



Application for **SPECIAL USE PERMIT**

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

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**
☐ **special use permit, plan amendment**
☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 3801 Hanover Avenue Date: _____
Tax Map #: W000-1773/003 Fee: \$300
Total area of affected site in acres: .184

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

Zoning

Current Zoning: R-5

Existing Use: Single-Family Detached

Proposed Use

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

Lot division and construction of six single-family detached dwellings
Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Pareto LLC

If Business Entity, name and title of authorized signee: Jeremy Connell, Manager

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

Mailing Address: 269 Final Avenue

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 339-2358 Fax: ()

Email: jc@paretolc.com

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

**Application for SPECIAL USE PERMIT**

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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: 3803 Hanover Avenue Date: _____
Tax Map #: W000-1773/004 Fee: \$300
Total area of affected site in acres: 0.21

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

Zoning

Current Zoning: R-5

Existing Use: Single-Family Detached

Proposed Use

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

Lot division and construction of six single-family detached dwellings

Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: D Tail Development LLC

If Business Entity, name and title of authorized signer: Julie Weissand, Owner

(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: PO Box 4497

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 370-8320 Fax: ()

Email: julie@dovetailinc.com

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

APPLICANT'S REPORT

June 18, 2024

Rev1: May 20, 2025

Rev2: June 4, 2025

Special Use Permit Request

3801 & 3803 Hanover Avenue, Richmond, Virginia

Map Reference Number: W000-1773/003 and W000-1773/004

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

Mark Baker

530 East Main Street, Suite 730

Richmond, Virginia 23219

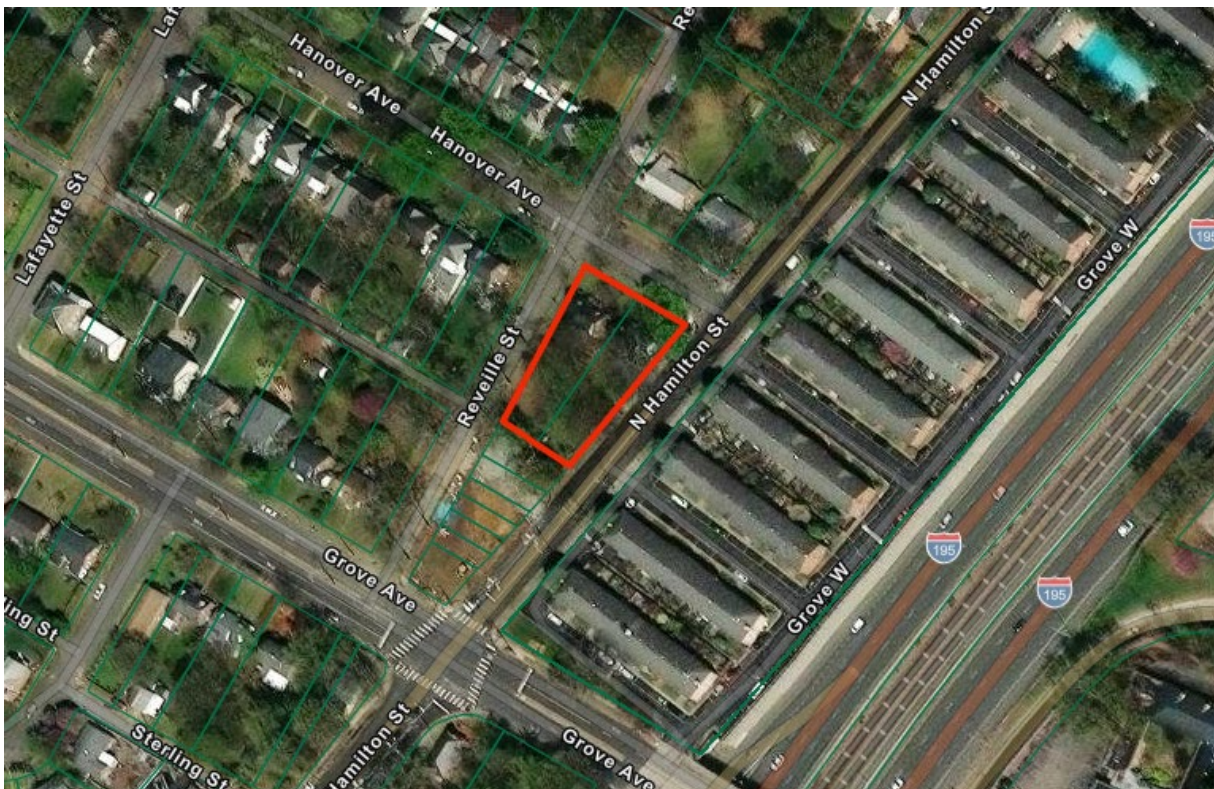
Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 3801 and 3803 Hanover Avenue (the "Property"). The SUP would authorize the construction of six single-family detached dwellings. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, certain feature requirements would not be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Hanover Avenue between Reveille and N Hamilton Streets. The Property is approximately 112 feet wide by 172 feet deep and contains approximately 16,248 square feet of lot area. The Property is referenced by the City Assessor as tax parcels W000-1773/003 and W000-1773/004. Each parcel is currently improved with a single-family detached dwelling fronting Hanover Avenue.



The properties in the immediate vicinity consist mainly of residential uses in a variety of forms. Immediately to the south, a SUP was approved in 2021 for a total of six three-story single-family attached dwellings. To the west, dwellings are primarily single-family detached dwellings. Immediately to the east, there is a large 50+ condominium complex consisting of rows of attached

two-story units. Additionally, multifamily uses can also be found throughout the neighborhood including, for example, the Malvern Manor apartments further west along Grove Avenue. Lastly, there are a number of office and institutional uses in the vicinity as well.

EXISTING ZONING

The Property and those to the West are zoned R-5 Single-Family Residential. Immediately to the East, across N Hamilton Street, lies a R-53 Multifamily Residential District while to the southeast, at the intersection of N Hamilton Street and Grove Avenue lies a RO-1 Residential Office District. A SUP was approved in 2021 to authorize six single-family attached dwellings immediately to the south which will front on Hamilton Street.

TRANSPORTATION

Located 0.1 miles from the Property, less than a five-minute walk, are bus stops served by the 77 Grove bus line which runs every 45 minutes and provides connection west to the University of Richmond and east to VCU, connecting with the Pulse BRT which provides connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. This land use category suggests new development allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are considered a primary use in the Residential designation which also encourages developments that reinforce a gridded street pattern to increase connectivity. Additionally, the Property is located near the Carytown National/Regional Node which is described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of six single-family detached dwellings on individual lots. The existing single-family dwellings would be retained on separate lots as well.

PURPOSE OF REQUEST

The subject Property currently consists of two lots, 3801 and 3803 Hanover Avenue, with a total lot depth of roughly 172 feet along N Hamilton and Reveille Streets and containing approximately 16,248 square feet of lot area. The applicant would like to subdivide the Property into a total of eight lots and construct six new single-family detached dwellings, while retaining the two existing single-family detached dwellings.

The existing dwellings would be retained on separate lots fronting Hanover Avenue. The new dwellings would be located to the rear of the existing parcels, with three dwellings fronting N Hamilton Street and three dwellings fronting Reveille Street. While the single-family detached use is permitted by the underlying zoning, the R-5 lot width and area requirements are not met and therefore, the SUP is required.

