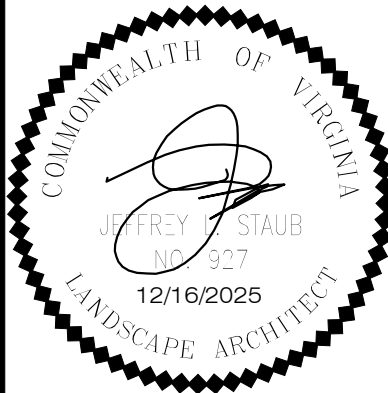
REV.	DATE	DESCRIPTION	QTY	COMMENTS
1	1/17/25			
2	12/16/25			

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 11/14/2024

SHEET

1

JOB #:240689



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

VUU - BROOK ROAD APARTMENTS
LANDSCAPE PLAN
CITY OF RICHMOND, VIRGINIA
NORTH DISTRICT

REV.	DATE	DESCRIPTION	QTY COMMENTS	QTY COMMENTS
1	1/17/25			
2	12/16/25			

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 11/14/2024

SHEET

2

JOB #:240689

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COVER	REMARKS
TREES & SHRUBS						
	4	Platanus x acerifolia (LP)	London Plane Tree	2.5" CAL.	200 SF	200 X 4 = 800 SF
	1	Acer rubrum (RM)	Red Maple	2.5" CAL.	200 SF	200 X 1 = 200 SF

TOTAL = 1,000 SF

GENERAL NOTES:

- 1.) ALL PLANTING SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS.
- 2.) SIZE OF PLANTS INDICATED ON THIS SUMMARY SHEET REFER TO SIZE OF PLANTS DELIVERED TO THE PROJECT SITE.
- 3.) THE CONTRACTOR SHALL WATER ALL LIVING TREES DURING THE WARRANTY PERIOD; SEE WATERING SCHEDULE BELOW.
- 4.) LOCATION OF PLANT MATERIALS SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE ADJUSTED AS REQUIRED FOR CHANGES DUE TO ACTUAL FIELD CONDITIONS WHEN DIRECTED BY THE LANDSCAPE ARCHITECT.
- 5.) ON CENTER SPACING OF PLANT MATERIAL SHALL BE INDICATED IN THE LANDSCAPE SUMMARY OR PLAN, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- 6.) THE LOCATION OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS AND/OR BEDS AND INSTALLATION OF ANY PLANT MATERIAL.
- 7.) THE MULCHING MATERIAL FOR THIS PROJECT SHALL BE SHREDDED HARDWOOD BARK.

WATERING SCHEDULE:

- 1.) DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR SHALL WATER EACH PLAN WITH THE FOLLOWING MINIMUM QUANTITIES OF WATER FOR EACH WATERING, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - DECIDUOUS TREES OVER 10' HT. -12 GALLONS PER UNIT
 - DECIDUOUS TREES 10' HT. OR LESS -6 GALLONS PER UNIT
 - EVERGREEN TREES -8 GALLONS PER UNIT
- 2.) THE CONTRACTOR SHALL WATER ALL LIVING PLANTS EVERY 4 WEEKS DURING THE PERIOD BETWEEN APRIL 1 AND MAY 31, EVERY 2 WEEKS DURING THE PERIOD BETWEEN JUNE 1 AND SEPTEMBER 30, EVERY 4 WEEKS DURING THE PERIOD BETWEEN OCTOBER 1 AND NOVEMBER 30.

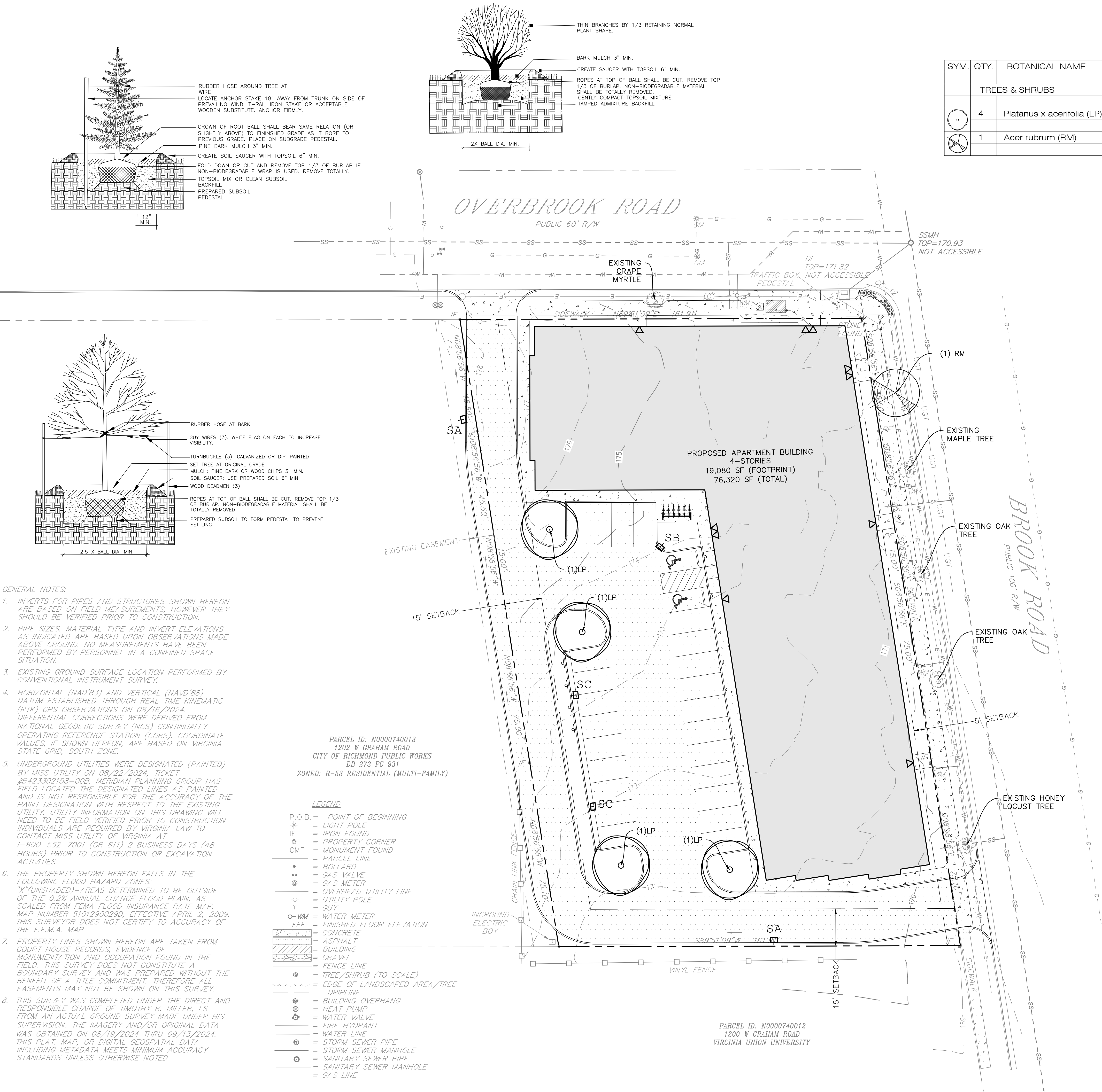
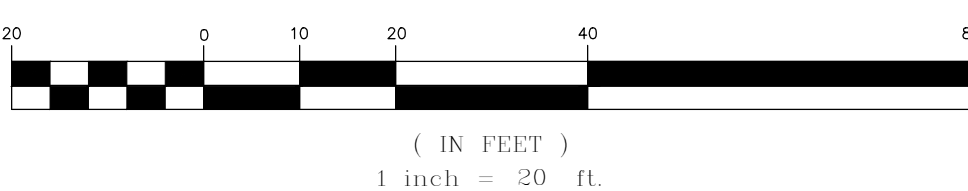
TREE CARE NOTES:

