

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON PREVIOUS SURVEY BY LONG SURVEYING DATED JANUARY 1, 2013.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN

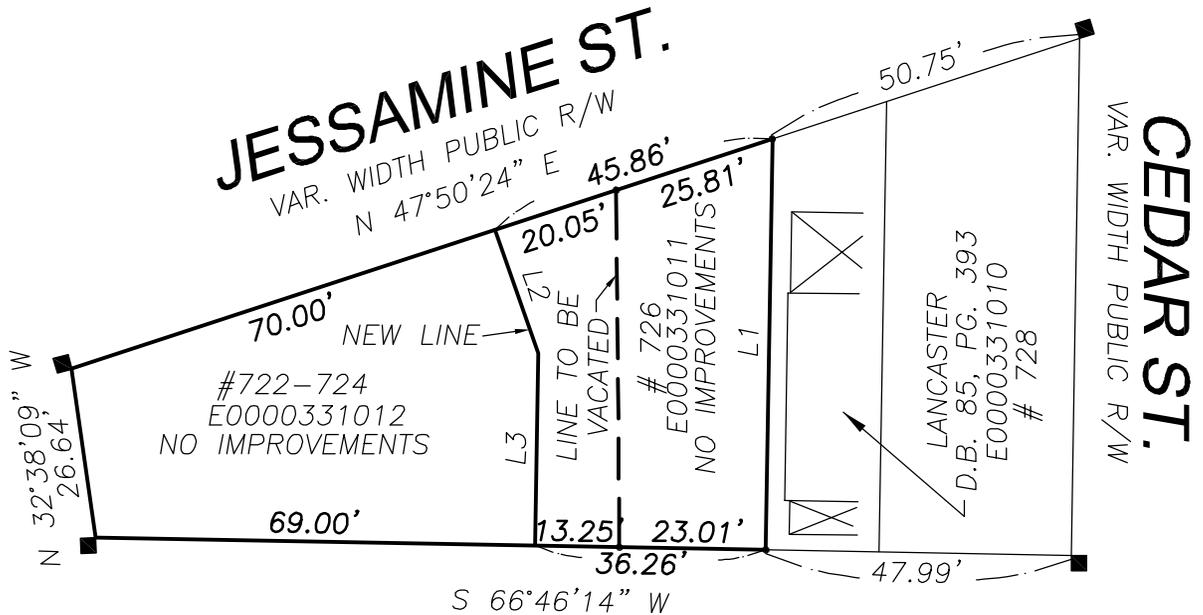


LINE	BEARING	DISTANCE
L1	N 23°21'26" W	64.21'
L2	N 43°49'07" W	20.51'
L3	N 23°13'46" W	30.00'

AREA (SQ. FT.)