In exchange for the SUP, this request will better ensure a high-quality market rate development. The overall project would be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan while remaining consistent with the predominant single-family uses found in the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

When complete, the six new single-family detached dwellings would each be three stories in height. The homes have been designed with a high-quality brick façade and would include a front porch and rooftop terrace to provide additional outdoor living area for future occupants. The floor plans are modern and efficient, designed to meet the needs of families in today's market. An open kitchen and living area is included on the second floor with two bedrooms on the first floor and a primary bedroom with en-suite bathroom and walk-in closet on the third floor. The plans include two alternatives for the first floor to allow for flexibility in bathroom options to appeal to a range of home buyers. In addition to the brick façade, the buildings would be clad in cementitious lap siding to ensure quality and durability.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for single-family dwellings will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings will result in no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

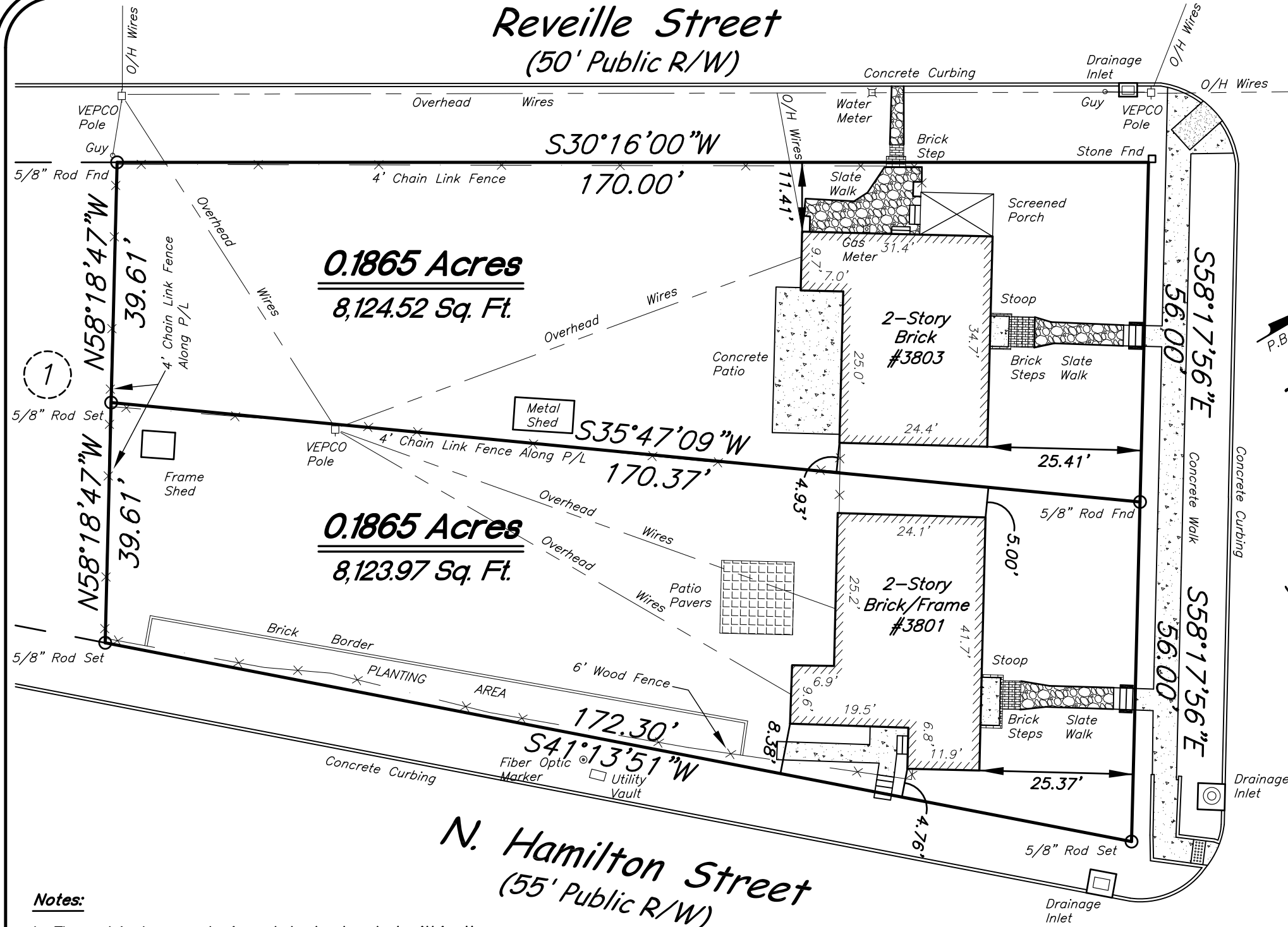
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing attached dwellings in the vicinity. Required setbacks between buildings will be met. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

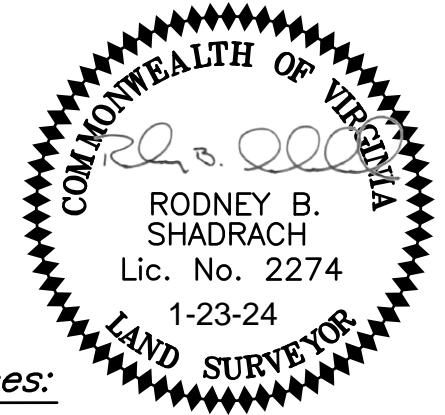
Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate development. The request offers compatibility with the City's Master Plan in terms of use and consistency with similarly approved SUPs nearby. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for additional housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

Reveille Street
(50' Public R/W)



I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Legal References:

PARETO, LLC

Instrument No. 2023-13301

Tax Parcel No. W000-1773/003

#3801 Hanover Avenue

Zoned: R-5 (Single-Family Residential)

D-TAIL DEVELOPMENT LLC

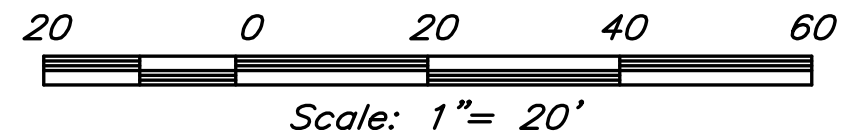
Instrument No. 09800-16062

Tax Parcel No. W000-1773/004

#3803 Hanover Avenue

Zoned: R-5 (Single-Family Residential)

SURVEY PLAT
SHOWING EXISTING IMPROVEMENTS
TO #3801 & #3803 HANOVER AVE.
CITY OF RICHMOND, VIRGINIA
DATE: JANUARY 23, 2024



Shadrach & Associates LLC

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • email: rod@shadrachsveys.com

Notes:

1. The subject property is not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Firmette No. 510129-0028-D, effective date: April 02, 2009 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: December 16, 2023.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property not reflected hereon.

1

VERTICAL BUILDERS LLC
Instrument No. 2022-21435
Lot 7, 3800 GROVE
Plat Book 22, Page 7
Tax Parcel No. W000-1773/001
#324 N. Hamilton Street
Zoned: R-5 (Single-Family Residential)

FILE NAME: C:\24 Jobs\24-0464 Hanover Avenue Townhomes\CAD\C\EXISTING CONDITIONS AND DEMOLITION PLAN.dwg LAYOUT NAME: EXISTING CONDITIONS AND DEMOLITION PLAN PLOTTED: Tuesday, June 03, 2025 - 4:06pm USER: Keith Stanley



NOTE: REMOVE ALL TREES IN
CENTRAL AREA OF PROJECT
ALONG FENCE BETWEEN 3801
HANOVER AND 3803 HANOVER

- Notes:
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① **VERTICAL BUILDERS LLC**
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Lot 7, 3800 GROVE
Plat Book 22, Page 7
Tax Parcel No. W000-1773/001
#324 N. Hamilton Street
Zoned: R-5 (Single-Family Residential)

DEMOLITION NOTES:

- A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
- POST PERMITS ON SITE.
- THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
- BEGIN DEMOLITION. DEMOLITION OF ANY BUILDINGS SHALL INCLUDE THE REMOVAL OF ALL ABOVE GROUND APPURTENANCES, FOOTINGS AND FOUNDATIONS, AND BUILDING SLAB TO THE BASE STONE. THE CONTRACTOR SHALL NOT REMOVE BASE STONE SO AS TO AVOID CREATING LAND DISTURBANCE. ANY VOIDS LEFT FROM FOOTING AND FOUNDATION REMOVAL SHALL BE BACKFILLED WITH #57 STONE
- REMOVE ANY EXISTING SANITARY SEWER LATERALS NOT BEING REUSED UP TO THE PROPERTY LINE AND INSTALL CLEANOUTS AT THE PROPERTY LINE FOR FUTURE TIE IN. BACKFILL ANY LATERAL TRENCHES WITH #57 STONE.
- REMOVE ANY EXISTING WATER SERVICE LINES NOT BEING REUSED UP TO THE PROPERTY LINE. BACKFILL ANY WATER SERVICE LINES WITH #57 STONE. COORDINATE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF METER BOX AND SERVICE IN RIGHT OF WAY
- DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
- DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS.
- DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE PAVEMENT, ASPHALT PAVEMENT, WALKS, STAIRS, AND LOADING DOCKS. REMOVAL OF PAVEMENT ITEMS IS TO BE DOWN TO BASE STONE BUT NOT BELOW BASE STONE SO AS TO PREVENT LAND DISTURBANCE.
- ANY UNDERGROUND TANKS ARE TO BE EXCAVATED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL STANDARDS AND BACKFILLED WITH #57 STONE
- THIS DEMOLITION PLAN IS AN ATTEMPT TO IDENTIFY ITEMS THAT ARE TO BE REMOVED BY THE CONTRACTOR BASED ON FIELD OBTAINED SURVEY INFORMATION AND SITE OBSERVATIONS. ITEMS THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE PLAN BUT THAT EXIST ON THE SITE AND MUST BE REMOVED FOR FUTURE CONSTRUCTION ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
- SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE BACKFILLED WITH #57 STONE BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