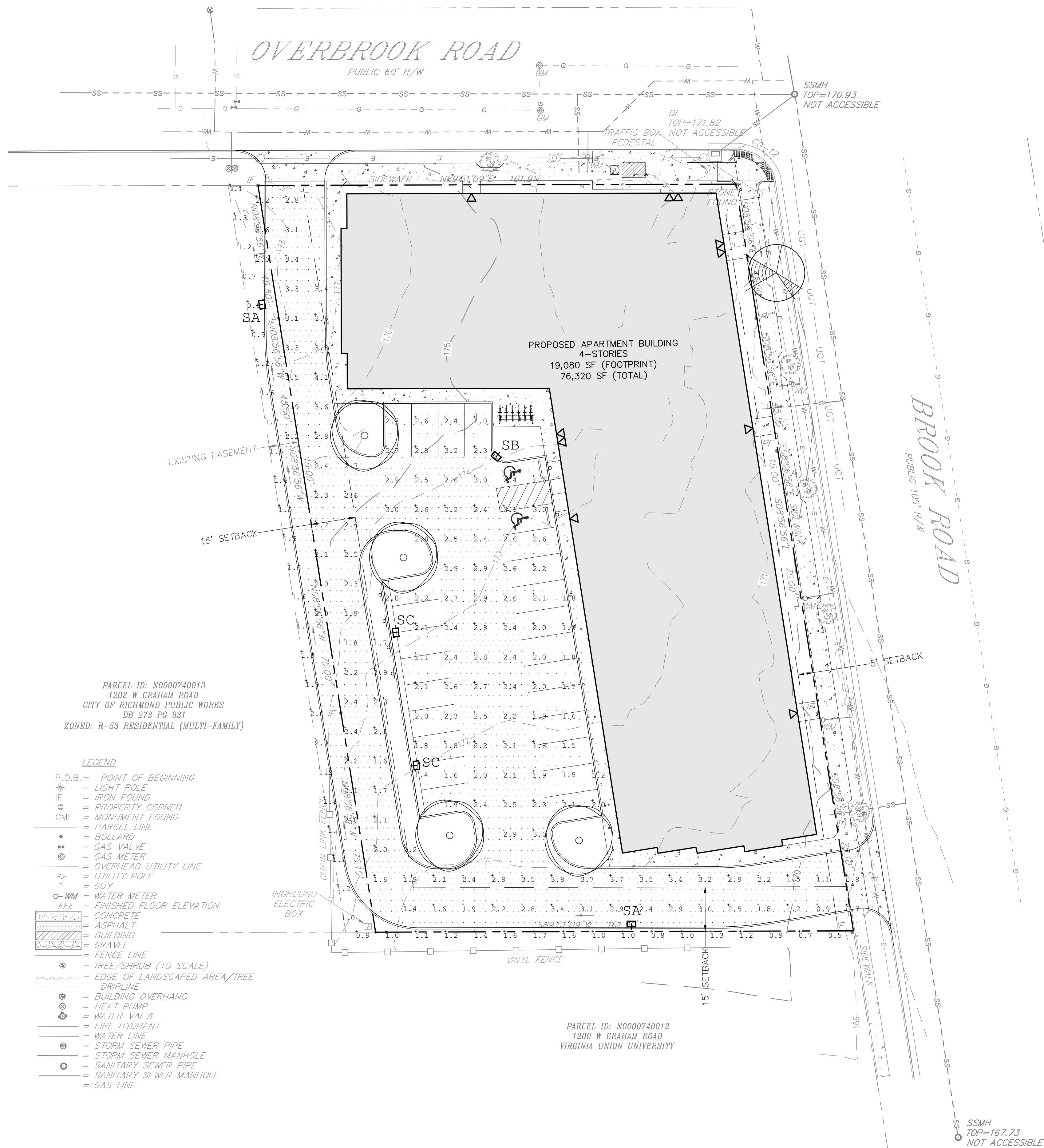
- 1.) APPLICABLE COUNTY TREE PLANTING SPECIFICATIONS SHALL BE FOLLOWED.
- 2.) ALL TREES TO MEET ANSI Z160 STANDARDS.
- 3.) ALL TREES SPECIFIED ARE BALLED AND BURLAPED. CONTAINER TREES ARE CONSIDERED SUBSTITUTES AND REQUIRE LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING.
- 4.) STAKES MUST BE REMOVED WITHIN 1 YEAR OF PLANTING.
- 5.) WHEN A BRANCH, STEM, OR LIMB IS BROKEN A CLEAN CUT AT THE SITE SHALL BE MADE.
- 6.) DEBRIS AND OTHER MATERIAL MAY NOT BE PLACED OR STORED AT THE BASE OF A TREE OR ANYWHERE OUTSIDE THE LIMIT OF WORK.
- 7.) DRIVING OR PARKING HEAVY EQUIPMENT ON THE BASE OF TREES SHALL BE AVOIDED WHENEVER POSSIBLE.
- 8.) STUMPS SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE.
- 9.) LANDSCAPE ARCHITECT SHALL APPROVE LOCATION OF ALL TREE PROTECTION FENCE.
- 10.) NO LARGE TREES SHALL BE PLANTED BENEATH WIRES.
- 11.) MINIMUM BRANCH HEIGHT FOR ALL TREES SHALL BE 5' ABOVE GRADE.

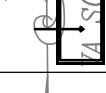
INTERNAL LANDSCAPING REQUIREMENTS:
REQUIRED NUMBER OF LANDSCAPED ISLANDS
REQUIRED: 1 ISLAND PER 15 PARKING SPACES
(26 SPACES) = 2 ISLANDS
PROVIDED: 5 ISLANDS

TREE COVERAGE REQUIREMENT:
REQUIRED: 30 SF PER PARKING SPACE
(26 SPACES) = 780 SF
PROVIDED: 800 SF

GRAPHIC SCALE

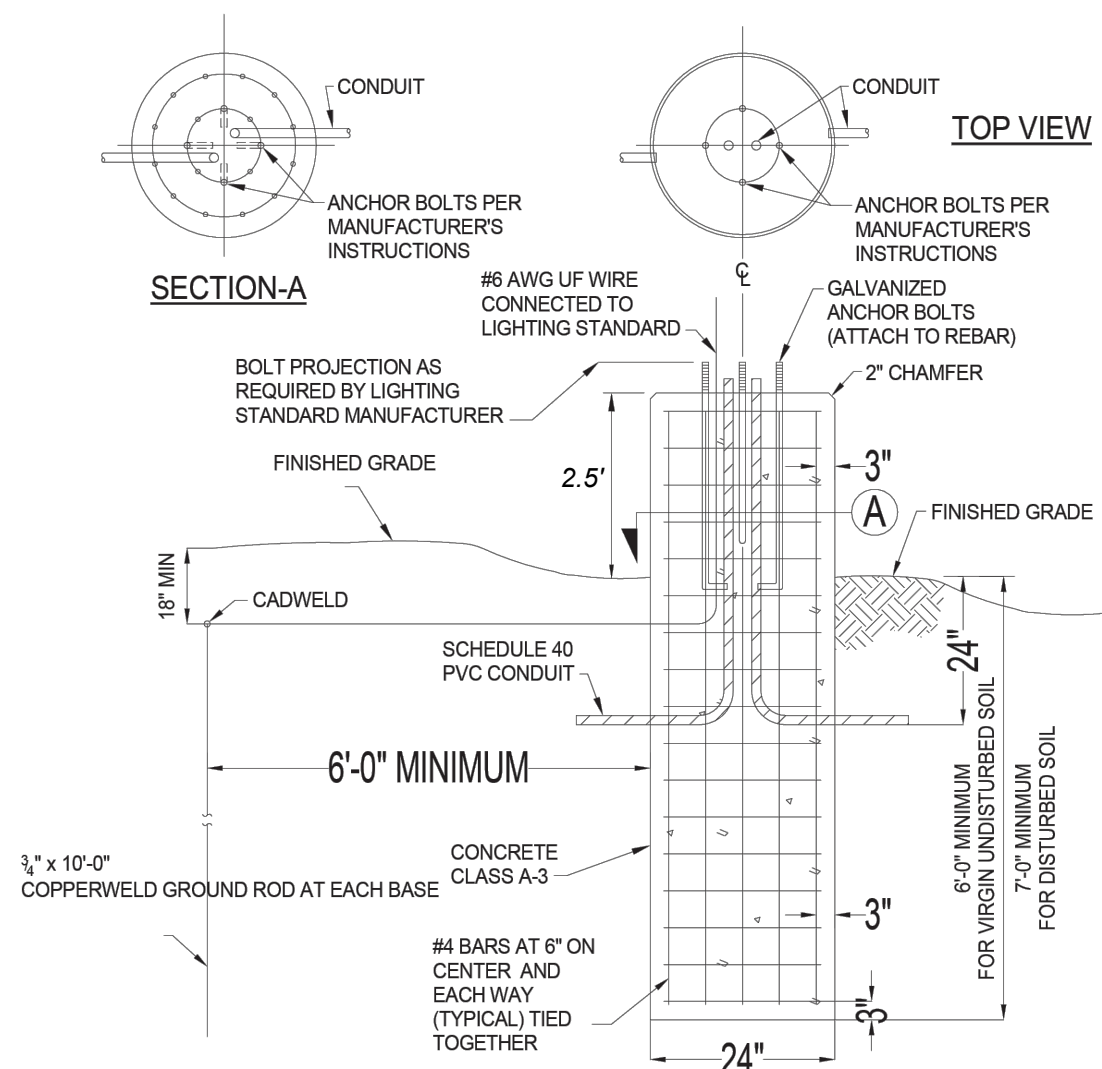




Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Luminaire Watts
	2	SA	VALS-21L-2-30K8	1.000	130
	1	SB	VALS-21L-3W-30K8	1.000	130
	2	SC	VALS-21L-5QW-30K8	1.000	130

POLES TO BE 4" STRAIGHT SQUARE STEEL 22.5' MOUNTED ON 30" CONCRETE PEDESTAL BASE

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
CalcPts_1	Illuminance	Fc	2.29	3.2	1.0
drive lane	Illuminance	Fc	2.47	4.1	0.7
PROPERTY LINE	Illuminance	Fc	1.33	2.0	0.5



NOTES:

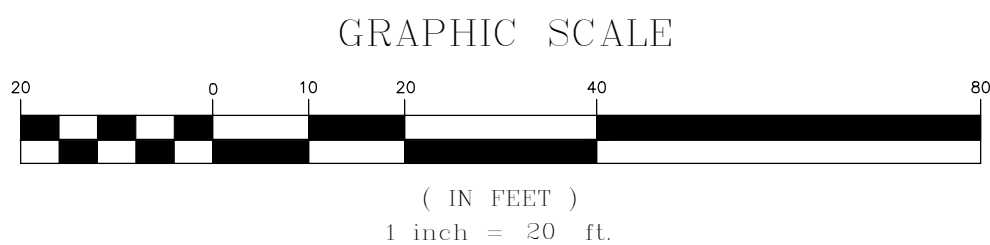
- POLE FOUNDATIONS TO BE SET-BACK FROM CURB AT LEAST 3'-0".
- REFER TO NEC 410.15 FOR BONDING, GROUNDING AND OTHER CODES REGARDING LIGHTING POLE INSTALLATIONS.
- SEE SPECIFICATIONS FOR MORE INFORMATION ON POLE MOUNTED LUMINAIRE AND BASE.
- CYLINDER TYPE CONCRETE BASE ABOVE AND BELOW GRADE.