MAP REF.	BEFORE	AFTER
E0000331012	3475.4	2724.4
E0000331011	1424.9	2175.9

CITY BASELINE
ASSUMED



NORTH 23RD STREET
VAR. WIDTH PUBLIC R/W

COMPILED PLAT OF
BOUNDARY LINE ADJUSTMENT
722,724 & 726 NORTH 23RD STREET

CITY OF RICHMOND
VIRGINIA

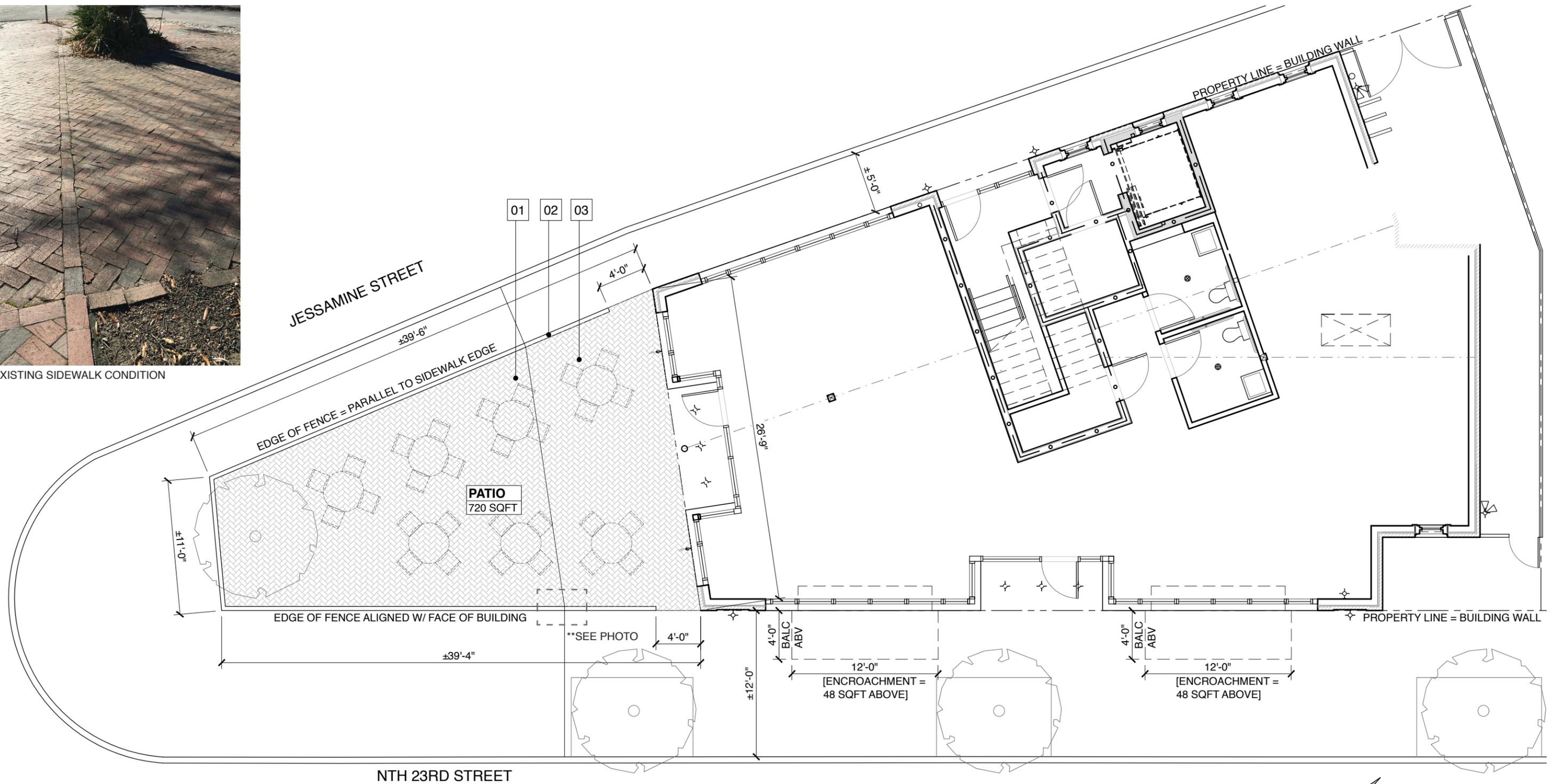
LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23102

APRIL 20, 2016
SCALE: 1"=30'

FOR: JARREAU

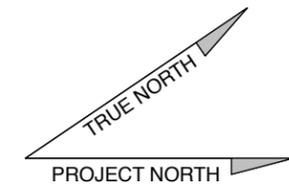


**EXISTING SIDEWALK CONDITION



BUILDING ELEVATION KEY NOTES

- 01** EXISTING HERRINGBONE BRICK PAVING, REPAIR AS NECESSARY FOR NEW PATIO USE.
- 02** 3' TALL PREFINISHED METAL PICKET RAILING.
- 03** NEW HERRINGBONE PATTERN BRICK PAVING. MATCH EXISTING ADJACENT.

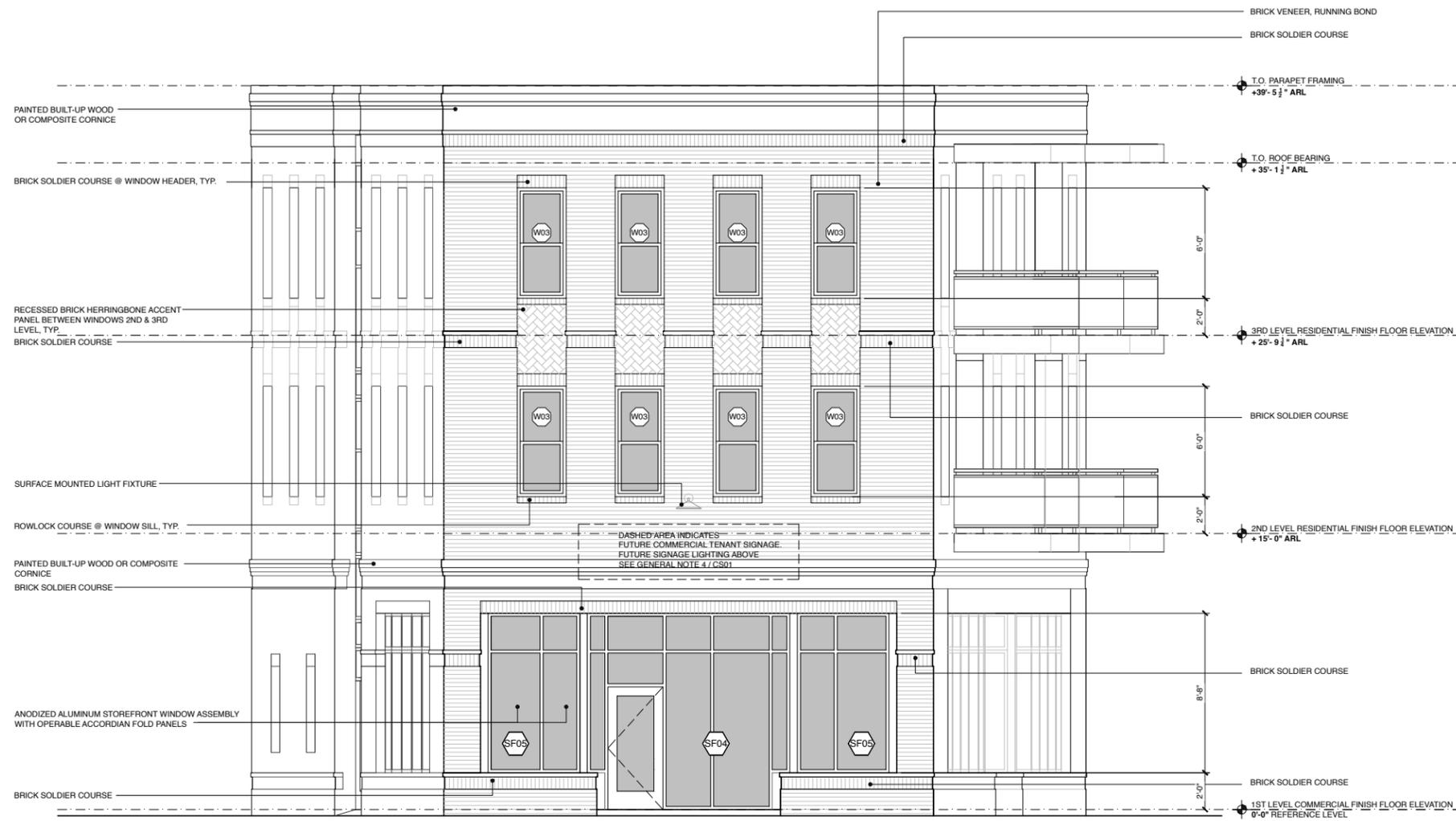






105 e broad street, richmond VA 23219
(804) 343-1212
info@ado.design

project: 23rd & Jessamine
date: 09 december 2016
document title: courtyard

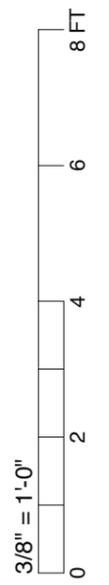
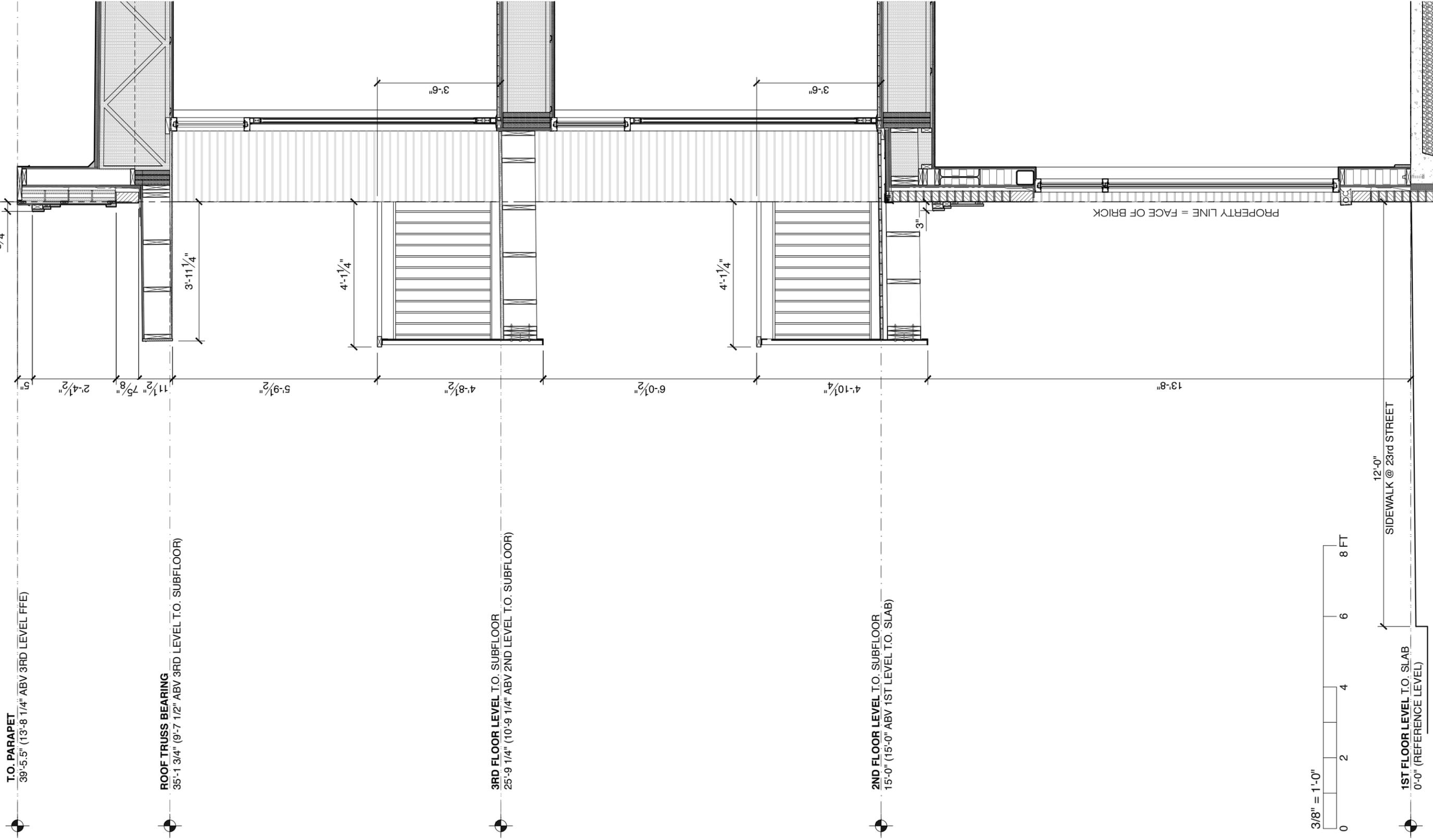


01 SOUTH CORNER OF N 23RD AND JESSAMINE STREET ELEVATION





01 EAST N 23RD STREET ELEVATION
 1/8" = 1'-0"
 0 4 8 12 FT



Onufer, Kathleen M. - PDR

From: Mark Baker [markbaker@bakerdevelopmentresources.com]
Sent: Wednesday, January 04, 2017 3:10 PM
To: Onufer, Kathleen M. - PDR
Subject: RE: question for the applicant for the 23rd St and Jessamine project

Kathleen,

I've looked at the two questions you forwarded today and I've discussed with my client and the architect.

1. The first question related to the tree within the patio area. *"It would be nice to see the layout/size of the planting bed around it. I know it's an existing situation but from Google Streetview it looks pretty small and I think it would be nice in their design plan to enlarge it (with a perimeter shape that works with their design). This will help the tree live longer and be less likely to continue to uproot pavers around it."*

My client intends to improve the area around the base of the tree. The existing situation isn't ideal – both small (as noted in the comment) and with irregular/unfinished edge. This isn't specifically called out in the plan. His plan would be to clean up the base of the tree and remove brick around it as needed in order to create a slightly enlarged bed area (tree well) with a uniform edge. This area will likely be round/circular in shape. The materials would be the same as proposed for the patio. Any surplus bricks can be utilized in the patio area where repairs to the existing are needed. I don't have a dimensioned drawing to offer.

2. The second question (below) discusses the handling of existing trees.

There are 3 larger street trees along the 23rd Street frontage in the vicinity of the proposed building and one tree within the patio/dining area. The location of the trees on the site plan are accurate. Per the application documents, the intent of the encroachment request would be to retain the tree within the patio area. This tree is the only tree impacted by the proposed encroachment.

The other existing street trees were discussed and specifically conditioned during the review and approval of the special use permit (SUP) for the building by City Council. My client wants to retain the street trees. The expectation based on the SUP is for the trees to be maintained and pruned, only to the extent necessary, in conjunction with the construction of the building. This would be necessary based on their current large size and was anticipated and understood at the time of the SUP review. Presumably, understanding that there may be impacts on the root structure, etc. during construction of the building, the SUP was conditioned to require the replacement of any of the trees which might die within 365 days of the receipt of a final certificate of occupancy. So the intent is to save the trees and prune them as minimally as the development will allow. Should any of the trees die they are required to be replaced with a tree meeting Department of Public Works specifications.

Thanks,

Mark R. Baker
Baker Development Resources, LLC
(804)874-6275

From: Onufer, Kathleen M. - PDR [mailto:Kathleen.Onufer@richmondgov.com]
Sent: Wednesday, January 04, 2017 8:39 AM
To: Mark Baker
Subject: FW: question for the applicant for the 23rd St and Jessamine project

Mark:

Forwarding you the two comments/questions I've received from Committee members. Please be ready to address this at the meeting tomorrow.

Thanks!
Kathleen

From: Robert Smith [<mailto:smithrd3@gmail.com>]
Sent: Tuesday, January 03, 2017 8:57 PM
To: Onufer, Kathleen M. - PDR
Subject: question for the applicant for the 23rd St and Jessamine project

Hi Kathleen,

Happy New Year! I hope you had a great trip - looks like you had an awesome time.

I was just reviewing the 23rd & Jessamine triangle project. I feel like I might be splitting hairs, but in one rendering, it appears that there are four newer trees, one in the outdoor dining area, then three along the sidewalk, starting at the corner of the building. In the other rendering, the trees are very mature, so based on what is currently there, with one in the dining area, then five along the sidewalk, the first one looks like it's in between the two balconies.

In the end, there will be trees! But if you have time, could you ask the applicant to clarify their intention? Or is this better left for the meeting?

See you Thursday,
Rob

--
Robert D Smith | [804-347-8891](tel:804-347-8891) | smithrd3@gmail.com