ADDITIONAL DEMOLITION NOTES FOR SUP

- THE NOTES ABOVE ARE AS PROVIDED HEREIN AS REFERENCE AND SHOULD BE COMPLETED VIA THE DEMOLITION PERMIT. CONTRACTOR FOR BUILDING CONSTRUCTION MUST CONFIRM THE DEMOLITION AS NOTED ABOVE AND ON THIS PLAN HAS BEEN COMPLETED TO THEIR SATISFACTION SUCH THAT BUILDING CONSTRUCTION CAN COMMENCE. ANY ITEMS NOT DEMOLISHED SHALL BE IDENTIFIED TO THE OWNER IMMEDIATELY FOR THE COORDINATION OF THEIR REMOVAL.

SURVEYING NOTES

- THE EXISTING CONDITIONS REFLECTED HEREON ARE BASED ON A FIELD SURVEY COMPLETED BY SHADRACH AND ASSOCIATES LAND SURVEYING ON JANUARY 23, 2024 AND REVISED AUGUST 3, 2024. ADDITIONAL DATA HAS BEEN OBTAINED FROM PREVIOUS DESIGN PLANS FOR THE AREA AND FROM CITY OF RICHMOND RECORD DATA.



| CLIENT | JC |
|-----------|----------|
| DRAWN | KDS |
| DESIGN | KDS |
| APPROVED | KDS |
| DATE | 05-29-25 |
| SCALE | 10-11-24 |
| REVISIONS | R/P |
| NO | AS NOTED |

**BROCKENBROUGH**
A Stratus Team Company

1011 Boulder Springs Drive, Suite 200 | Richmond, VA 23225
804.592.3900 main | 804.592.3901 fax
www.brockenbrough.com

EXISTING CONDITIONS AND DEMOLITION PLAN

3801-3803 HANOVER AVE
TOWNHOMES SUP PLAN

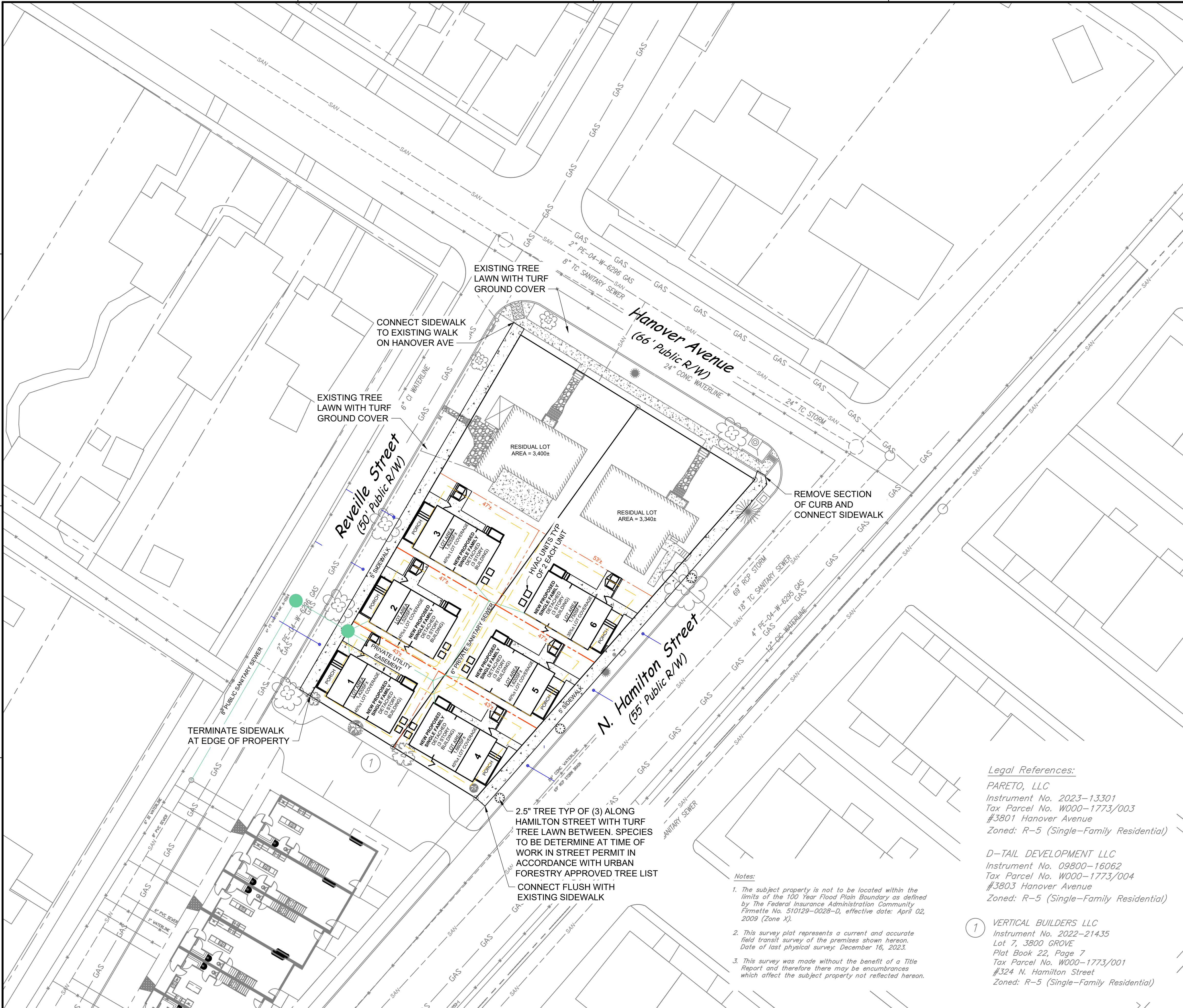
CITY OF RICHMOND

VIRGINIA

SHEET 1 OF 2

C-101

FILE NAME: G:\24 Jobs\24-0464 Hanover Avenue Townhomes\CAD\C-C-102 LAYOUT AND UTILITY PLAN.dwg LAYOUT NAME: LAYOUT AND UTILITY PLAN PLOTTED: Monday, June 08, 2025 - 4:42pm USER: KelliStanley



UTILITY NOTES AND MATERIAL SPECIFICATIONS

- GENERAL
- CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
 - SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
 - WATER SERVICES, INCLUDING ANY FIRE HYDRANTS, FROM THE MAIN UP TO AND INCLUDING THE METER BOX ARE TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN

- PUBLIC UTILITIES
- ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
 - THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
 - SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-35 PVC
 - WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

| PIPE SIZE | THICKNESS CLASS |
|-----------|-----------------|
| 3" | 54 |
| 4" | 53 |
| 6" | 54 |
| 8" | 54 |
| 12"+ | 51 |

- WATER SERVICES 2" AND UNDER ARE COPPER. BELOW GROUND TUBING IS TO BE TYPE K SOFT DRAWN COPPER, AND ABOVE GROUND TUBING IS TO BE TYPE L HARD DRAWN COPPER.

- PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)
- ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2021 VERSION OF THE INTERNATIONAL PLUMBING CODE
 - ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
 - ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
 - ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2021 VERSION OF THE INTERNATIONAL PLUMBING CODE
 - ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
 - ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

WATER SERVICE CONFIGURATION NOTE
(TO BE INSTALLED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES)
6 EA - CORP STOP/RESIDENTIAL METER TAP
±200 LF 1" COPPER SERVICE
6 EA - 5/8" WATER METERS AND BOX

SITE NOTES

- ALL WORK IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO PAVEMENT RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OR RICHMOND RIGHT OF WAY EXCAVATION AND RESTORATION MANUAL.
- SETBACKS AND EASEMENTS
 - SETBACKS AND EASEMENT LINES: -----
 - FRONT YARD SETBACK = 5' MINIMUM
 - REAR AND SIDE YARD SETBACKS = 3' MINIMUM.
- PARCELS
 - PROPERTY LINES: -----
 - APPROXIMATE PARCEL SIZES ARE AS SHOWN
 - MINIMUM LOT SIZE: 1,400± SF
- UTILITIES
 - APPROXIMATE SANITARY SEWER: -----
 - APPROXIMATE WATER: -----
- PUBLIC WALKS - TREE REMOVAL ALONG PUBLIC STREETS ARE NOT PERMITTED. USE OF AIR SPADING AND FLEXIBLE SIDEWALK WILL BE REQUIRED WHEN ROUTING OVER ROOT ZONES OF TREES. EXACT LOCATION OF AIR SPADING AND SPECIFICATION OF FLEXIBLE SIDEWALKS WILL BE DETERMINED AT TIME OF CONSTRUCTION.

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Instrument No. 2023-13301
Tax Parcel No. W000-1773/003
#3801 Hanover Avenue
Zoned: R-5 (Single-Family Residential)

D-TAIL DEVELOPMENT LLC
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- Notes:
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 - This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: December 16, 2023.
 - This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property not reflected hereon.



BROCKENBROUGH

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LAYOUT AND UTILITY PLAN

3801-3803 HANOVER AVE
TOWNHOMES SUP PLAN

CITY OF RICHMOND

VIRGINIA

SHEET 2 OF 2

C-102

| CLIENT | JC |
|----------|----------|
| DRAWN | KDS |
| DESIGN | KDS |
| APPROVED | KDS |
| DATE | 08-23-24 |
| SCALE | 10-11-24 |
| DATE | RIP |
| AS NOTED | |



LEGEND

- E.T.R. – Existing Tree to Remain
- (1) – Street Tree as selected from the list of City of Richmond Urban Forestry Division Recommended Tree Species for City Right-of-Way; small or medium trees. 2.5" minimum caliper when planted.
- (2) – On-site tree as selected from the City of Richmond Urban Forestry Division Recommended Tree Species for City Right-of-Way; small trees. Crepe Myrtles and/o Japanese Maples also possible. 1"-2" caliper, 6'-8' when planted.
- (3) – Existing Tree to Remain if possible. If replacement is required, tree to be selected from the City of Richmond Urban Forestry Division Recommended Tree Species for City Right-of-Way; medium tree. 2.5" minimum caliper when planted.

3801-3803 Hanover Landscape Plan
Prepared by Bryon Jefferson Dated
06/04/2025

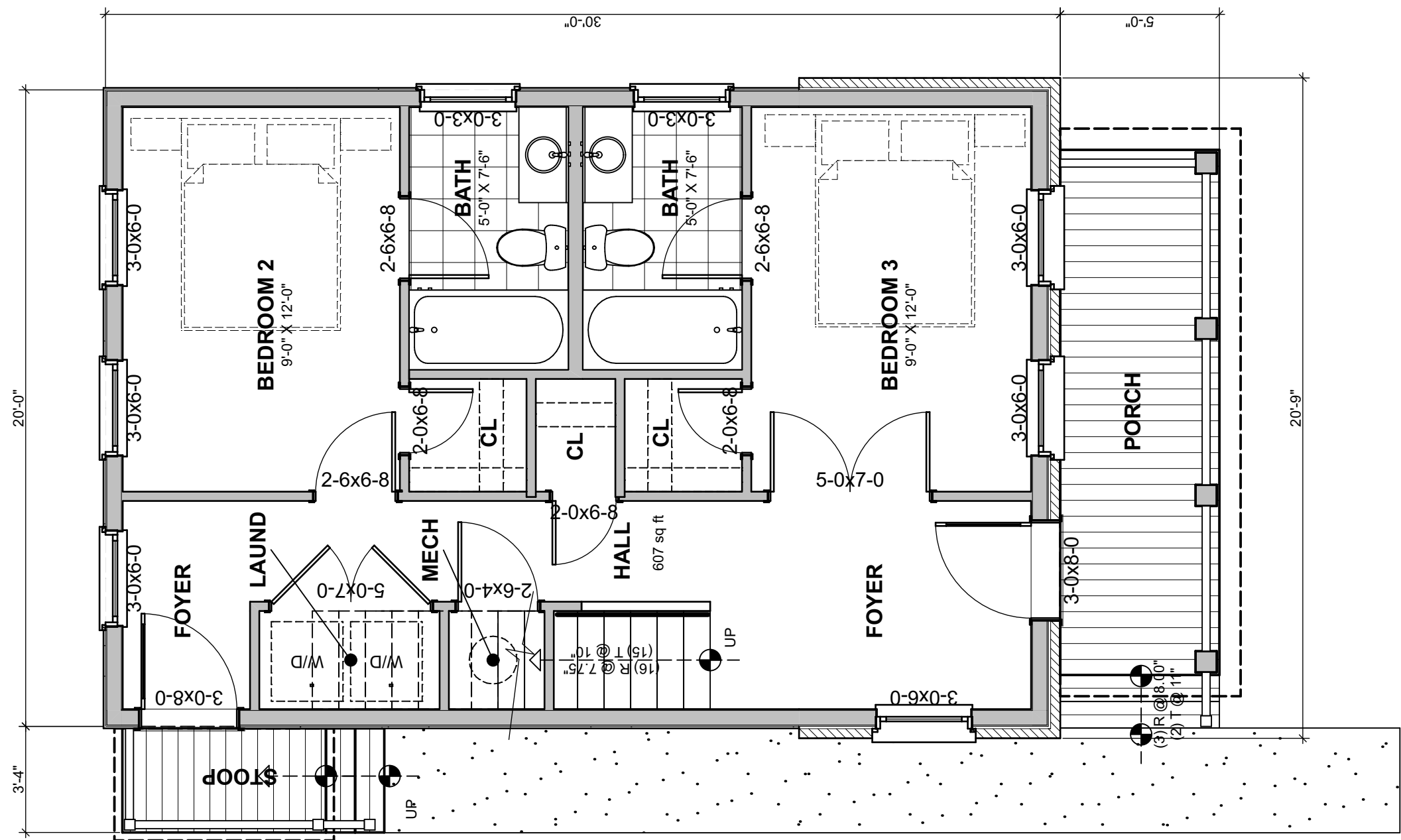
[illegible]

SCALE: 1/16" = 1'-0"