PARKING LOT LIGHTING STANDARD POLE FOUNDATION SCHEMATIC

NO TREES ARE TO BE PLANTED NOR LIGHTING FIXTURES INSTALLED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED PUBLIC WATER/SEWER LINE OR APPURTENANCE.

NOTE:
THIS IS A GENERIC LIGHT POLE BASE DETAIL. STRUCTURAL ENGINEER TO CONFIRM THAT THIS DETAIL IS APPROPRIATE ON THIS SITE.

*CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FINAL CONCRETE BASE DESIGN.
*CONTRACTOR TO COORDINATE WITH POLE HEIGHT AND BASE HEIGHT TO EQUAL DESIGNED MOUNTING HEIGHT.



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

VUU - BROOK ROAD APARTMENTS

LIGHTING PLAN

CITY OF RICHMOND, VIRGINIA
NORTH DISTRICT

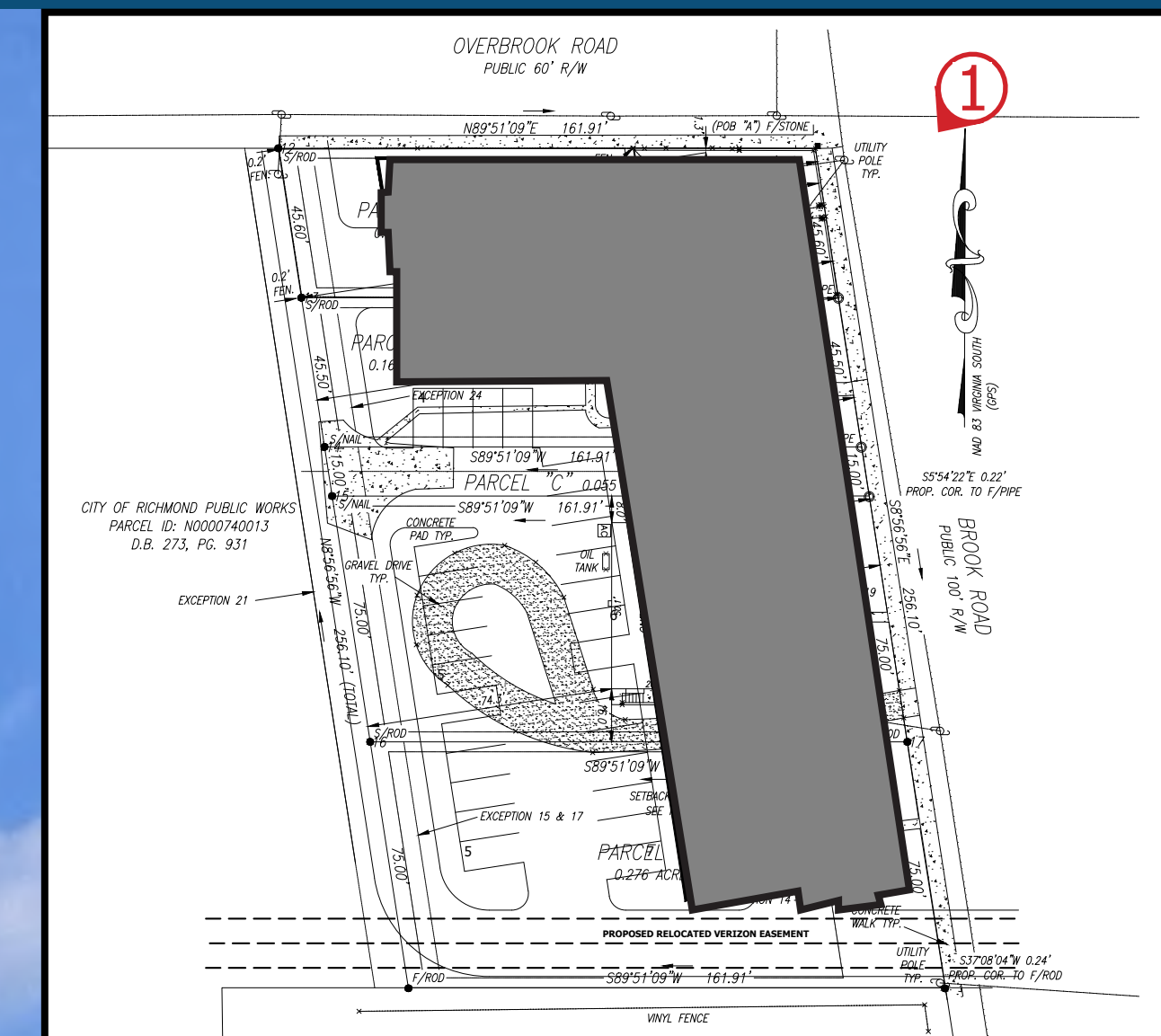
REV.	DATE	DESCRIPTION	QTY COMMENTS
1	1/17/25		
2	12/16/25		

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 11/14/2024

SHEET

3

JOB #:240689



KEY PLAN

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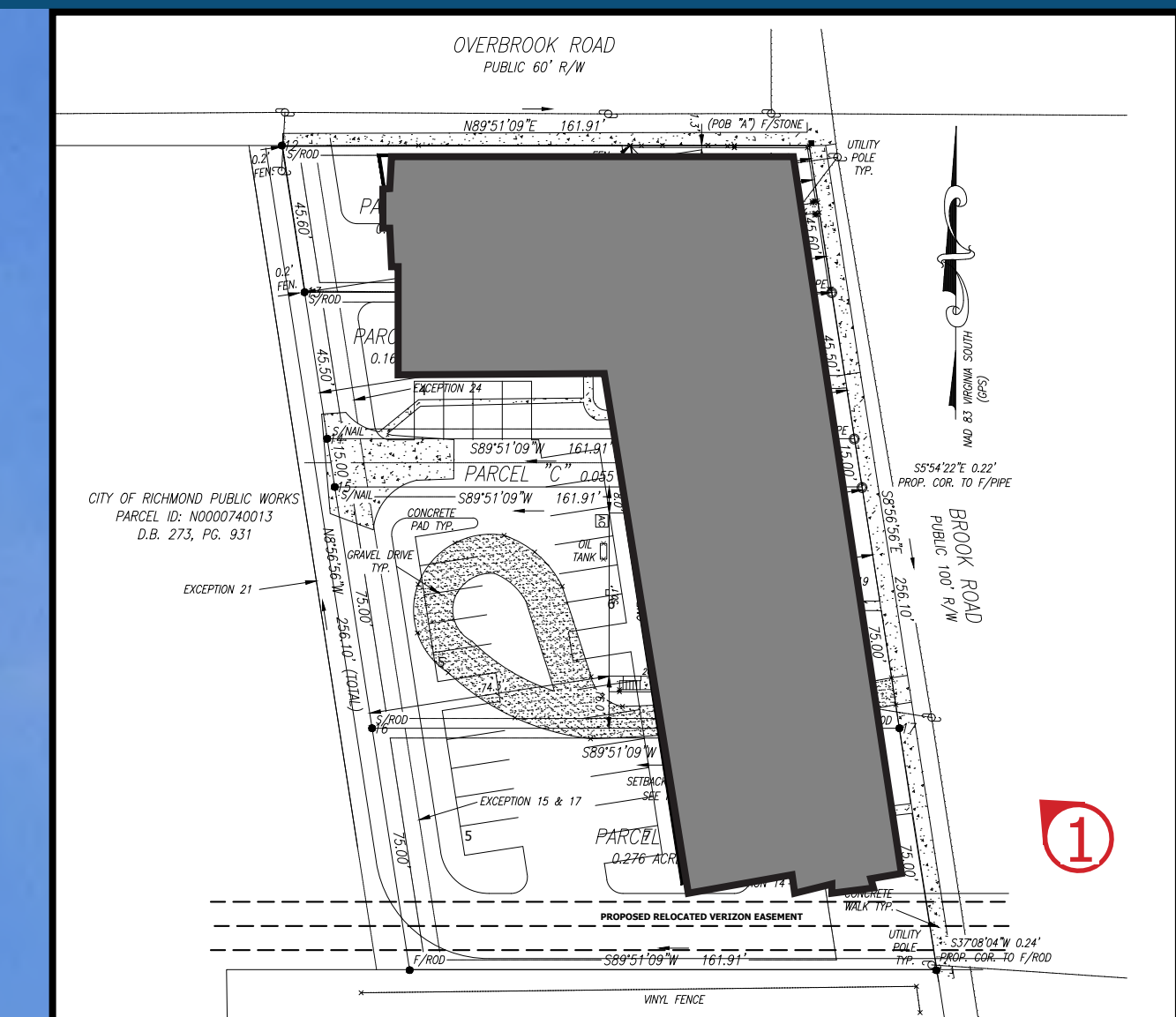
RENDERED PERSPECTIVE (OVERBROOK RD & BROOK RD)

2410-2416 BROOK RD

Richmond, VA
December 11th, 2025

Steinbridge Group

MARTIN
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KEY PLAN



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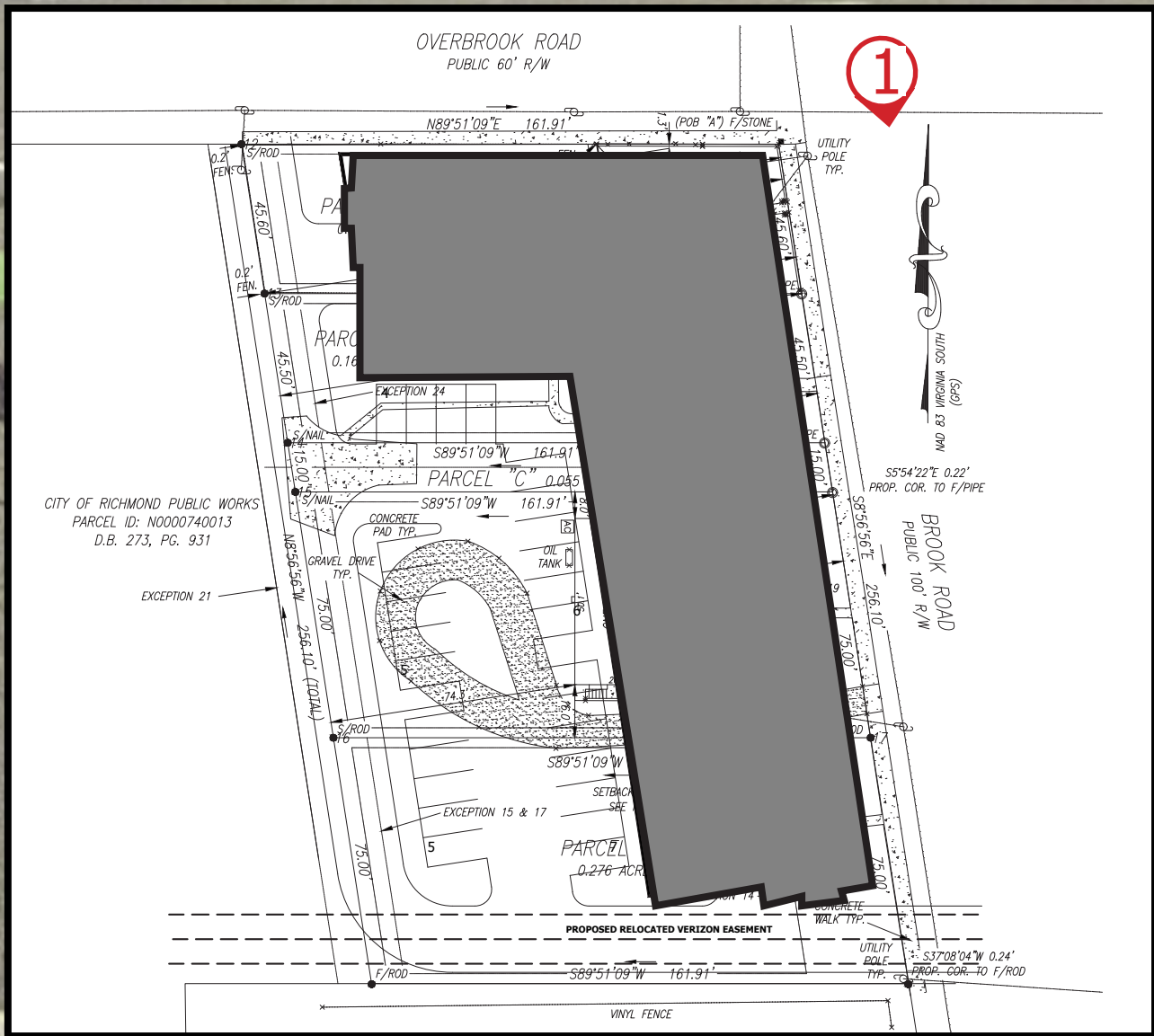
RENDERED PERSPECTIVE (BROOK RD)

2410-2416 BROOK RD

Richmond, VA
December 11th, 2025

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KEY PLAN

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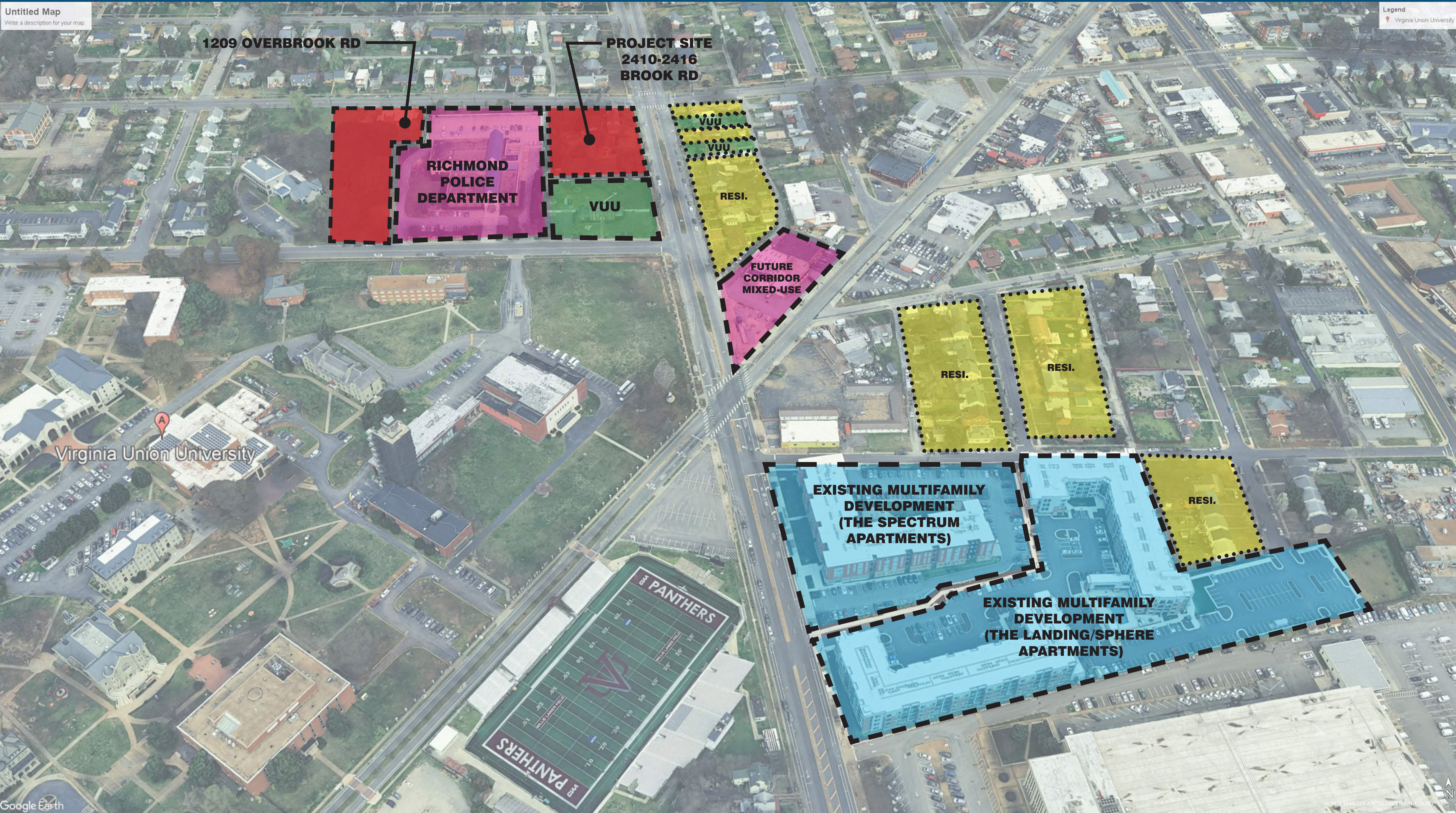
RENDERED STREET VIEW (OVERBROOK RD & BROOK RD)

2410-2416 BROOK RD

Richmond, VA
December 11th, 2025

Steinbridge Group





AERIAL SITE REFERENCES

2410-2416 BROOK RD

Richmond, VA
December 11th, 2025

2410-2416 BROOK RD		
BUILDING GSF		PARKING
1ST - 4TH FLOOR =	(per floor) 19,080 SF	TOTAL PARKING SPACES: 29 Parking spaces
TOTAL =	76,320 SF	