PROJECT NO.: 24004

RICHMOND, VIRGINIA





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SK-02

6/4/25

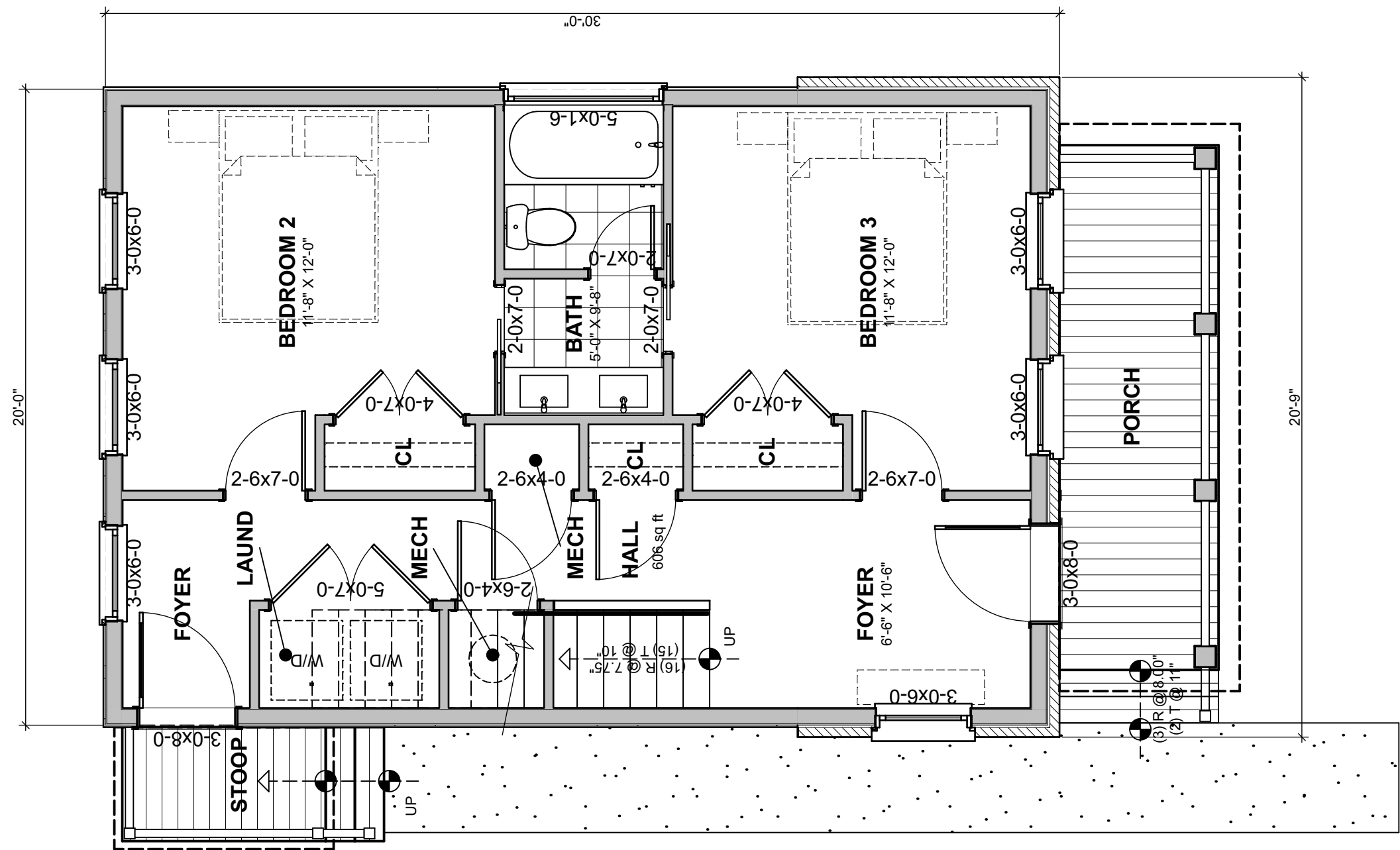
PROJECT NO.: 24004

PROPOSED FIRST FLOOR PLAN ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





FIRST FLOOR PLAN - ALT

SCALE: 1/4" = 1'-0"

SK-03

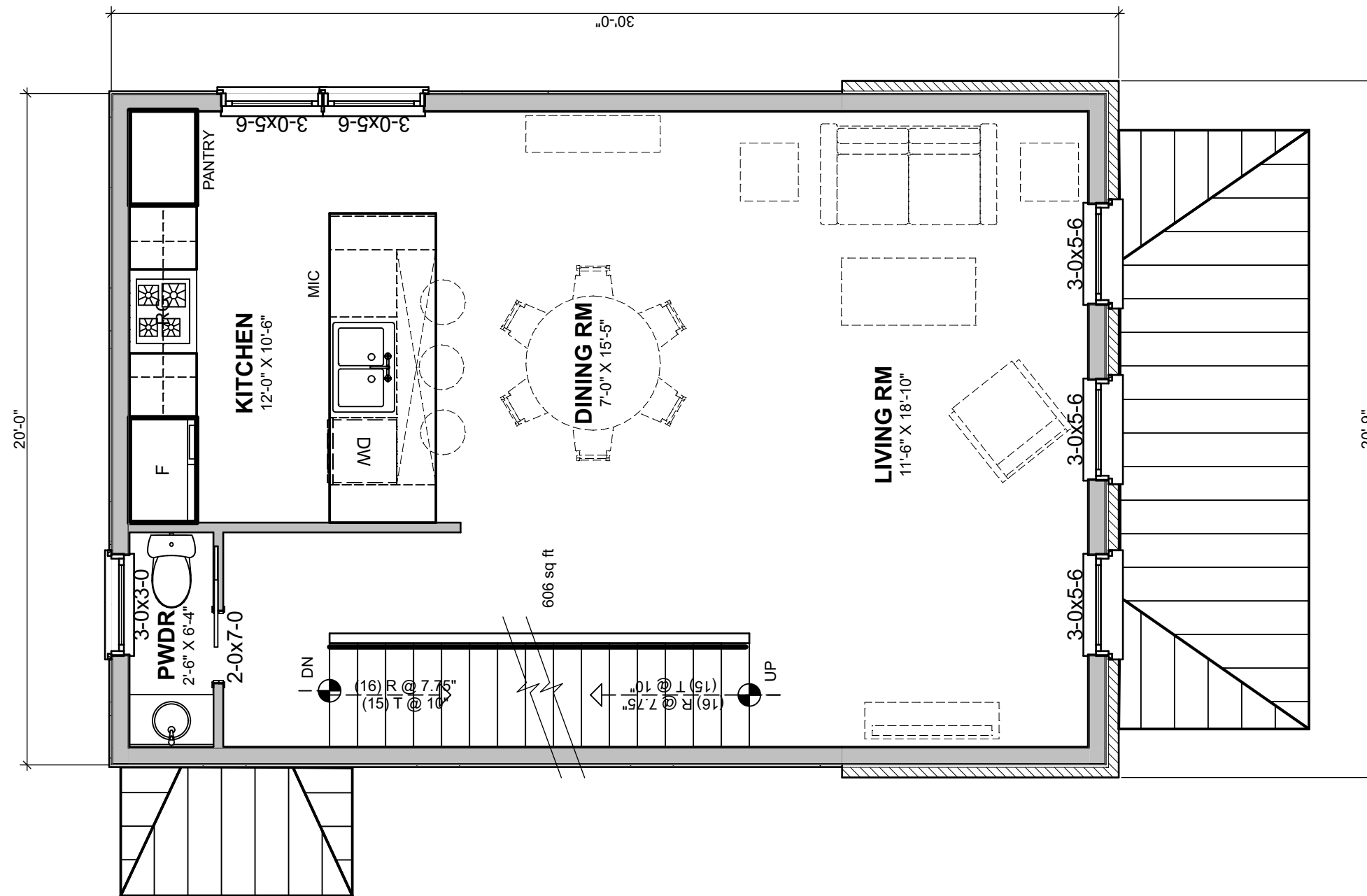
6/4/25

PROJECT NO.: 24004

PROPOSED FIRST FLOOR ALT 1 ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SK-04