UNIT MATRIX							
2410-2416 BROOK RD							Rentable GSF
Unit Name	Unit Type	1st FL	2nd FL	3rd FL	4th FL	Total	Per Unit
U-A1	Studio	2	2	2	1	7	480
U-B1	1 Bed (Typ)	8	5	5	5	23	675
U-C1	2 Bed (Typ)	1	1	1	1	4	1,012
U-C2	2 Bed (@ Elev/Stair/Trash)	0	5	5	5	15	845
U-C4	2 Bed (Inside Corner)	1	1	1	1	4	1,150
U-C5	2 Bed (End Units)	4	4	4	2	14	890
U-C6	2 Bed (Outside Corner)	0	1	1	1	3	1,087
		16	19	19	16	70	

UNITS

VERTICAL CIRCULATION

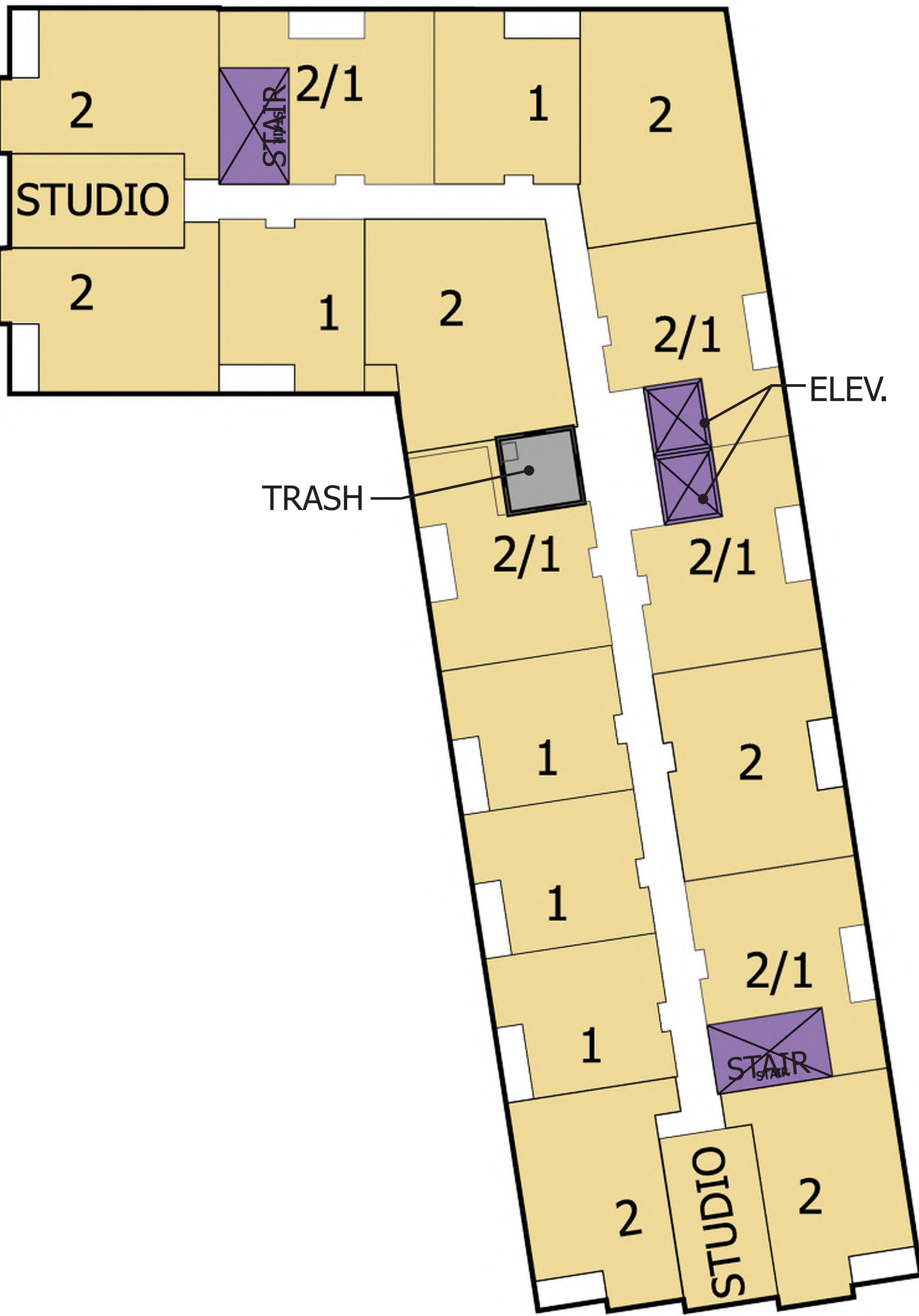
AMENITY

TRASH MAINT. STOR.

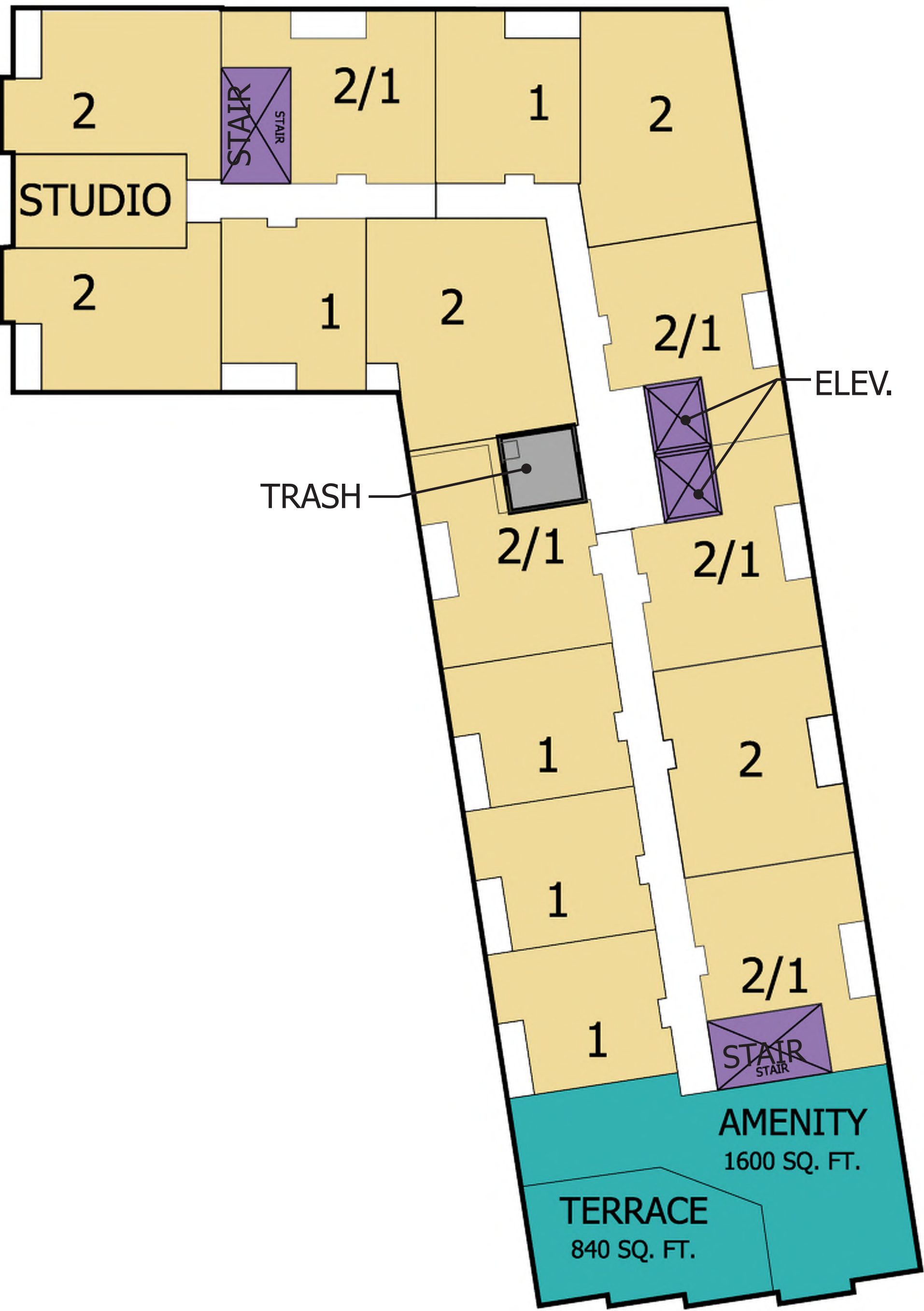
Unit Totals		
Studio	7	10.0%
1 Beds	23	32.9%
2 Beds	40	57.1%
Total DU	70	100%



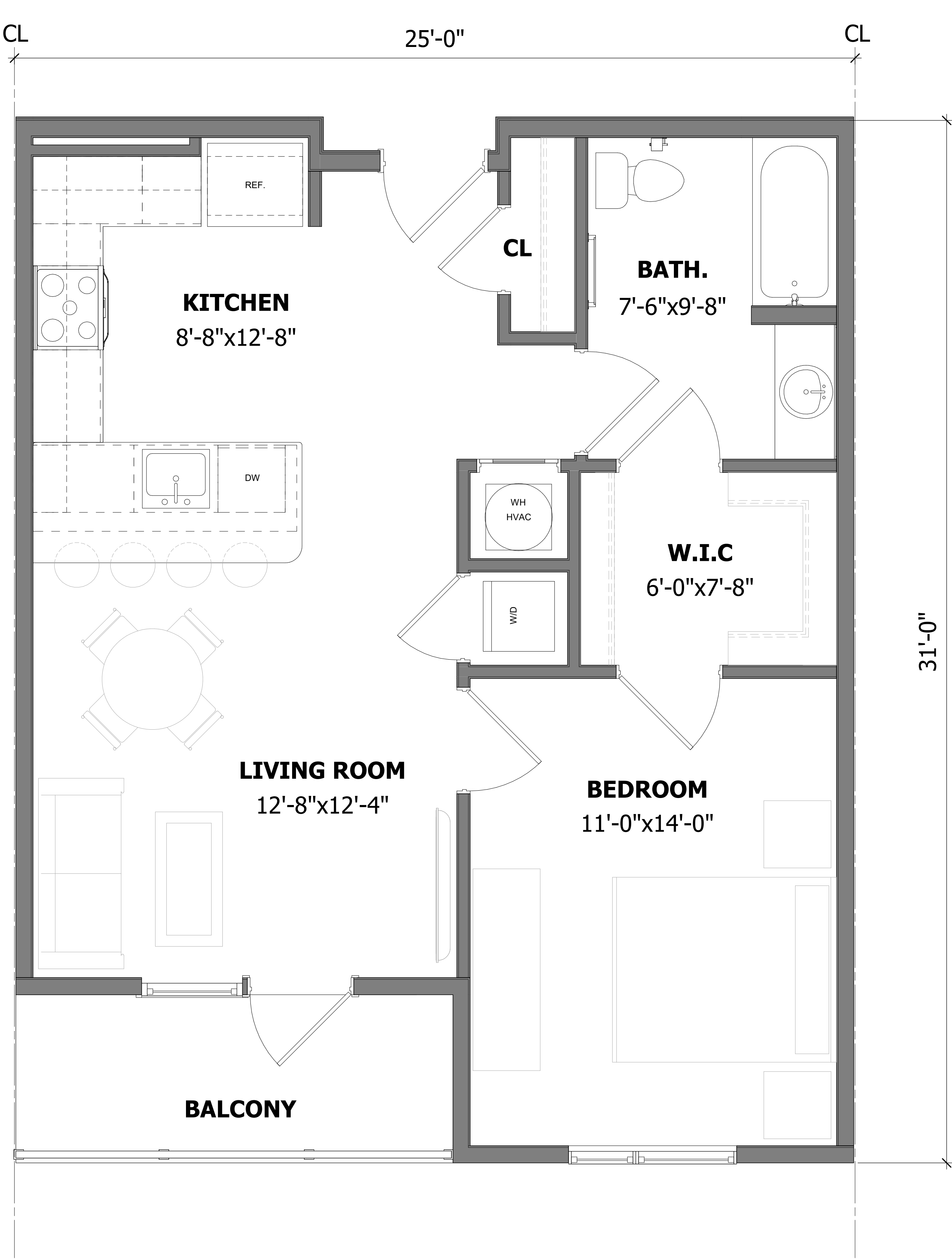
1 GROUND FLOOR PLAN
1"=20'- 0"



2 2ND & 3RD FLOOR PLANS
1"=20'- 0"



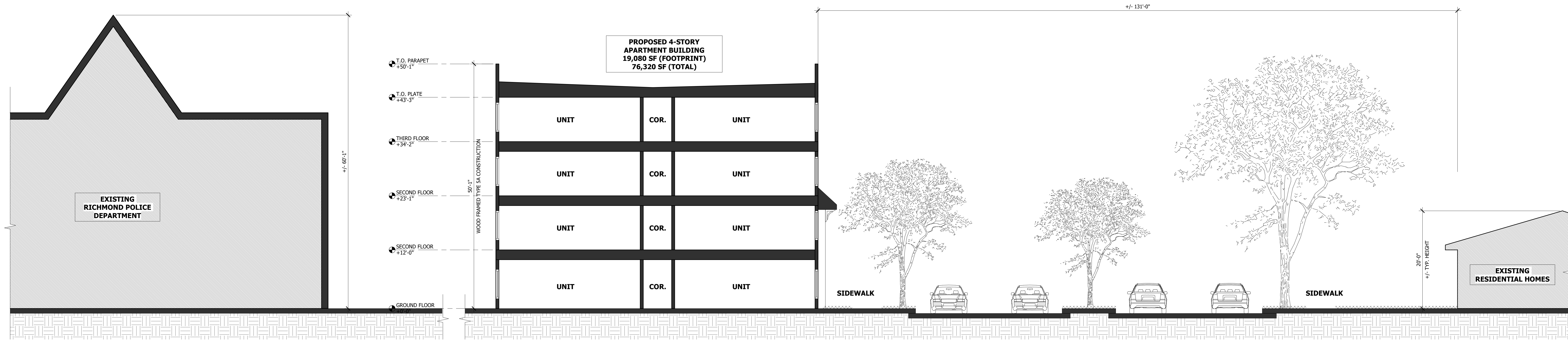
3 4TH FLOOR PLAN
1"=20'- 0"



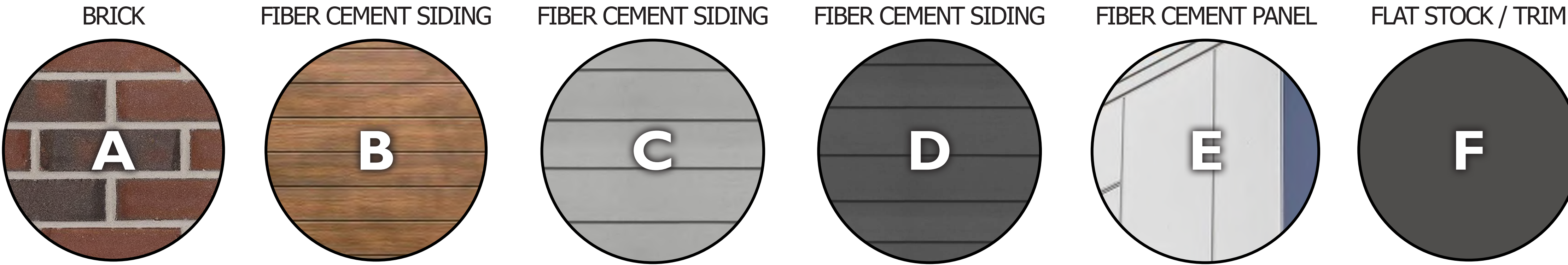
1 TYPICAL 1 BEDROOM UNIT
1/2"=1'-0"



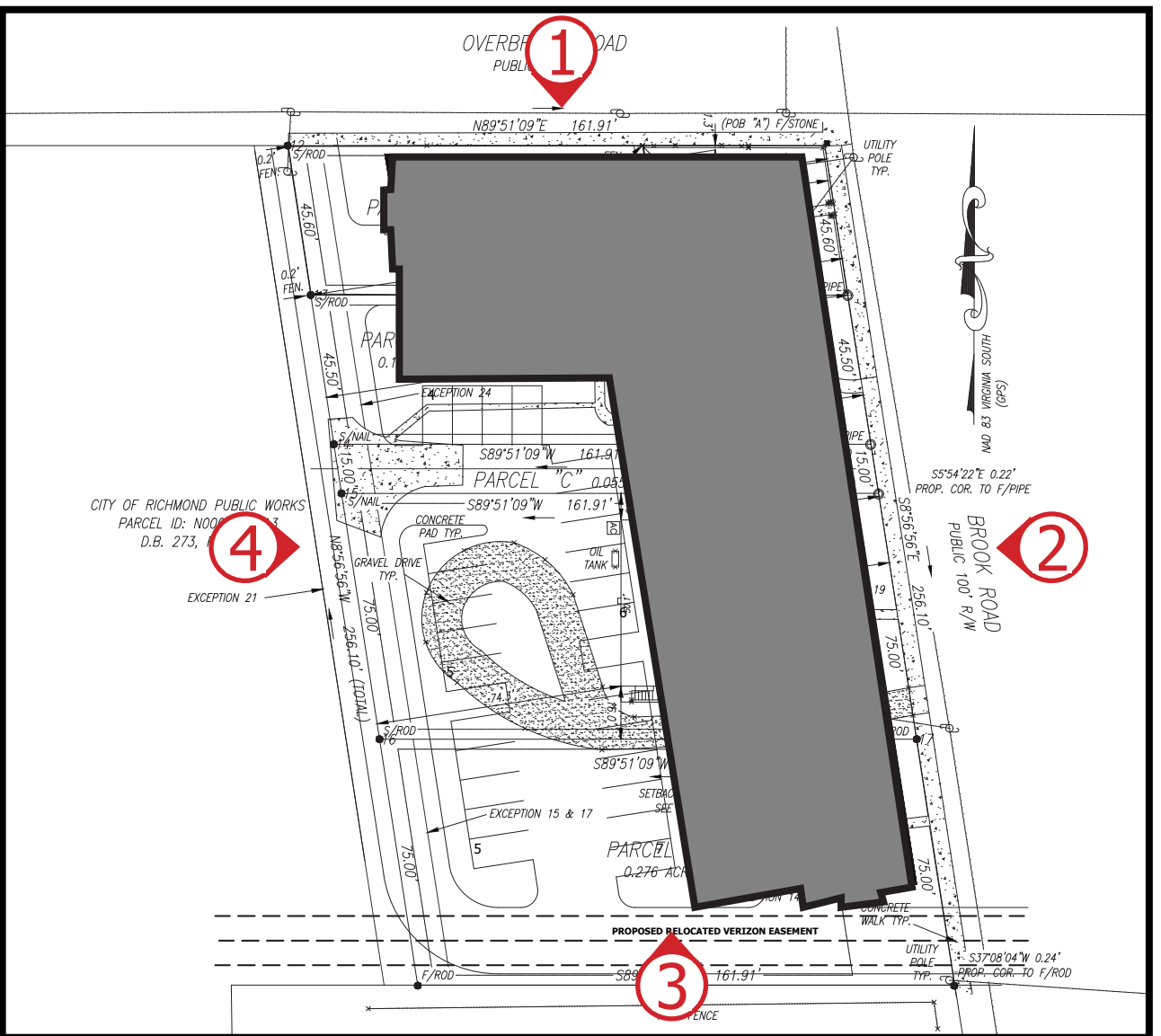
2 TYPICAL 2 BEDROOM UNIT
1/2"=1'-0"