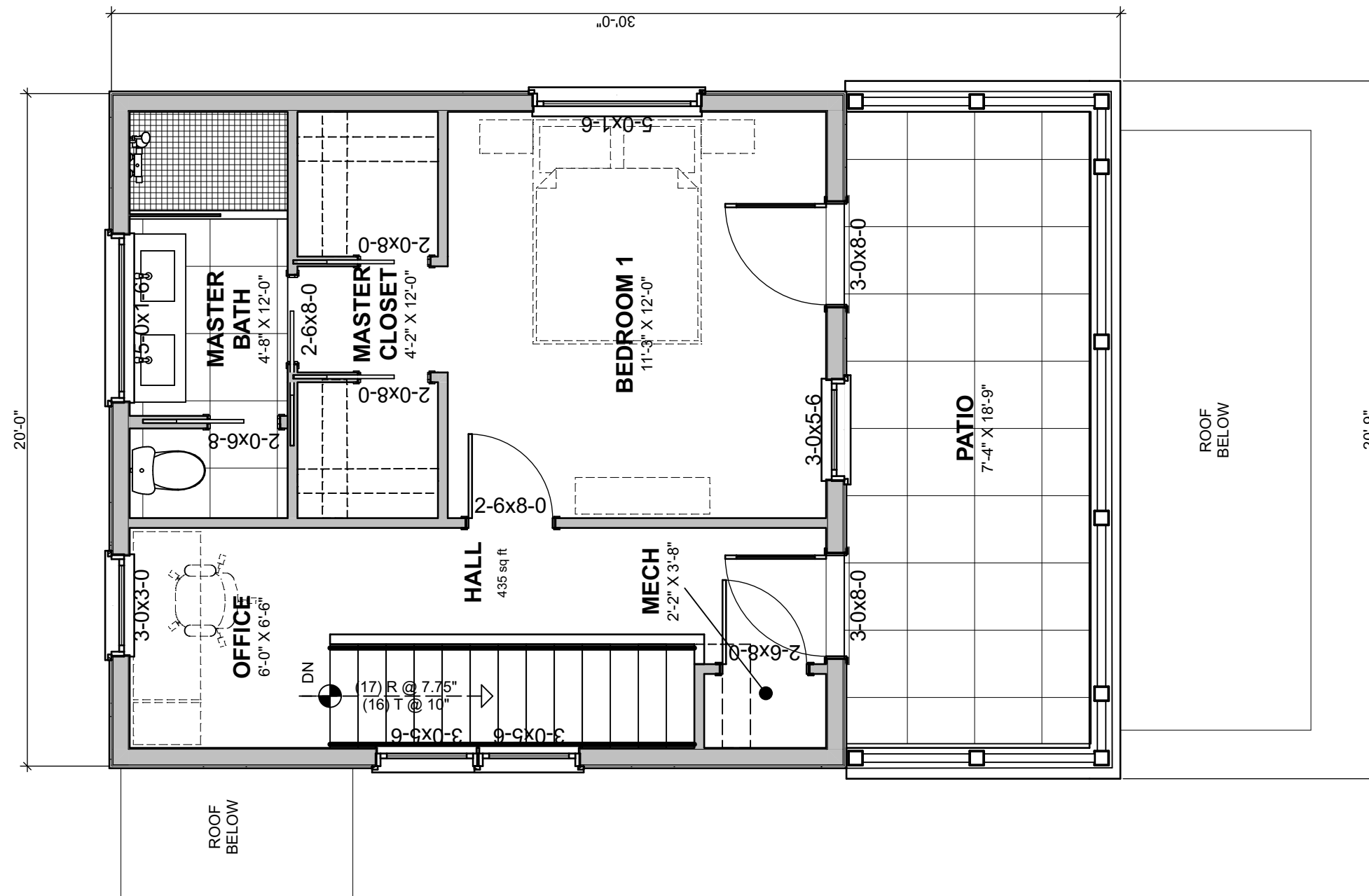
6/4/25

PROJECT NO.: 24004

PROPOSED SECOND FLOOR PLAN ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

SK-05

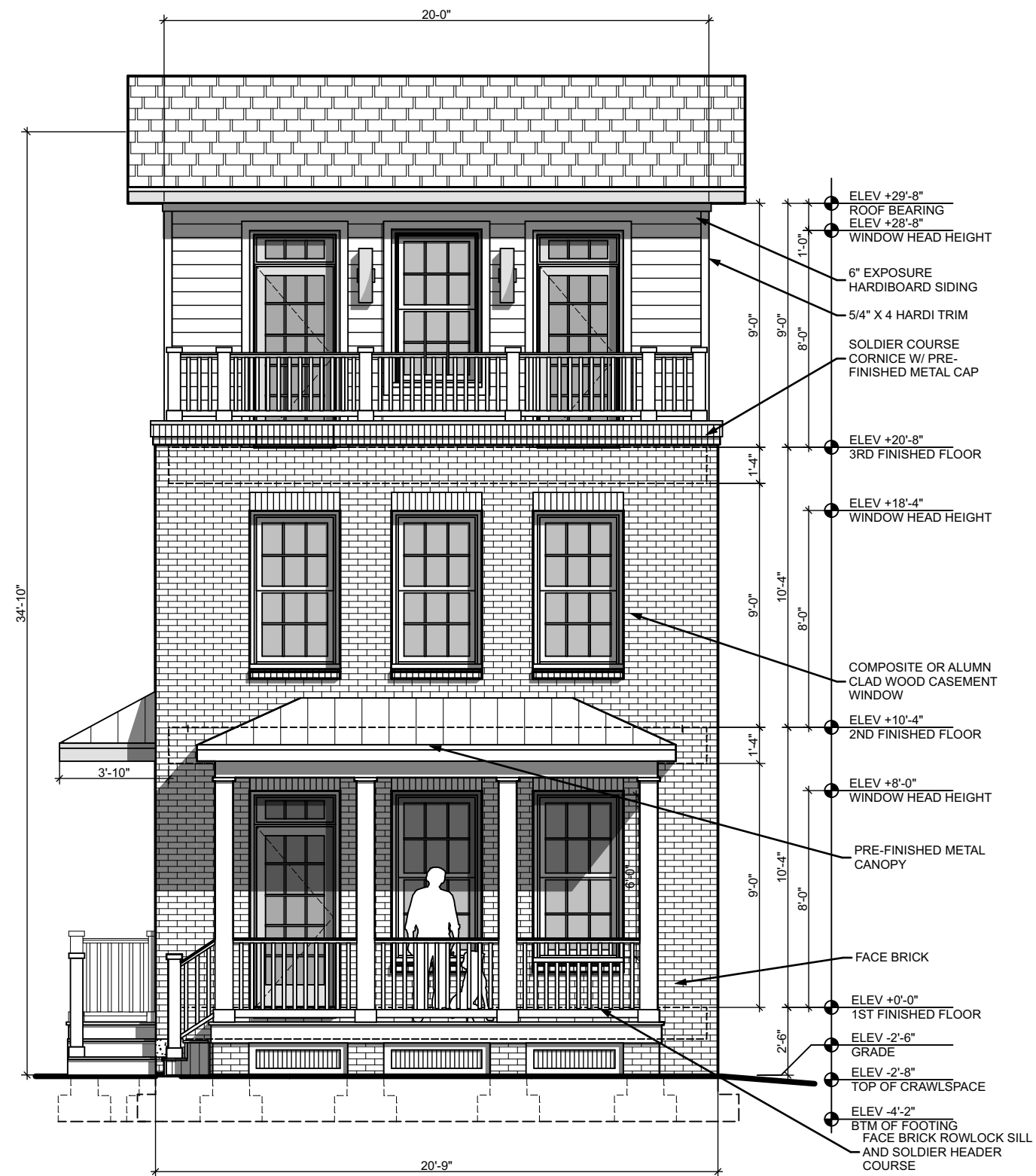
6/4/25

PROJECT NO.: 24004

PROPOSED THIRD FLOOR PLAN ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



PROPOSED FRONT ELEVATION (REVEILLE ST)

SCALE: 3/16" = 1'-0"