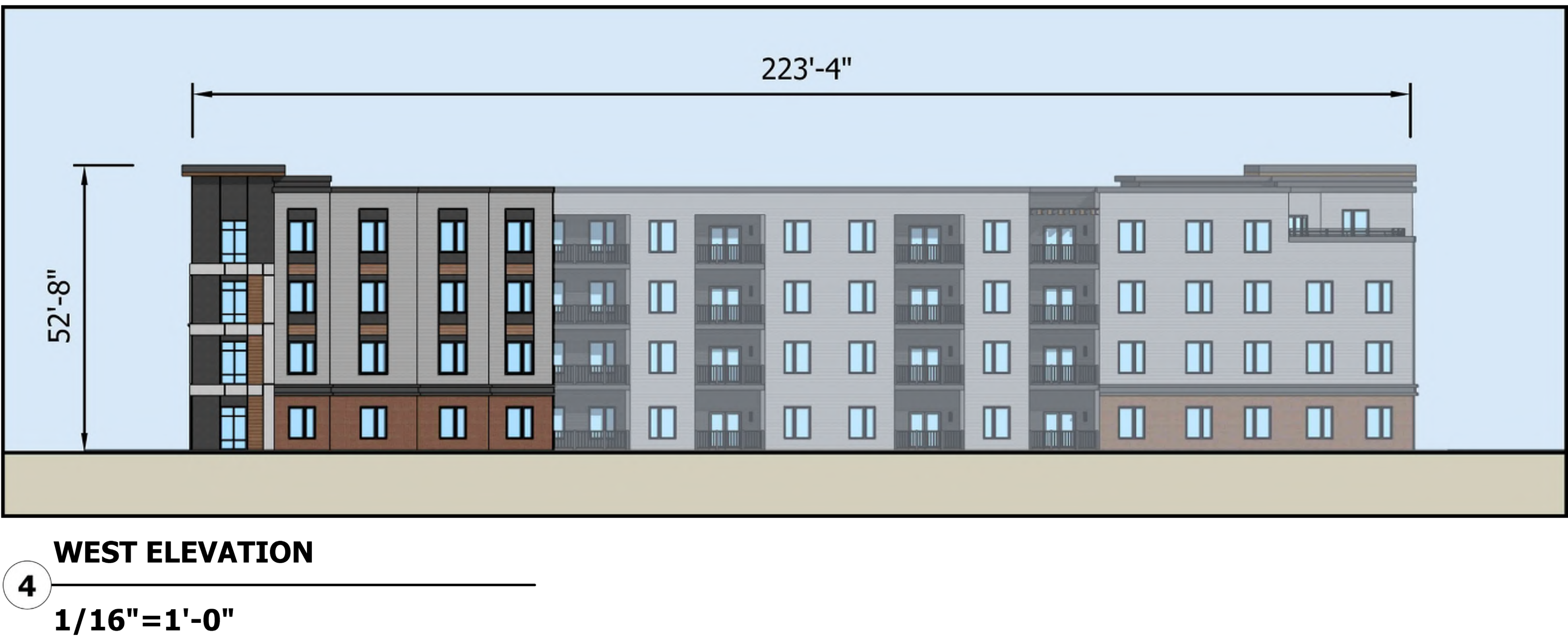
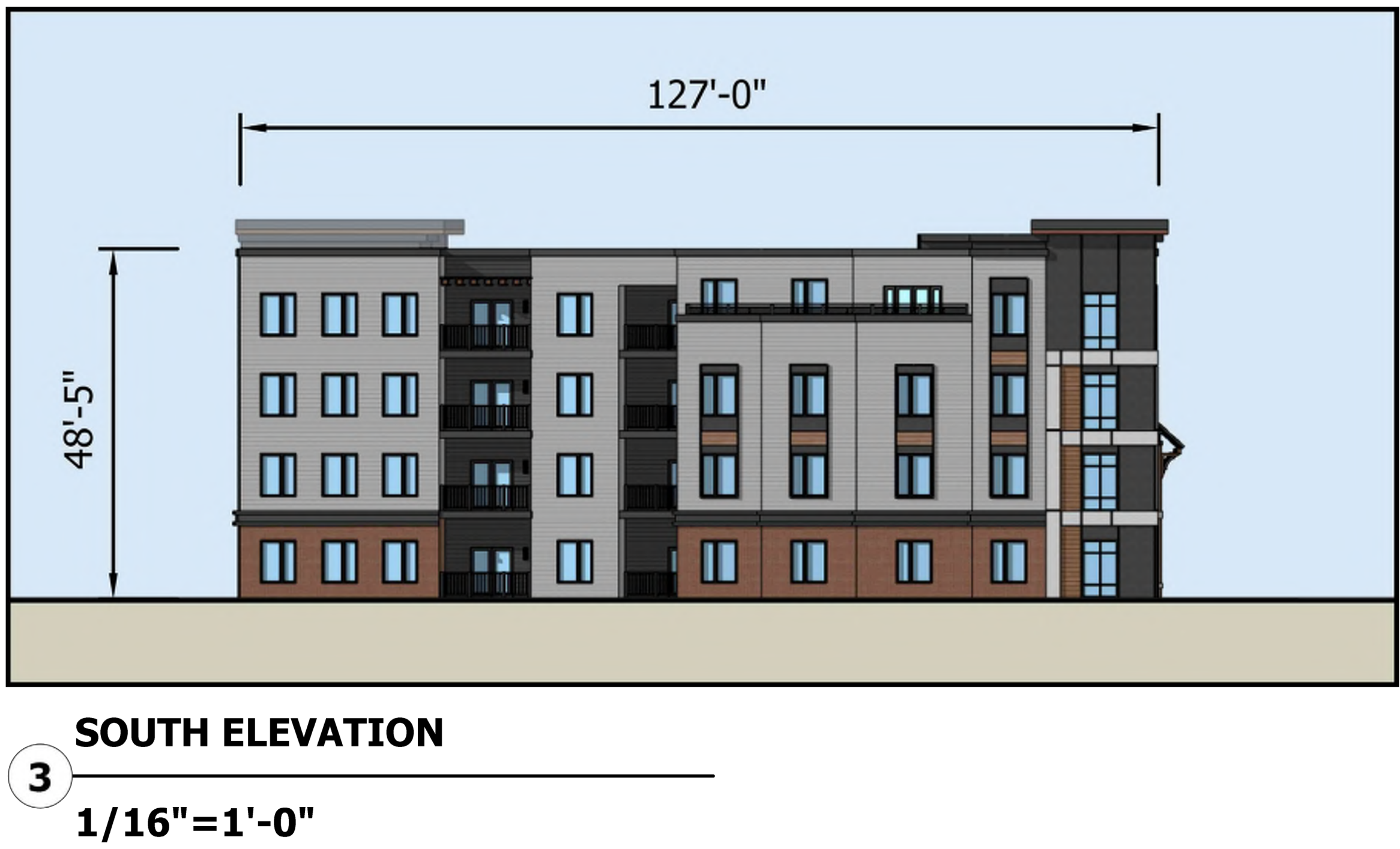
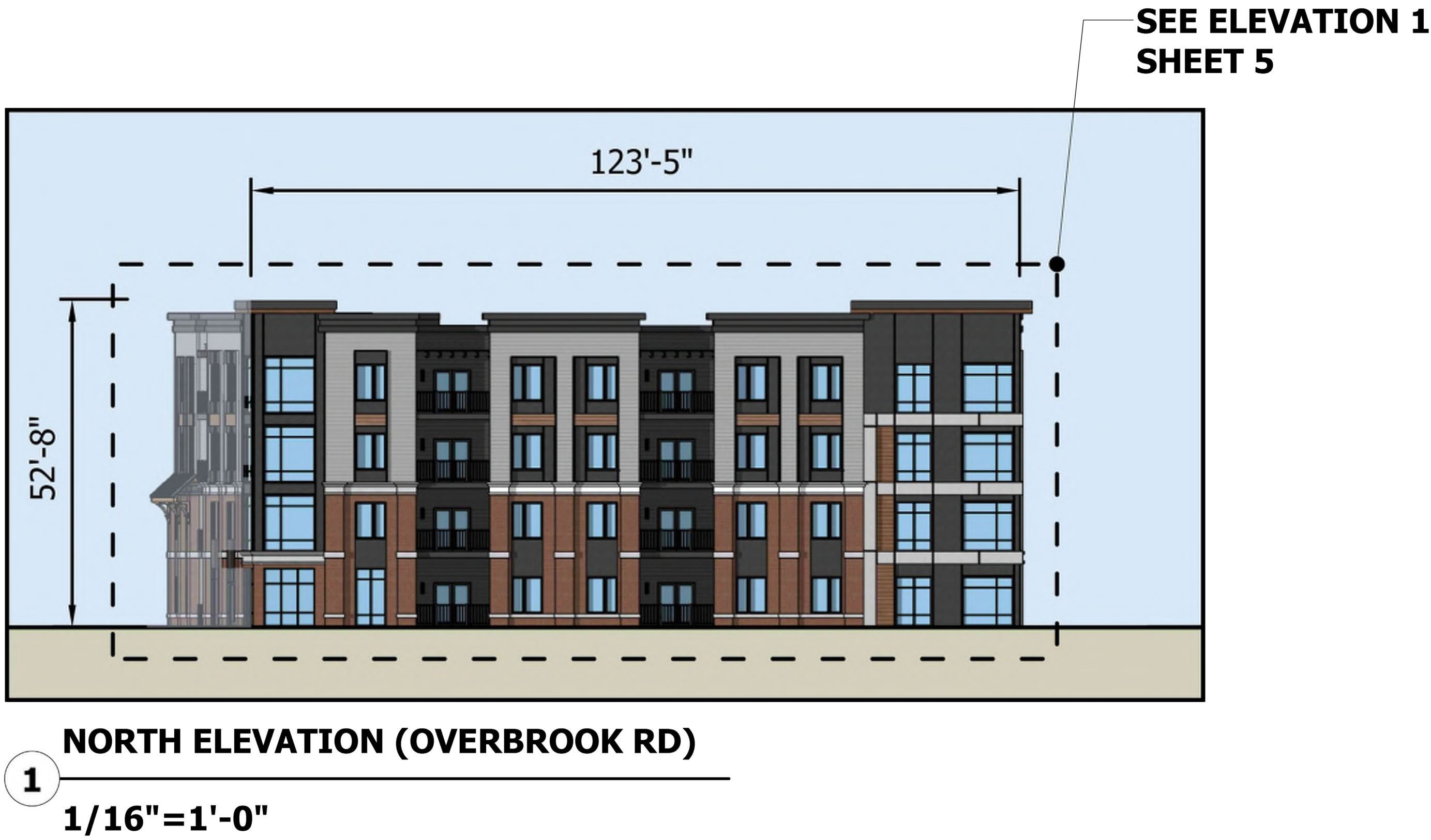
1 2410 BROOK RD - SITE SECTION
SCALE : 1/8" = 1'-0"

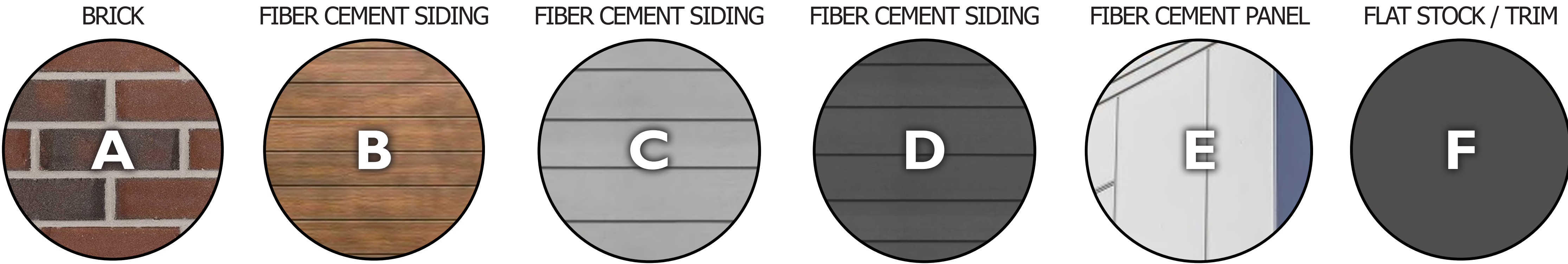


1. BLACK ANODIZED ALUMINUM STOREFRONT
2. BUILDING IDENTITY SIGNAGE
3. BUILDING LIGHTING
4. ALUMINUM GUARDRAIL
5. VINYL WINDOWS
6. VINYL UNIT DOORS
7. SUNSCREEN
8. ARCHITECTURAL GARAGE SCREEN
9. CANOPY

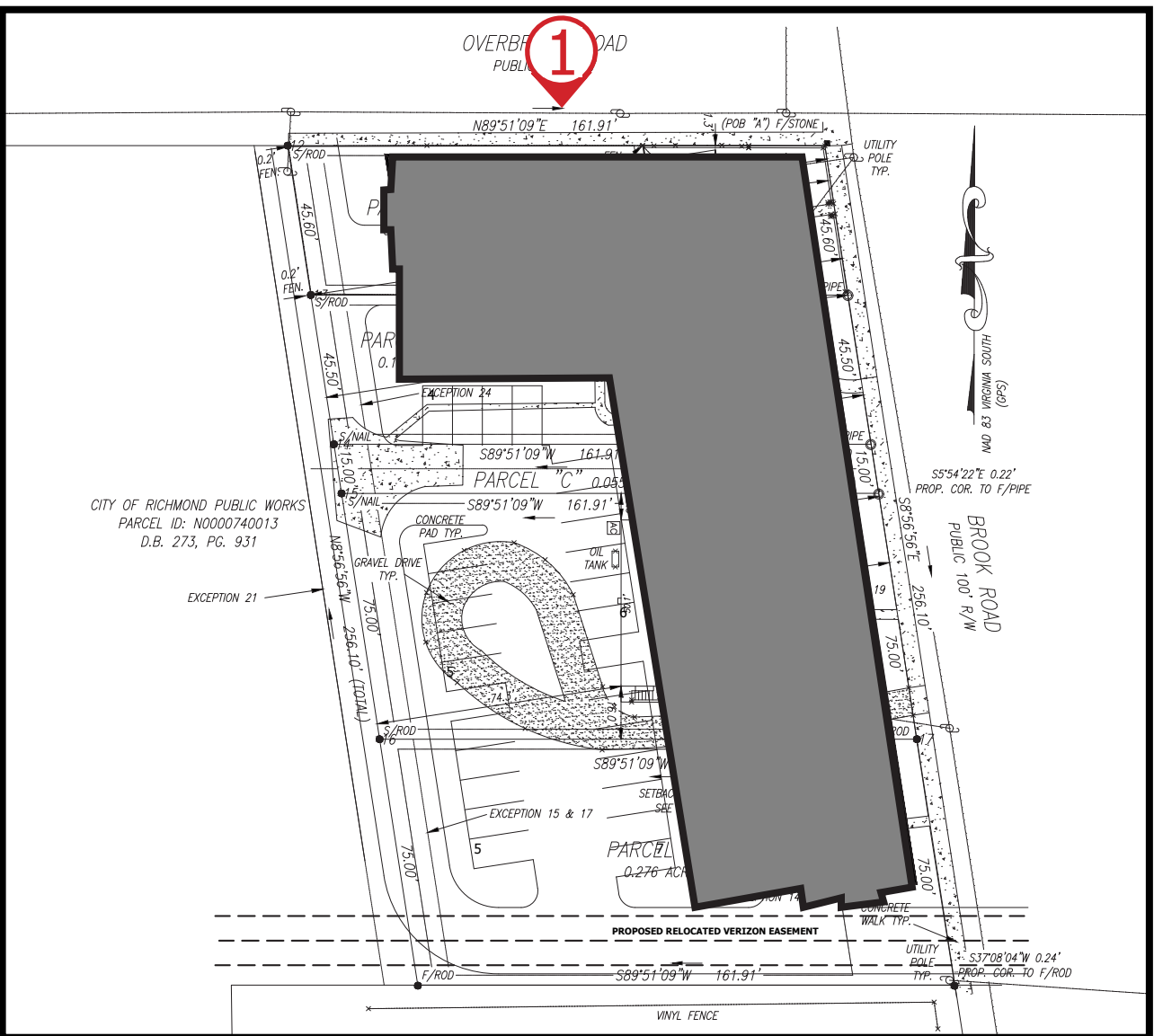


KEY PLAN





1. BLACK ANODIZED ALUMINUM STOREFRONT
2. BUILDING IDENTITY SIGNAGE
3. BUILDING LIGHTING
4. ALUMINUM GUARDRAIL
5. VINYL WINDOWS
6. VINYL UNIT DOORS
7. SUNSCREEN
8. ARCHITECTURAL GARAGE SCREEN
9. CANOPY



KEY PLAN



1 ENLARGED NORTH ELEVATION / MATERIALS (OVERBROOK RD)
3/16"=1'-0"