SK-06

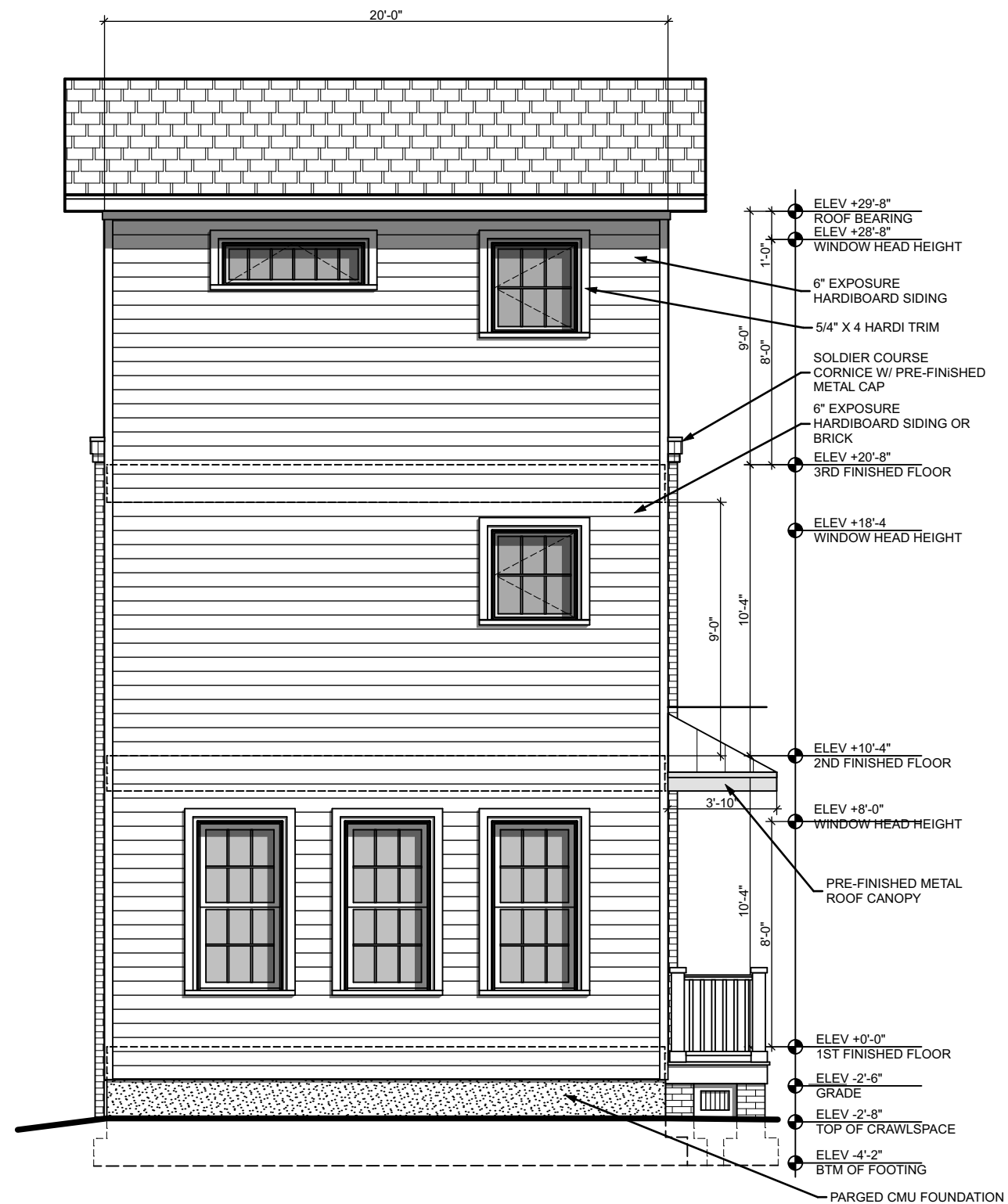
6/4/25

PROJECT NO.: 24004

PROPOSED FRONT ELEVATION ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



PROPOSED REAR ELEVATION (REVEILLE ST)

SCALE: 3/16" = 1'-0"

SK-07

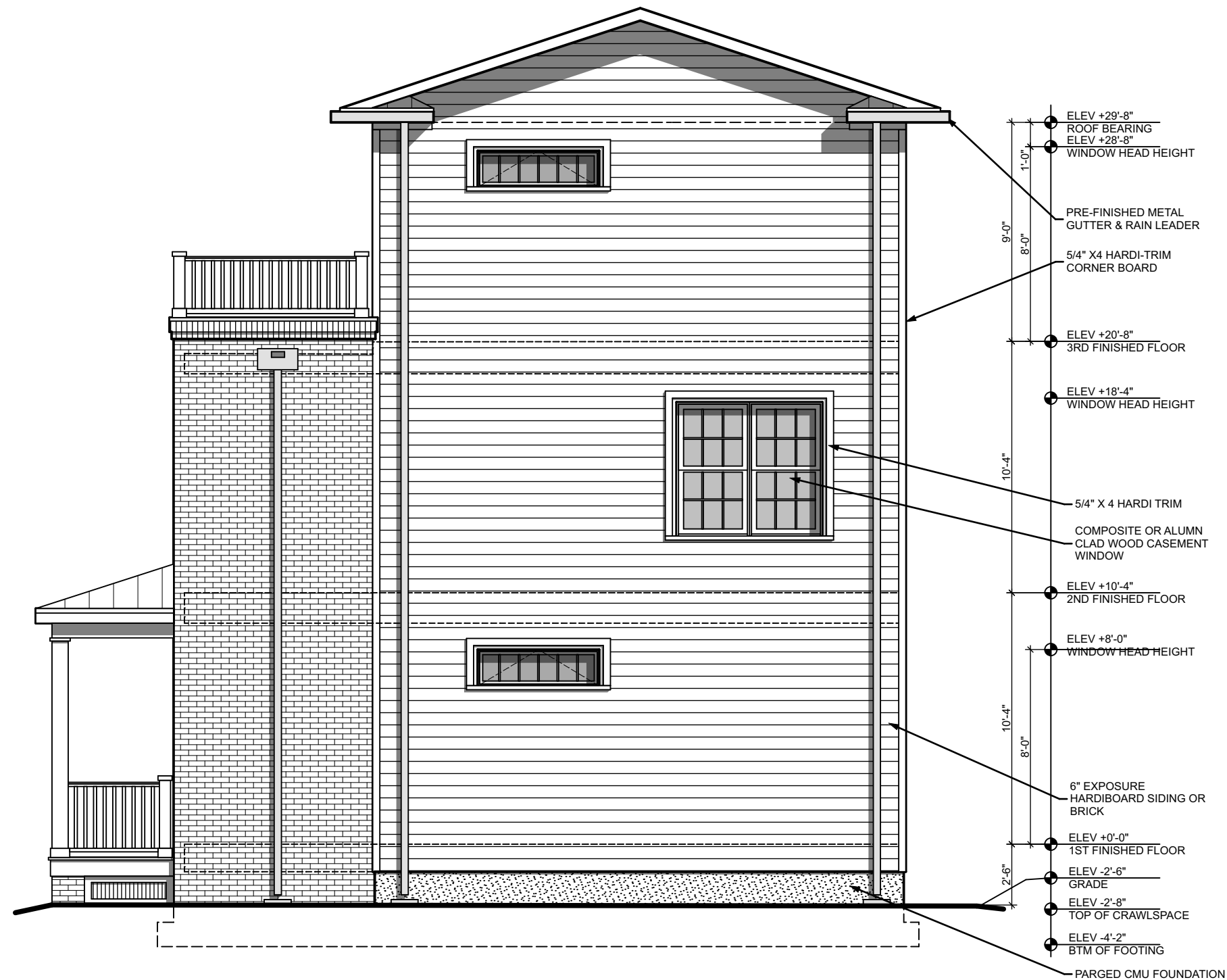
6/4/25

PROJECT NO.: 24004

PROPOSED REAR ELEVATION ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



PROPOSED RIGHT SIDE ELEVATION (REVEILLE ST)

SCALE: 3/16" = 1'-0"

SK-08

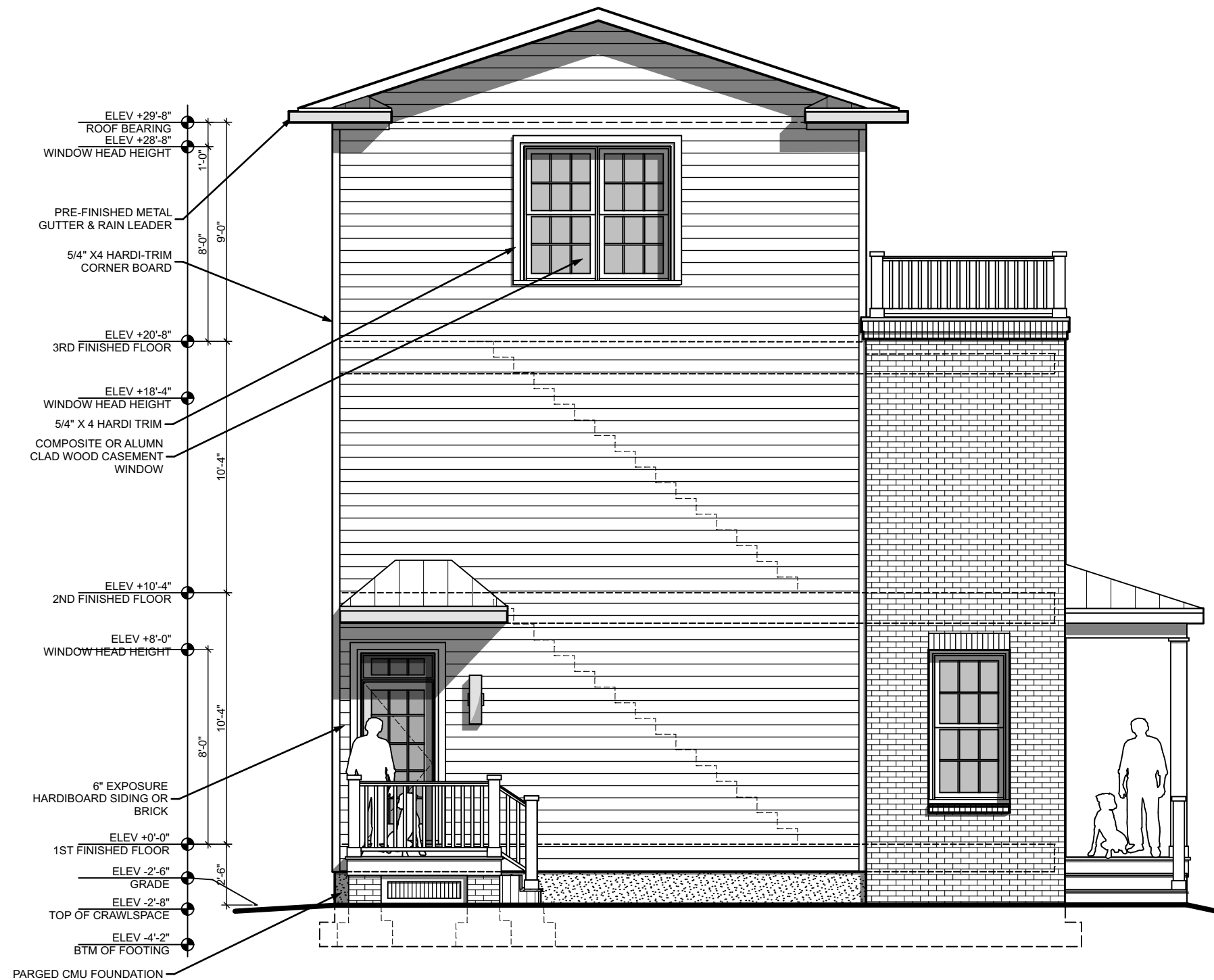
6/4/25

PROJECT NO.: 24004

PROPOSED RIGHT SIDE ELEVATION ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



PROPOSED RIGHT SIDE ELEVATION (REVEILLE ST)

SCALE: 3/16" = 1'-0"

SK-09

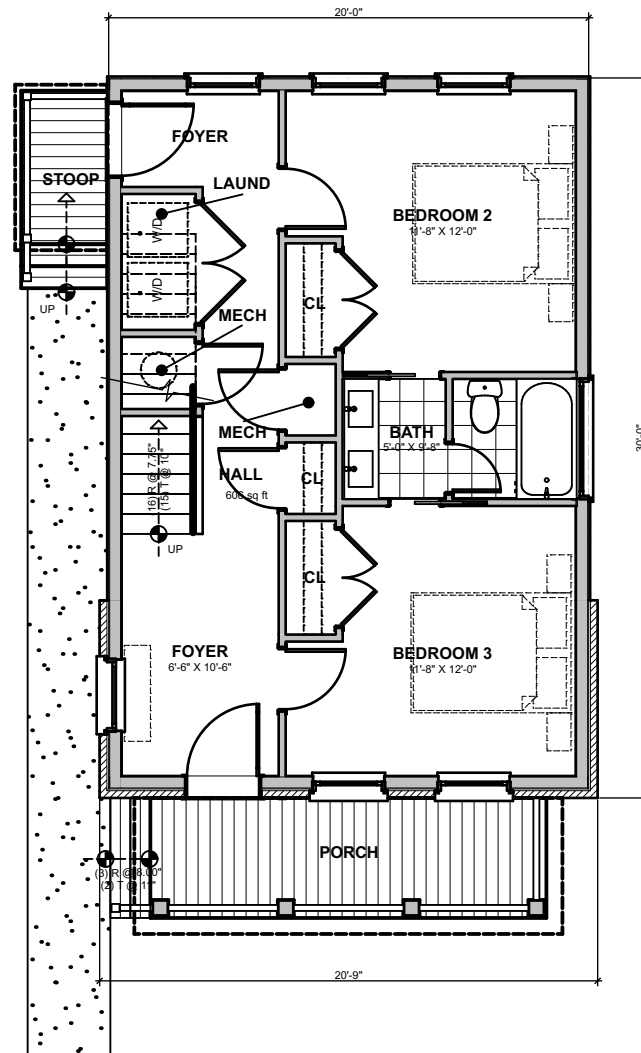
6/4/25

PROJECT NO.: 24004

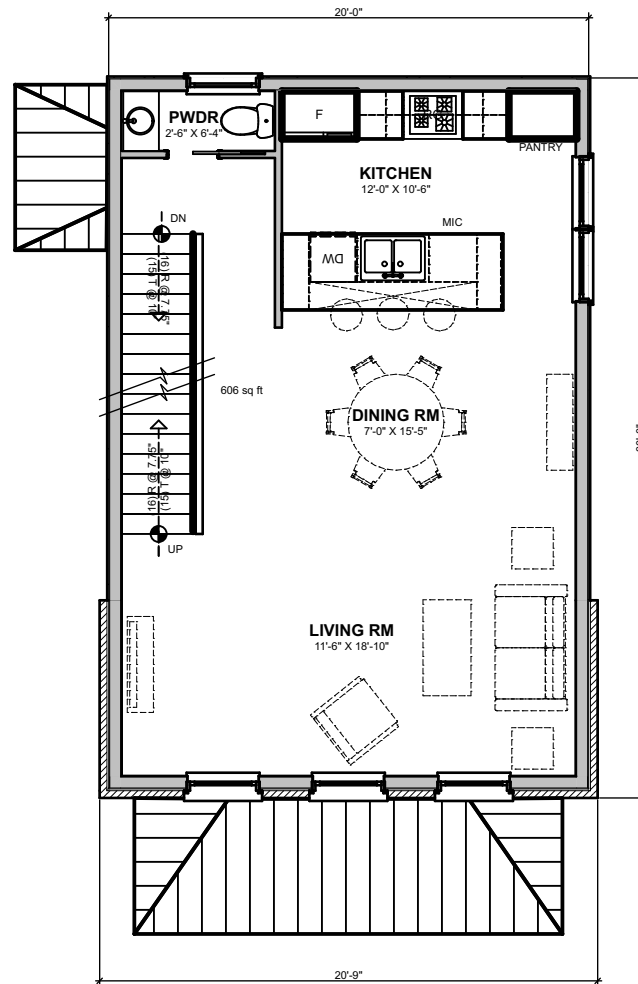
PROPOSED LEFT SIDE ELEVATION ALTERNATIVE

3801-3803 HANOVER AVE

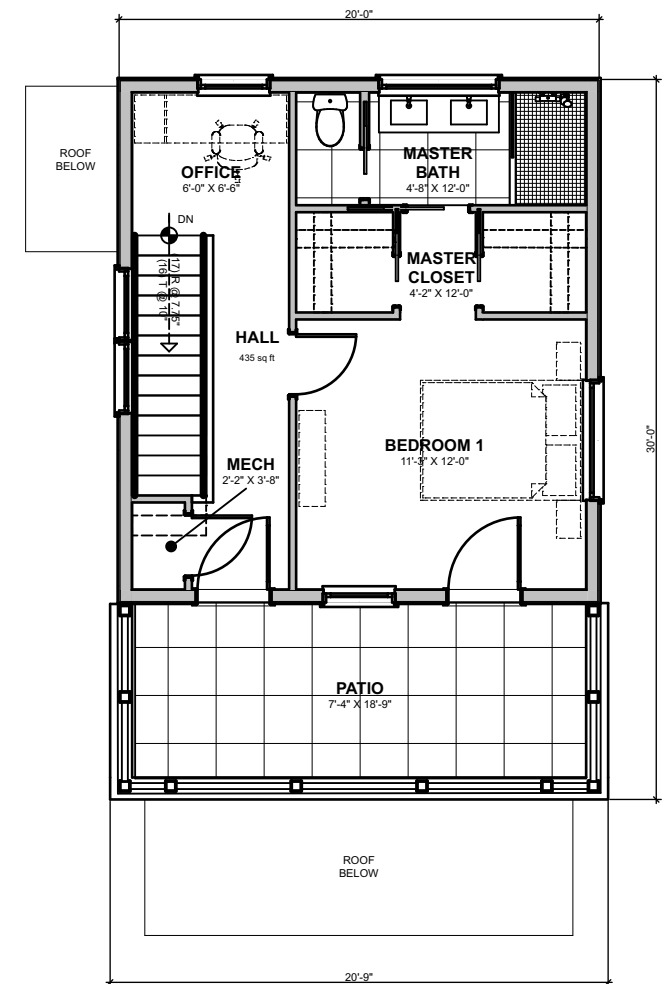
RICHMOND, VIRGINIA



1



2



3

SK-10

6/4/25

PROJECT NO.: 24004

PROPOSED FLOOR PLANS ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA