

INTRODUCED: June 24, 2024

AN ORDINANCE No. 2024-179

To authorize the special use of the properties known as 1600 Roseneath Road and 3406 West Moore Street for the purpose of a mixed-use building, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JULY 22 2024 AT 6 P.M.

WHEREAS, the owner of the properties known as 1600 Roseneath Road and 3406 West Moore Street, which are situated in a B-7 Mixed-Use Business District, desires to use such properties for the purpose of a mixed-use building, which use, among other things, is not currently allowed by section 30-446.7, concerning height, 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 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 1600 Roseneath Road and 3406 West Moore Street and identified as Tax Parcel Nos. N000-1791/005 and N000-1791/004 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey, Roseneath Moore Multifamily,” prepared by Bohler, and dated July 10, 2023, 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 a mixed-use building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1600 Roseneath, 1600 Roseneath Rd, Richmond, VA 23230,” prepared by vhb, and dated May 2, 2024, and “Special Use Permit Package, 01.10.24,” prepared by Morris Adjmi Architects, and dated January 10, 2024, hereinafter, collectively, referred to 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 a mixed-use building, substantially as shown on the Plans.

(b) Off-street parking shall be provided for the Special Use, substantially as shown on the Plans.

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

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

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalk, street trees, bicycle racks, and a pet waste station along Norfolk Street, Roseneath Road, and West Moore Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public

Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-0453

File ID: Admin-2024-0453

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 05/10/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 06/24/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0453 - Application Documents, Admin-2024-0453 - Ordinance AATF

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/18/2024	Matthew Ebinger	Approve	6/20/2024
1	2	6/18/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	6/18/2024	Kevin Vonck	Approve	6/25/2024
1	4	6/18/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	6/18/2024	Sharon Ebert	Approve	6/20/2024
1	6	6/18/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	6/20/2024	Jeff Gray	Approve	6/20/2024
1	8	6/20/2024	Lincoln Saunders	Approve	6/24/2024
1	9	6/20/2024	Mayor Stoney	Approve	6/24/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
-----------------------	---------------------	--------------	----------------	-----------------	------------------	-------------------------	----------------

Text of Legislative File Admin-2024-0453

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 18, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

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

RE: To authorize the special use of the properties known as 1600 Roseneath Road and 3406 Moore Street for the purpose of a mixed-use building, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize eight stories within a B-7 Mixed Use Business District which currently allows for five stories. All other conditions are to align with the B-7 sections. A Special Use Permit is therefore required.

BACKGROUND: The properties are located in the Scott’s Addition neighborhood on Roseneath Road between Norfolk and West Moore Streets. The properties are currently combined commercial uses with 121,956 sq. ft. (2.8 acre) improved parcels of land, including a 110,763 sq. ft. office building, constructed in 1950 and a 17,650 sq. ft. light manufacturing building, constructed in 1940. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Industrial Mixed Use, which is defined as “Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.” Intensity: Medium- to high-density, three to eight stories. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government. (p. 62)

The current zoning for this property is B-7 Mixed Use Business District. All adjacent and nearby properties are located within the same B-7 zone, with some nearby areas zones TOD-1 Transit Oriented Nodal District. The area is primarily mixed use residential, with some small industrial uses remaining in the vicinity.

COMMUNITY ENGAGEMENT: The Scott's Addition Organization was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 24, 2024

CITY COUNCIL PUBLIC HEARING DATE: July 22, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, July 16, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

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



Application for **SPECIAL USE PERMIT**

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

Application is hereby submitted for: (check one)

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

Project Name/Location

Property Address: 1600 Roseneath Road, 3406 Moore Street Date: January 3, 2024
 Parcel I.D. #: N0001791/005, N0001791/004 Fee: _____
 Total area of affected site in acres: 2.175

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

Zoning

Current Zoning: B-7

Richmond 300 Land Use Designation: Industrial Mixed-Use

Proposed Use

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

Existing Use: vacant buildings

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2018-279

Applicant/Contact Person: Jennifer D. Mullen, Esq.

Company: Roth Jackson Gibbons Condlin, PLC
 Mailing Address: 1519 Summit Avenue, Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 977-3374 Fax: ()
 Email: jmullen@rothjackson.com

Property Owner: 3406 Moore Street LLC

If Business Entity, name and title of authorized signee: Henry A Shield II, 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: 3200 Rockbridge Street, Suite 300
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 370-0284 Fax: ()
 Email: henryshield@gmail.com

Property Owner Signature: [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)



Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the *Richmond 300* to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval; it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month.

Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.



FILING

Special use permit applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

1. **Application form;**
2. **Application fee;**
3. **Applicant's report;**
4. **Electronic PDF plans; and**
5. **Survey plat.**

1. **Application Form:** All owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
2. **Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
3. **Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimated amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will ***not:***
 - a. be detrimental to the safety, health, morals and general welfare of the community involved;
 - b. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - c. create hazards from fire, panic or other dangers;
 - d. tend to cause overcrowding of land and an undue concentration of population;
 - e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - f. interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***



FILING

- 4. Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:

- a.** Site Plan
- b.** Elevation Plans
- c.** Floor Plans
- d.** Landscape Plans
- e.** Signage Plan & Details
- f.** Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at: DCDLanduseadmin@richmondgov.com.

- 5. Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a.** North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
 - b.** Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.



COMMUNITY UNIT PLAN

Preliminary	\$3,000 + \$100/acre ¹
Extension of Preliminary Approval	\$1,500
Final	\$1,500 + \$100/acre ¹
Amendment	\$1,500 + \$100/acre ¹

CONDITIONAL USE PERMIT

Initial	\$1,500 + \$100/acre ²
Amendment	\$1,000 + \$100/acre ²

PLAN OF DEVELOPMENT

Floor area & Land disturbed ≤5,000 square feet	\$500 + \$100/acre ²
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	\$1,000 + \$100/acre ²
Floor area & Land disturbed ≥50,001 square feet	\$1,500 + \$100/acre ²

REZONING/CONDITIONAL REZONING

Each continuance caused by the applicant	\$1,500 + \$100/acre ²
	\$250

SPECIAL USE PERMIT

<i>Use</i>	<i>Initial</i>	<i>Amendment</i>
Day Nursery	\$300	\$200
Single- or two-family detached or attached dwelling	\$300	\$200
Outdoor dining	\$300	\$200
Mobile food business	\$300	\$200
Sign	\$300	\$200
Multi-family dwelling (3 to ten units)	\$1,800	\$1,200
Commercial or industrial equal to or less than 5,000 sq ft	\$1,800	\$1,200
Multi-family dwelling (more than 10 units)	\$2,400	\$1,800
Commercial or industrial more than 5,000 sq ft	\$2,400	\$1,800
Each continuance caused by the applicant	\$250	

SUBDIVISION

Preliminary Plat	\$500 + \$15/lot
Extension of Preliminary Plat Approval	\$150
Final Plat	\$500 + \$15/lot
Subdivision Confirmation Letter	\$100
Continuance*	\$50
Plat of Correction	\$100

A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.

¹For Community Unit Plans (CUP), the first 10 acres are included in the base price.

²For Conditional Use Permits, Plans of Development, and Rezonings, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2*100 (for the 1.3 acres over the first acre))

* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

Jennifer D. Mullen
Richmond Office
(804) 977-3374(direct)
jmullen@rothjackson.com

January 11, 2024

VIA EMAIL

Mr. Matthew Ebinger
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Special Use Permit Request: 1600 Roseneath Road (Tax Map Number N0001791005) and 3406 Moore Street (Tax Map Number N0001791004)

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying a special use permit request (the "SUP") for the parcels known as 1600 Roseneath Road and 3406 Moore Street (collectively, the "Property"). The Property is located on the west side of Roseneath Road between W. Moore Street and Norfolk Street. The Property consists of two lots of record containing approximately 2.175 acres of land area that is current improved by one (1) single-story building and two (2) two-story buildings and accessory parking. The SUP would facilitate the redevelopment of the Property with a seven and stepped-back eight-story mixed use building containing uses permitted pursuant to the underlying zoning with the potential for multi-family dwelling units, hotel, commercial space and associated parking deck.

The Property is zoned B-7 Mixed-Use Business, which permits the proposed uses as a matter of right. The B-7 district generally limits building height to five (5) stories. The surrounding properties to the north, east, and south are also zoned B-7 Mixed-Use Business. Consistent with this zoning designation, these properties are occupied by a range of uses including industrial, multi-family dwellings, and commercial/retail uses.

The proposed dwelling units or hotel rooms are expected to be configured on floors three thru seven and eight, and floors one and two would contain the commercial space, amenity areas and parking deck. A courtyard amenity space would be available for the use of residents or hotel guests.

The Richmond 300 and Pulse Corridor Plan recommends "Industrial Mixed-Use" for the Property. This land use category provides for new construction in buildings that may be taller than lower scale post-industrial adaptive reuse buildings with ground floor uses engaging the street. The recommended density for this land use designation is three (3) to eight (8) stories. Typical principal uses include Industrial, multi-family residential, office, retail, and personal service. This request is consistent with the recommendation. The Property was rezoned in 2017 to B-7 as part of a city-initiated rezoning along the Pulse corridor. The B-7 district permits the proposed uses and the proposed height is within the range suggested by the Richmond 300, particularly with the Property location on the two priority streets of Roseneath Road and W. Moore Street. The proposal would also support several transit-oriented design

{01591444;v2}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

principles contained in the Richmond 300, including creating a denser, more compact development pattern to add housing and hotel options and create a more walkable and vibrant corridor and increasing access and ridership for the local transit network.

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 SUP will not impact the safety, health, morals and general welfare of the community involved. The development of this underutilized property as proposed, in conjunction with the high quality/benefits provided by the SUP, will provide positive impacts in terms of health and general welfare.
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**
The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The anticipated traffic generation will easily be handled by the existing road network. Off-street parking is proposed and in conjunction with the availability of public transit, will alleviate any potential impacts due to additional parking demand. As such, the SUP will not create 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 SUP will not tend to overcrowd the land or create an undue concentration of population. The request is consistent with the guidance offered by the Richmond300, and is therefore representative of the community's goal with regard to density along the corridor and within the Scott's Addition Node.
- **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.**
The proposed SUP 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 adversely affected.

Summary

This request represents an ideal urban infill development for this location. The request offers a development alternative that is consistent with the Richmond 300 land use recommendation and addresses a number of transit-oriented design principles contained in the plan, as well as promotion of new growth within the Scott's Addition Node.

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

{01591444;v2}



RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Sincerely,

A handwritten signature in blue ink that reads "Jennifer D. Mullen". The signature is written in a cursive style with a long horizontal flourish at the end.

Jennifer D. Mullen

Cc: Natalie Mason via email

Prescott Woolley via email

{01591444;v2}



RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Site Plans

Issued for SUP
 Date Issued May 2, 2024
 Latest Issue May 2, 2024

1600 Roseneath

1600 Roseneath Rd
 Richmond, VA 23230



Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	LEGEND AND GENERAL NOTES
C1.00	EXISTING CONDITIONS
C3.00	LAYOUT & MATERIALS PLAN
C3.10	SITE DETAILS
C5.00	UTILITY PLAN
C5.10	UTILITY DETAILS
L3.00	LANDSCAPE DETAILS

SITE DATA

OWNER: CSRA OPPORTUNITY ZONE FUND IX OWNER, LLC
 4851 LAKE BROOK DRIVE
 GLEN ALLEN, VA 23060
 Contact: MEADE WAYLAND
 Phone: 804.221.8203
 Email: mwayland@capitalsq.com

ENGINEER: VHB
 115 S. 15TH STREET, SUITE 200
 RICHMOND, VA 23219
 Contact: EDWARD GLASS
 Phone: 804.441.7508
 Email: eglass@vhb.com

ARCHITECT: MORRIS ADJIMI ARCHITECTS
 60 BROAD ST, 32nd FLOOR
 NEW YORK, NY 1004
 Phone: 212.982.2020

SITE AREA IN LIMITS OF WORK:
 RIGHT-OF-WAY DISTURBED AREA: 13,611 SF
 ONSITE DISTURBED AREA: 94,759 SF
 TOTAL SQ. FOOTAGE: 108,370 SF

UTILITIES:
 THIS SITE IS SERVED BY CITY WATER AND SEWER.

TOPOGRAPHICAL INFORMATION:
 SURVEYED BY: NYFELER ASSOCIATES
 DATE OF SURVEY: SEPTEMBER 2023
 DATUM: HORIZONTAL VA STATE PLAN, SOUTH ZONE (NAD 83)
 VERTICAL NAVD 88

TRAFFIC STUDY REQ'D:
 YES []
 NO [X]

ZONING:
 PARCEL ID: N0001791005, N0001791004
 ZONING: B-7 MIXED-USE BUSINESS DISTRICT
 EXISTING USE: INDUSTRIAL/SERVICE
 PROPOSED USE: MIXED USE
 352 UNITS

PARKING SCHEDULE

LEVEL	STANDARD PARKING	COMPACT PARKING	ADA PARKING	ADA VAN PARKING
LEVEL 01	283	22	8	2

BIKE PARKING:

REQUIRED:
 LONG-TERM BICYCLE PARKING: 1 SPACE / 4 DWELLING UNITS
 = 352 / 4
 = 88 SPACES REQUIRED
 SHORT-TERM BICYCLE PARKING: 2 SPACES / 50 DWELLINGS UNITS
 = (352 / 50) * 2
 = 15 SPACES REQUIRED

RESIDENT BIKE PARKING AREA ON SECOND FLOOR. REFER TO ARCHITECTURAL PLANS. 16 SHORT-TERM BIKE PARKING SPACES PROVIDED ALONG SIDEWALK SURROUNDING THE PROPOSED BUILDING.

Approximate Water Quantities**

Item	Unit	Quantity
8"x6" Tee	EACH	1
6" Gate Valve	EACH	1
6" DI Pipe	LF	17
2" DI Pipe	LF	2

**CONTRACTOR TO DETERMINE ACTUAL QUANTITIES

Approximate Sewer Quantities**

Item	Unit	Quantity
Doghouse Manhole	EACH	1
Monitoring Manhole	EACH	2
10" DI Pipe	LF	24
6" DI Pipe	LF	43

**CONTRACTOR TO DETERMINE ACTUAL QUANTITIES

Approximate Storm Quantities**

Item	Unit	Quantity
Outlet Control Structure	EACH	1
Monitoring Manhole	EACH	1
Doghouse Manhole	EACH	1
6"x6" Concrete Storm Vault	CF	12,000
18" RCP PIPE	LF	35

**CONTRACTOR TO DETERMINE ACTUAL QUANTITIES

BMP Summary

- Vault Details:**
- Height: 72"
 - Width: 72"
 - Length: 330 LF
 - Pipe Storage Volume: 11880CF

Required Permits

LDIS and STRM Permits
 Contractor's COR business license
 Contractor's H/H or plumbing license
 RLD designation form and certificate
 E&SC bond agreement
 Recorded SUMA agreement and exhibit
 Work in Street Permit

RESPONSIBLE LAND DISTURBER DESIGNATION	
THE PERSON IDENTIFIED BELOW IS DESIGNATED AS THE RESPONSIBLE LAND DISTURBER WHO WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY ASSOCIATED WITH THIS PROJECT. THIS PERSON MEETS THE APPLICABLE REQUIREMENTS OF SECTION 62.1-44.15:52 AND 62.1-44.15:55 OF THE CODE OF VIRGINIA BY VIRTUE OF THE FOLLOWING:	
____ RESPONSIBLE LAND DISTURBER CERTIFICATE	
____ DCR/DEQ CERTIFICATION FOR COMBINED ADMINISTRATOR, PROGRAM ADMINISTRATOR, PLAN REVIEWER, OR INSPECTOR	
____ VIRGINIA PROFESSIONAL ENGINEER, LAND SURVEYOR, LANDSCAPE ARCHITECT, OR ARCHITECT	
RESPONSIBLE LAND DISTURBER CONTACT INFORMATION:	
NAME (SIGNATURE) _____	DATE: _____
NAME (PRINT) _____	
CERTIFICATION/REGISTRATION NUMBER _____	
COMPANY _____	
MAILING ADDRESS _____	
TELEPHONE _____ FAX _____	
EMAIL _____	

SUBMITTAL DATE:	CITY OF RICHMOND		REVISIONS	
DATE RECEIVED STAMP	APPROVED FOR CONSTRUCTION		DESCRIPTION	DATE
	CHIEF OF CONSTRUCTION & ROW	DPU WASTEWATER		
	PAVING MANAGER	DPU URBAN FORESTRY		
	CITY TRAFFIC ENGINEER			
	SURVEYS SUPERINTENDENT			
	DPU GAS			
	DPU STREETLIGHTS			
	DPU STORMWATER			
	DPU WATER			

Legend

Exist.	Prop.	Exist.	Prop.	
				PROPERTY LINE
				PROJECT LIMIT LINE
				RIGHT-OF-WAY/PROPERTY LINE
				EASEMENT
				BUILDING SETBACK
				BASELINE
				CONSTRUCTION LAYOUT
				ZONING LINE
				TOWN LINE
				LIMIT OF DISTURBANCE
				WETLAND LINE WITH FLAG
				FLOODPLAIN
				BORDERING LAND SUBJECT TO FLOODING
				WETLAND BUFFER ZONE
				RMA - RESOURCE MANAGEMENT AREA
				RPA - RESOURCE PROTECTION AREA
				GRAVEL ROAD
				EDGE OF PAVEMENT
				ASPHALT CONCRETE CURB AND MEDIAN
				STANDARD 6" CURB
				STANDARD 4" CURB
				COMBINATION 6" CURB & GUTTER
				COMBINATION 4" CURB & GUTTER
				REVERSE CURB & GUTTER
				FIRE LANE STRIPING
				LIMIT OF CURB TYPE
				SAWCUT
				BUILDING
				BUILDING ENTRANCE
				LOADING DOCK
				BOLLARD
				DUMPSTER PAD
				SIGN
				DOUBLE SIGN
				STEEL GUARDRAIL
				WOOD GUARDRAIL
				PATH
				TREE LINE
				WIRE FENCE
				FENCE
				STOCKADE FENCE
				CHAIN LINK FENCE
				STONE WALL
				RETAINING WALL
				STREAM / POND / WATER COURSE
				DETENTION BASIN
				HAY BALES
				SILT FENCE
				MINOR CONTOUR
				MAJOR CONTOUR
				PARKING COUNT
				COMPACT PARKING STALLS
				DOUBLE YELLOW LINE
				STOP LINE
				CROSSWALK
				ACCESSIBLE CURB RAMP
				HANDICAP PARKING
				VAN-ACCESSIBLE HANDICAP PARKING
				MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
E	ELEVATION
EL	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
BWLL	BROKEN WHITE LANE LINE
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
DI	DRAIN INLET
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
ES	END SECTION
EW	END WALL
FES	FLARED END SECTION
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
FM	FORCE MAIN
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
PCP	REINFORCED CONCRETE PIPE
RIM=	RIM ELEVATION
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

- General**
- THE "MISS UTILITY LAW" REQUIRES FOR THE CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING. THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
 - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL FOLLOW DETAIL PROVIDED BY VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR SITE SPECIFIC SEEDING MIXTURES IN ACCORDANCE WITH STANDARD & SPECIFICATION 3.32.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
 - THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMR), GENERAL CONSTRUCTION PERMIT (GCP) PROGRAM AS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) UNDER THE JURISDICTION OF THE EPA. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FILE A GCP WITHIN THE DEQ AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE VSMR REGULATIONS.
- Utilities**
- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVES HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS-OF-WAY.
 - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
 - SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
 - RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, TOPSOIL AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
 - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
 - CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
 - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE [TYPE(S)].
 - SANITARY SEWER PIPES SHALL BE [TYPE(S)].
 - STORM DRAINAGE PIPES SHALL [TYPE(S)].
 - CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. CONTRACTOR SHALL FURNISH CONCRETE ENCASMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
 - CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
 - ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
 - LOCATION OF FITTINGS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL DETERMINE ALL FITTING REQUIREMENTS AND LOCATIONS FROM ACTUAL FIELD CONDITIONS.
 - PIPE LENGTHS SHOWN HEREON ARE FROM CENTERLINE TO CENTERLINE OF STRUCTURE AND ARE APPROXIMATE. CONTRACTOR SHALL DETERMINE ACTUAL PIPE LENGTHS FROM FIELD CONDITIONS.
 - INVERTS CONTROL ELEVATIONS AT ALL STRUCTURES, SLOPES AND LENGTHS ARE APPROXIMATE ONLY.
 - RIM ELEVATIONS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL SET ALL STRUCTURES FLUSH WITH FINAL GRADE.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADI ARE (#) FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CURBING SHALL BE [TYPE(S)] WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL, BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL STATE AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCLUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY NYFELER SURVEY, THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY GEORGE L. NYFELER III, DURING 9/13/23 TO 9/18/23.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.
- GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM [NAME].

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

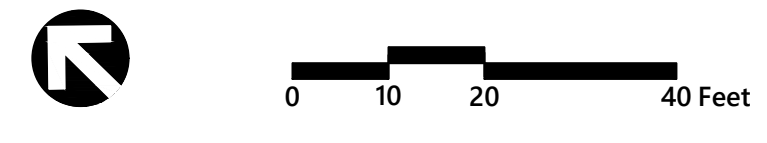
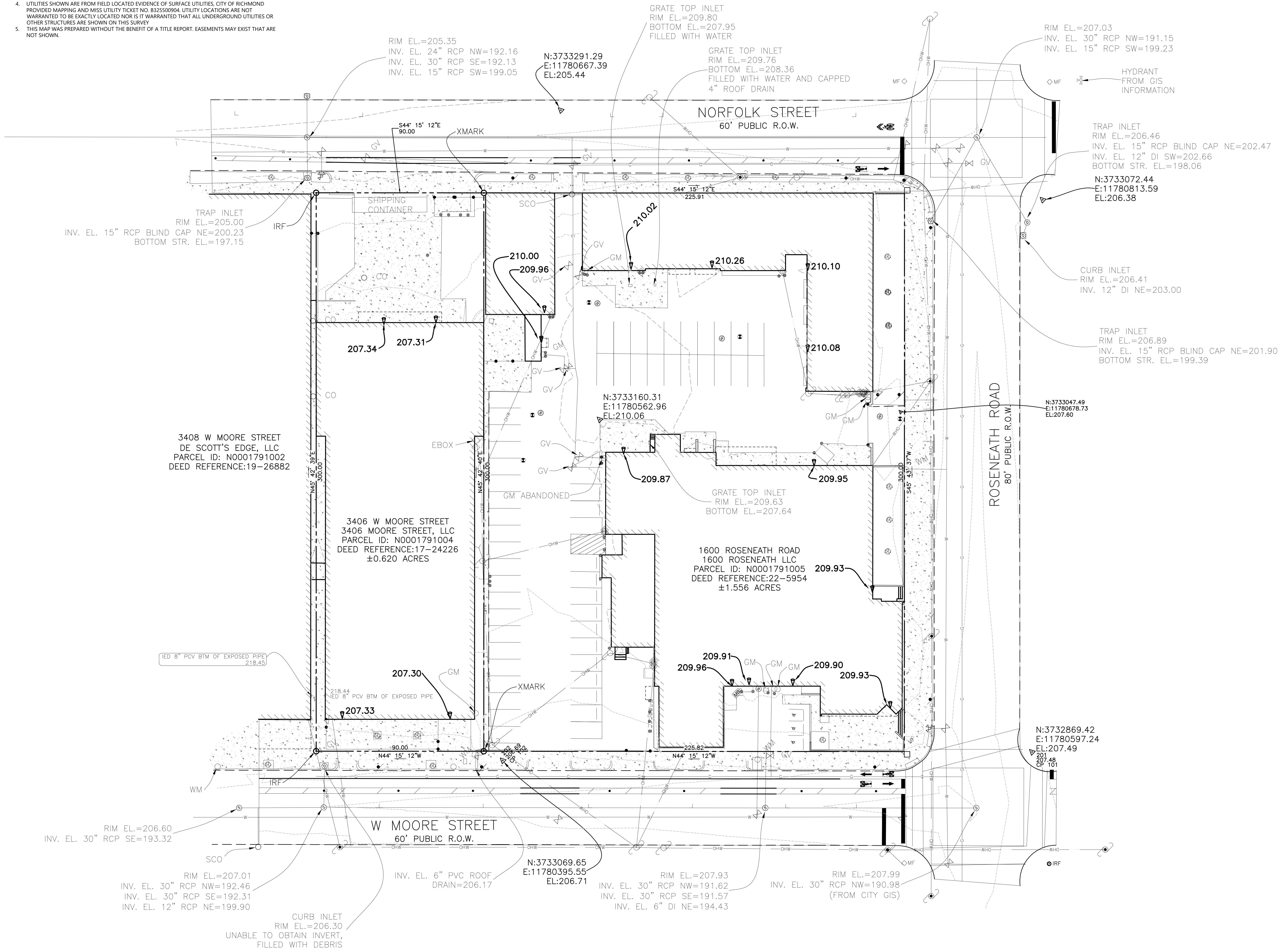
1600 Roseneath
1600 Roseneath Rd
Richmond, VA 23230

No.	Revision	Date	App'd.
1	SUP Comment Responses	5/2/2024	
Designed by		Checked by	
Issued for		Date	
SUP		May 2, 2024	

LEGEND AND GENERAL NOTES

SURVEY NOTES:

1. THIS TOPOGRAPHIC SURVEY IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE IMAGERY AND DATA WAS OBTAINED BETWEEN 9/13/2023 AND 9/18/2023; AND THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
2. VERTICAL DATUM: NAVD88
3. HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH VRS NETWORK RTK SOLUTION FOR GPS OBSERVED POINTS.
4. UTILITIES SHOWN ARE FROM FIELD LOCATED EVIDENCE OF SURFACE UTILITIES, CITY OF RICHMOND PROVIDED MAPPING AND MISS UTILITY TICKET NO. B325500904. UTILITY LOCATIONS ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS SURVEY.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.



1600 Roseneath
1600 Roseneath Rd
Richmond, VA 23230

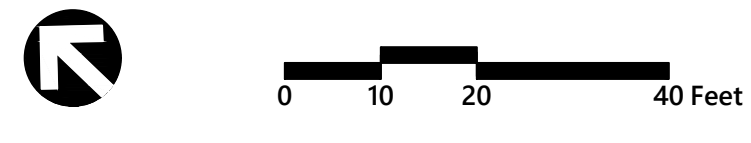
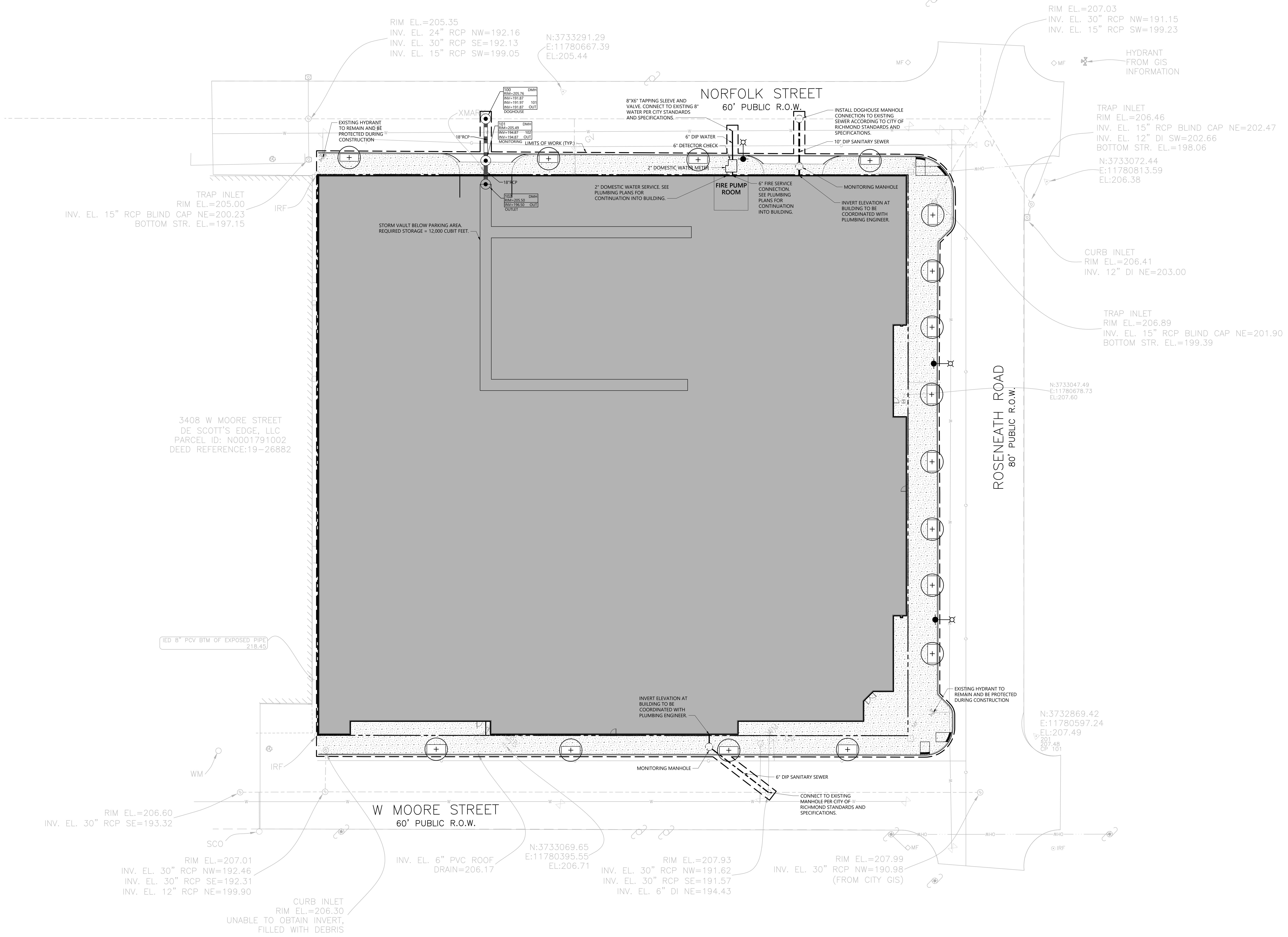
No.	Revision	Date	App'd.
1	SUP Comment Responses	5/2/2024	
Designed by		Checked by	
Issued for		Date	
SUP		May 2, 2024	

EXISTING CONDITIONS

C1.00

Sheet of 8

Project Number
35107.00



1600 Roseneath
 1600 Roseneath Rd
 Richmond, VA 23230

No.	Revision	Date	App'd.
1	SUP Comment Responses	5/2/2024	

Designed by: _____ Checked by: _____
 Issued for: _____ Date: _____
 SUP May 2, 2024

UTILITY PLAN

C5.00

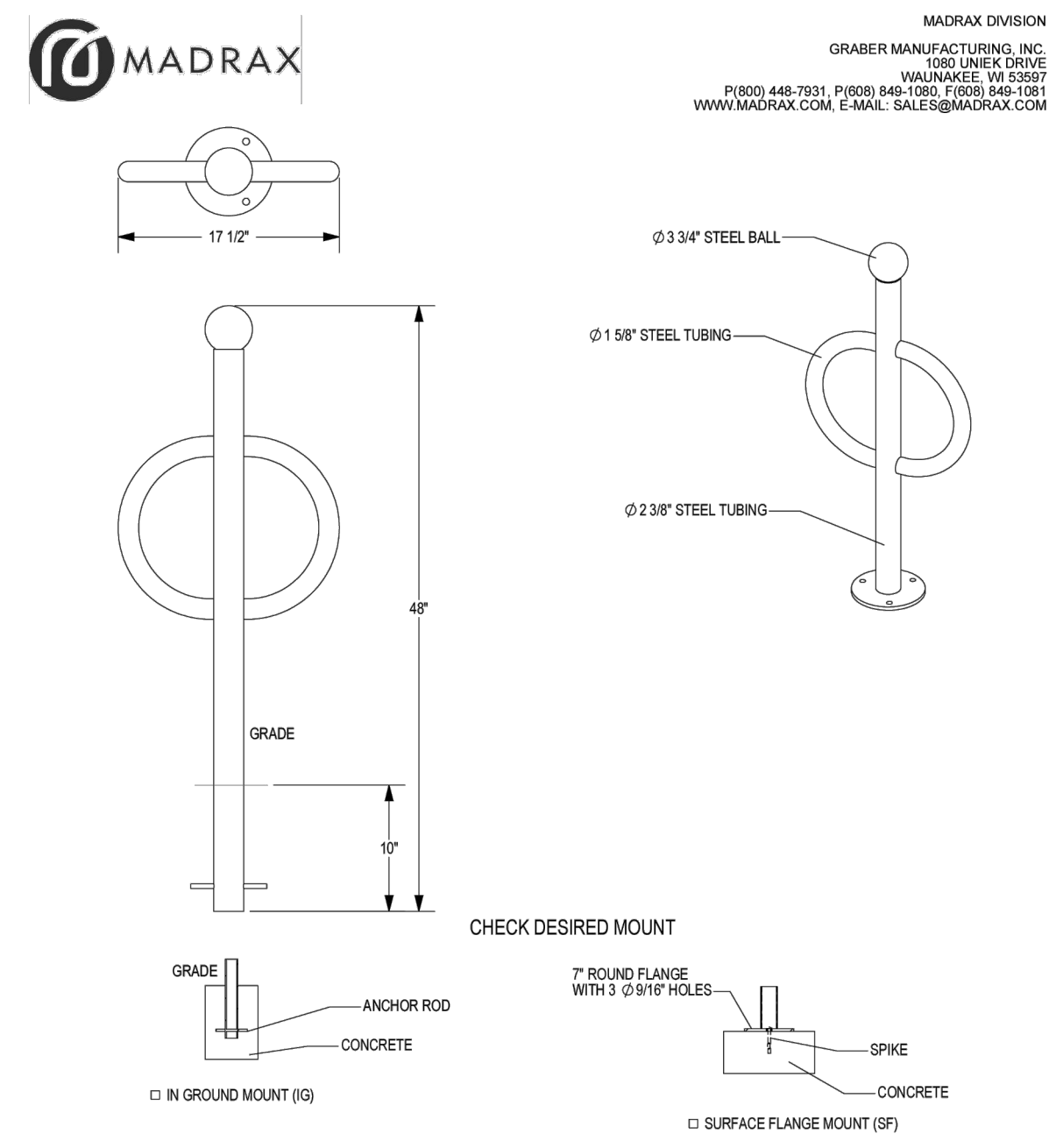
Sheet of 8

Project Number
35107.00



Pet Waste Station

N.T.S. VHB 1



MADRAX DIVISION
GRABER MANUFACTURING, INC.
100 PARK DRIVE
WINDHAM, VA 22091
WWW.MADRAX.COM EMAIL: SALES@MADRAX.COM

PRODUCT: TRIPLE-POST
DESCRIPTION: BICYCLE AND BIKE RACK WITH STEEL BALL, TUBE STEEL ARMS
DATE: 10-17-18
SIZE: 36x36

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED
TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

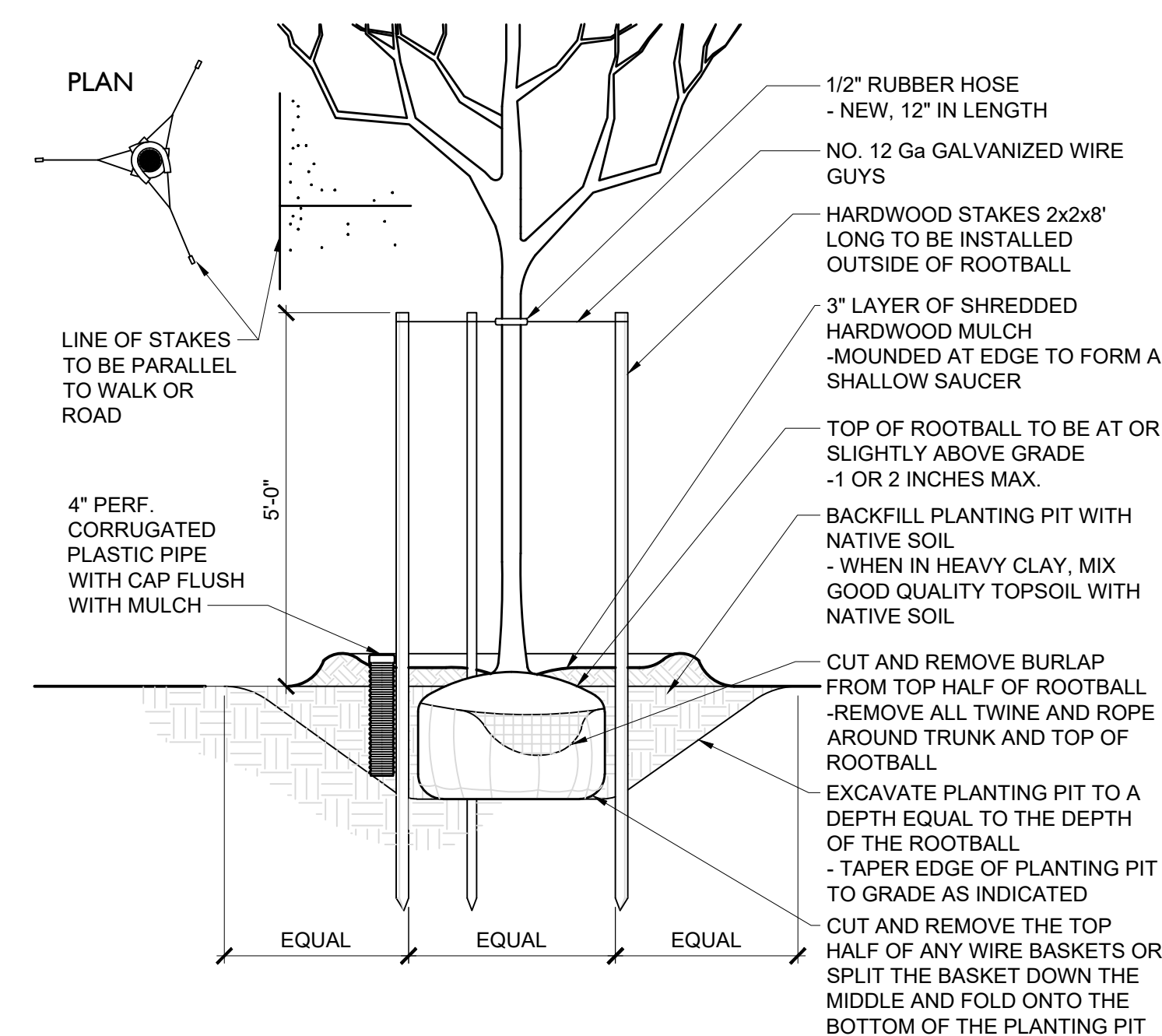
©2019 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULT WITH LOCAL AGENCIES FOR ANY LOCAL REGULATIONS.
3. SEE SITE PLAN FOR LOCATION OF CONSULT OWNER.

Bike Rack Detail
N.T.S. Madrax 2

QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPACING	CANOPY	REMARKS
16	DECIDUOUS STREET TREE	B&B	2.5" CAL	12 FT, MIN	AS SHOWN		

PLANTING DETAILS



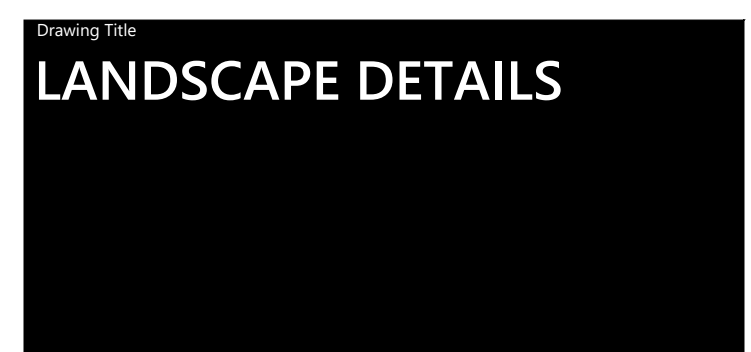
DECIDUOUS TREE STAKING DETAIL
A NOT TO SCALE

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNIT PRICES SHALL BE SUBMITTED AS PART OF FINAL BID.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. NO IRRIGATION SYSTEM IS TO BE PROVIDED.
- CONTRACTOR RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR.
- THE LANDSCAPE ARCHITECT IS THE OWNERS REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.
- ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO A.A.N. STANDARDS.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING, AND IMPROVEMENTS SHOWN AND REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
- BEDS TO CONTAIN SHRUBS OR GROUND COVER SHALL BE TILLED TO A DEPTH OF 6" AND THE SOIL CONDITIONED BY ADDING CLEAN, WELL ROTTED MANURE. IF EXISTING SOIL IS CONSIDERED TO BE UNUSABLE BY OWNER, BEDS SHALL BE TREATED TO ELIMINATE WEEDS AND WEED SEEDS.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
- ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
- ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANT MATERIALS IN THE NURSERY.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-(CURRENT EDITION).
- SOIL SHALL BE FREE OF ALL WEEDS.
- PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY CITY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE CITY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- THE ONE YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL AND ACCEPTANCE OF THE PLANTING INSTALLATION. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE INCLUDING WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION.
- CONTRACTOR SHALL REMOVE STAKING FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1600 Roseneath
1600 Roseneath Rd
Richmond, VA 23230

No.	Revision	Date	App'd.
1	SUP Comment Responses	5/2/2024	
	Designed by	Checked by	ELG
	Issued for	Date	May 2, 2024
	SUP		



Drawing Number

L3.00

Sheet of 8

Project Number
35107.00

Special Use Permit Package
01.10.24

Table of Contents

Site Survey Drawing	03
Site Plan	04
Massing	05
Building Sections	06

- NOTES:**
- THE SUBJECT PROPERTIES ARE THE LANDS OF 1600 ROSENEATH LLC AS RECORDED IN INSTRUMENT NO. 220005954 AND THE LANDS OF 3406 MOORE STREET, LLC AS RECORDED IN INSTRUMENT NUMBER 170024226, ALL AMONG THE LAND RECORDS OF THE CITY OF RICHMOND, VIRGINIA AND HAVING PARCEL IDENTIFICATION NUMBERS OF N-000-1791-005 AND N-000-1791-004 PER THE DEPARTMENT OF ASSESSMENTS.
 - AREA = PARCEL 1: 67,746 SQUARE FEET OR 1.555 ACRES (MEASURED)
PARCEL 2: 27,000 SQUARE FEET OR 0.620 ACRES (MEASURED)
TOTAL AREA: 94,746 SQUARE FEET OR 2.175 ACRES (MEASURED)
 - THIS SURVEY WAS PERFORMED IN THE FIELD ON OCTOBER 12, 2022 AND JUNE 29, 2023 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
 - THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, CITY OF RICHMOND, VIRGINIA INDEPENDENT CITY, PANEL 28 OF 83", MAP NUMBER 5101290028D, WITH A MAP REVISED DATE OF APRIL 2, 2009.
 - NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. VA2300896, WITH A COMMITMENT DATE OF MAY 16, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE RIGHT OF WAY AGREEMENT - INDIVIDUAL OVERHEAD EASEMENT DATED NOVEMBER 16, 1989 AND RECORDED JANUARY 23, 1990 IN DEED BOOK 225 AT PAGE 1281 AND SHOWN ON THE PLAT ATTACHED THERETO, AND SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY ENTITLED "ROSENEATH MOORE MULTIFAMILY, 1600 ROSENEATH ROAD, CITY OF RICHMOND, VIRGINIA" PREPARED BY BOHLER ENGINEERING, DATED NOVEMBER 3, 2022 AND SIGNED/SEALED OCTOBER 27, 2022, FILE NO. VAC220099.00 (THE "SURVEY P1"); (PARCEL 1) AFFECT TITLE PARCEL 1. DO NOT AFFECT TITLE PARCEL 2. EASEMENT IS SHOWN.
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE AGREEMENT DATED OCTOBER 30, 1946 AND RECORDED MARCH 7, 1947 IN DEED BOOK 452A AT PAGE 153, AND SHOWN ON THE PLAT ATTACHED THERETO, AND APPROXIMATELY SHOWN ON SURVEY P1; (PARCEL 1) AFFECT TITLE PARCEL 1. DO NOT AFFECT TITLE PARCEL 2. POLE LINES ARE SHOWN. NO EASEMENT WIDTH IS SPECIFIED.
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE RIGHT OF WAY AGREEMENT - INDIVIDUAL OVERHEAD EASEMENT DATED NOVEMBER 16, 1989 AND RECORDED JANUARY 23, 1990 IN DEED BOOK 225 AT PAGE 1285, AND SHOWN ON THE PLAT ATTACHED THERETO; (PARCEL 2) AFFECT TITLE PARCEL 2. DO NOT AFFECT TITLE PARCEL 1. EASEMENT IS SHOWN.
- TERMS, CONDITIONS, COVENANTS, AND EASEMENTS CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT DATED NOVEMBER 6, 2013 AND RECORDED DECEMBER 11, 2013 AS INSTRUMENT NO. 130027156; (PARCEL 2) AFFECT TITLE PARCEL 2. DO NOT AFFECT TITLE PARCEL 1. TEMPORARY CONSTRUCTION AND FIRE LINE EASEMENTS NOT PLOTTABLE. VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT, CONTAINS TERMS, CONDITIONS AND COVENANTS, NOT PLOTTABLE, GENERAL IN NATURE.
- SURVEY MADE BY STEVEN B. KENT & ASSOCIATES, P.C., LAND SURVEYORS, AND DATED FEBRUARY 18, 2000, ENTITLED "ALTA/NSPS LAND TITLE SURVEY PLAT OF PROPERTY SITUATED BETWEEN MOORE STREET AND NORFOLK STREET AND WEST OF ROSENEATH ROAD", SHOWS THE FOLLOWING: (PARCEL 2) REFERENCED DOCUMENT NOT PROVIDED, SEE CURRENT SURVEY.

- CONCRETE DRIVEWAY, SIDEWALKS, SURFACES, AND PLATFORM.
- VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT.
- BLACKTOP.
- ROOF OVERHANG.
- POWER LINES, GUY WIRE, POLES, DROP INLET AND EXHAUST FAN.

NOTE: SURVEYOR INDICATES THERE IS A .02' DIFFERENCE IN THE SITE MEASUREMENTS AND ADJOINING PROPERTY DEED AND SURVEY.

NOTE: THIS EXCEPTION WILL BE UPDATED UPON RECEIPT OF THE ABOVE MENTIONED SURVEY OR A NEW SURVEY FOR PARCEL 2)

- THE FOLLOWING MATTERS AS ARE SHOWN AND/OR NOTED ON THE SURVEY P1:
 - NORTH BUILDING (2-STORY BRICK ±2,405 S.F.) AND NORTH WEST BUILDING (2-STORY BRICK ±8,664 S.F.) ARE BOTH LOCATED ON THE PROPERTY LINE: AFFECTS TITLE PARCEL 1. DOES NOT AFFECT TITLE PARCEL 2. SEE CURRENT SURVEY.
 - THE RIGHTS OF OTHERS TO THE FACILITIES, UTILITIES, AND EQUIPMENT AS EVIDENCED BY HYDRANTS, WATER VALVES, GAS VALVES, OVERHEAD WIRES, GAS LINES, FIBER OPTIC LINES, WATER LINES, ELECTRIC LINES, UTILITY POLES, ELECTRIC METERS, TRANSFORMERS, SANITARY MANHOLES, STORM DRAIN MANHOLES, WATER METERS, GAS METERS, CLEAN OUTS, UTILITY LIGHT POLES, AND GUY WIRES LOCATED OUTSIDE OF RECORDED EASEMENT AREAS. AFFECT TITLE PARCEL 1. DO NOT AFFECT TITLE PARCEL 2. SEE CURRENT SURVEY.

PARCEL 1 - PID N0001791005

TITLE DESCRIPTION

ALL THAT LOT OF LAND LOCATED, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERN LINE OF NORFOLK STREET WITH THE WESTERN LINE OF ROSENEATH ROAD, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG SAID WESTERN LINE OF ROSENEATH ROAD, THREE HUNDRED (300) FEET TO THE NORTHERN LINE OF MOORE STREET, THENCE IN A WESTERLY DIRECTION AND NEARLY PARALLEL WITH THE WEST LINE OF MOORE STREET 225.82 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF THE PROPERTY OF IRVIN L. SUTHERLAND, THENCE IN A NORTHERLY DIRECTION AND ALONG A LINE PARALLEL TO THE WESTERN LINE OF ROSENEATH ROAD AND ALONG THE EAST LINE OF SAID SUTHERLAND PROPERTY 300 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF NORFOLK STREET, THENCE ALONG THE SOUTH LINE OF SAID NORFOLK STREET IN AN EASTERLY DIRECTION 225.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2 - PID N0001791004

ALL THAT LOT OF LAND LOCATED, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF NORFOLK STREET TWO HUNDRED TWENTY-FIVE AND NINETY-ONE ONE HUNDREDTHS (225.91) FEET WEST OF THE WEST LINE OF ROSENEATH ROAD, THENCE ALONG THE SOUTH LINE OF SAID NORFOLK STREET IN A WESTERLY DIRECTION NINETY (90) FEET TO A POINT, THENCE IN A SOUTHERLY DIRECTION AND NEARLY PARALLEL WITH THE WEST LINE OF ROSENEATH ROAD TWO HUNDRED TWENTY-FIVE AND NINETY-ONE ONE HUNDREDTHS (225.91) FEET TO A POINT IN THE NORTH LINE OF MOORE STREET; THENCE ALONG THE NORTH LINE OF MOORE STREET IN AN EASTERLY DIRECTION NINETY (90) FEET TO A POINT, THENCE IN A NORTHERLY DIRECTION AND NEARLY PARALLEL WITH ROSENEATH ROAD TWO HUNDRED TWENTY-FIVE AND NINETY-ONE ONE HUNDREDTHS (225.91) FEET TO THE POINT OF BEGINNING.

TITLE PARCEL 1 SURVEYED DESCRIPTION

THE LANDS OF 1600 ROSENEATH LLC INSTRUMENT NO. 220005954 CITY OF RICHMOND, VIRGINIA

BEGINNING AT A CONCRETE MONUMENT FOUND MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF NORFOLK STREET (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LIMITS OF ROSENEATH ROAD (60 FOOT WIDE PUBLIC RIGHT-OF-WAY), THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS:

- SOUTH 45° 43' 16" WEST, 300.00 FEET TO A CONCRETE MONUMENT FOUND, MARKING THE NORTHERLY RIGHT-OF-WAY LIMITS OF W MOORE STREET (60 FOOT WIDE PUBLIC RIGHT-OF-WAY), THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS.
- NORTH 44° 16' 44" WEST, 225.82 FEET TO A X-CUT SET, MARKING THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS OF 1600 ROSENEATH LLC (INSTRUMENT NO. 220005954) ON THE EAST AND THE LANDS OF 3406 MOORE STREET, LLC (INSTRUMENT NO. 170024226) ON THE WEST, THENCE WITH SAID DIVISION LINE.
- NORTH 45° 43' 16" EAST, 300.00 TO A X-CUT SET MARKING THE INTERSECTION OF THE SAID DIVISION LINE WITH THE SAID SOUTHERLY RIGHT-OF-WAY LIMITS OF NORFOLK STREET, THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LIMITS.
- SOUTH 44° 16' 44" EAST, 225.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,746 SQUARE FEET OR 1.555 ACRES.

BEING THE SAME PROPERTY AS DESCRIBED IN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. VA2300896, WITH A DATE OF COMMITMENT OF MAY 16, 2023, AND IS SUBJECT TO RESTRICTION, COVENANT AND/OR EASEMENTS, WRITTEN OR IMPLIED.

TITLE PARCEL 2 SURVEYED DESCRIPTION

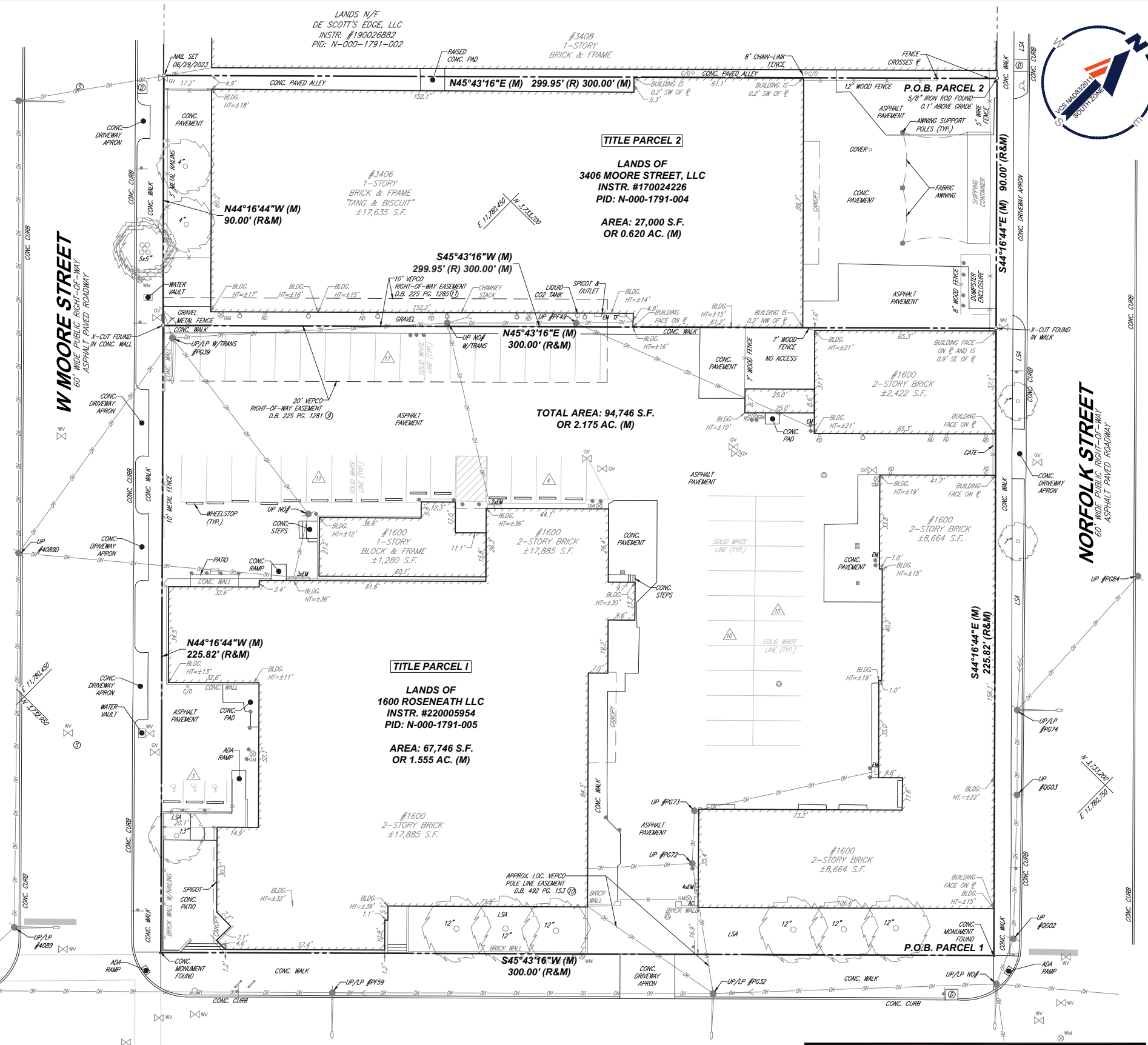
THE LANDS OF 3406 MOORE STREET, LLC INSTRUMENT NO. 170024226 CITY OF RICHMOND, VIRGINIA

BEGINNING AT A 5/8" IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF NORFOLK STREET (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND THE DIVISION LINE BETWEEN THE LANDS OF DE SCOTT'S EDGE, LLC (INSTRUMENT NO. 190026882) ON THE WEST AND THE LANDS OF 3406 MOORE STREET, LLC (INSTRUMENT NO. 170024226) ON THE EAST, THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LIMITS:

- SOUTH 44° 16' 44" EAST, 90.00 FEET TO A X-CUT FOUND, MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF NORFOLK STREET AND THE DIVISION LINE BETWEEN THE LANDS OF 1600 ROSENEATH LLC (INSTRUMENT NO. 220005954) ON THE EAST AND THE LANDS OF 3406 MOORE STREET, LLC ON THE WEST, THENCE WITH SAID DIVISION LINE.
- SOUTH 45° 43' 16" WEST, 300.00 FEET TO A X-CUT FOUND, MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF W MOORE STREET (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND THE DIVISION LINE BETWEEN THE LANDS OF 1600 ROSENEATH LLC ON THE EAST AND THE LANDS OF 3406 MOORE STREET, LLC ON THE WEST, THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS.
- NORTH 44° 16' 44" WEST, 90.00 TO A NAIL SET, MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF W MOORE STREET AND THE AFOREMENTIONED DIVISION LINE BETWEEN THE LANDS OF DE SCOTT'S EDGE, LLC ON THE WEST AND THE LANDS OF 3406 MOORE STREET, LLC ON THE EAST, THENCE WITH SAID DIVISION LINE.
- NORTH 45° 43' 16" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,000 SQUARE FEET OR 0.620 ACRES.

BEING THE SAME PROPERTY AS DESCRIBED IN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. VA2300896, WITH A DATE OF COMMITMENT OF MAY 16, 2023, AND IS SUBJECT TO RESTRICTION, COVENANT AND/OR EASEMENTS, WRITTEN OR IMPLIED.

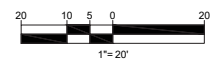


LOCATION MAP
SCALE: 1"=2000'

LEGEND

	HYDRANT
	WATER VALVE
	GAS VALVE
	OVERHEAD WIRES
	UTILITY POLE
	TRANSFORMER
	SANITARY MANHOLE
	STORM DRAIN MANHOLE
	WATER METER
	GAS METER
	SIGN
	BOLLARD
	BIKE RACK
	FENCE
	LANDSCAPED AREA
	BUILDING LIGHT
	CLEAN OUT
	ROOF DRAIN
	TITLE REPORT EXCEPTION
	DENOTES PARKING SPACE COUNT
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	TREE (SIZE AS NOTED)
	AIR CONDITIONER UNIT
	MEASURED
	RECORD
	POINT OF BEGINNING
	MONITORING WELL

ROSENEATH ROAD
60' WIDE PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY



TO CSRA OPPORTUNITY ZONE FUND IX OWNER, LLC, 1600 ROSENEATH LLC, A VIRGINIA LIMITED LIABILITY COMPANY; 3406 MOORE STREET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; ATLANTIC UNION BANK, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2023.

ERIC K. NISKANEN
LAND SURVEYOR
Lic. No. 1524-B
DATE 7-10-23

ALTA/NSPS LAND TITLE SURVEY
ROSENEATH MOORE MULTIFAMILY

#1600 ROSENEATH ROAD
#3406 W MOORE STREET
CITY OF RICHMOND, VIRGINIA

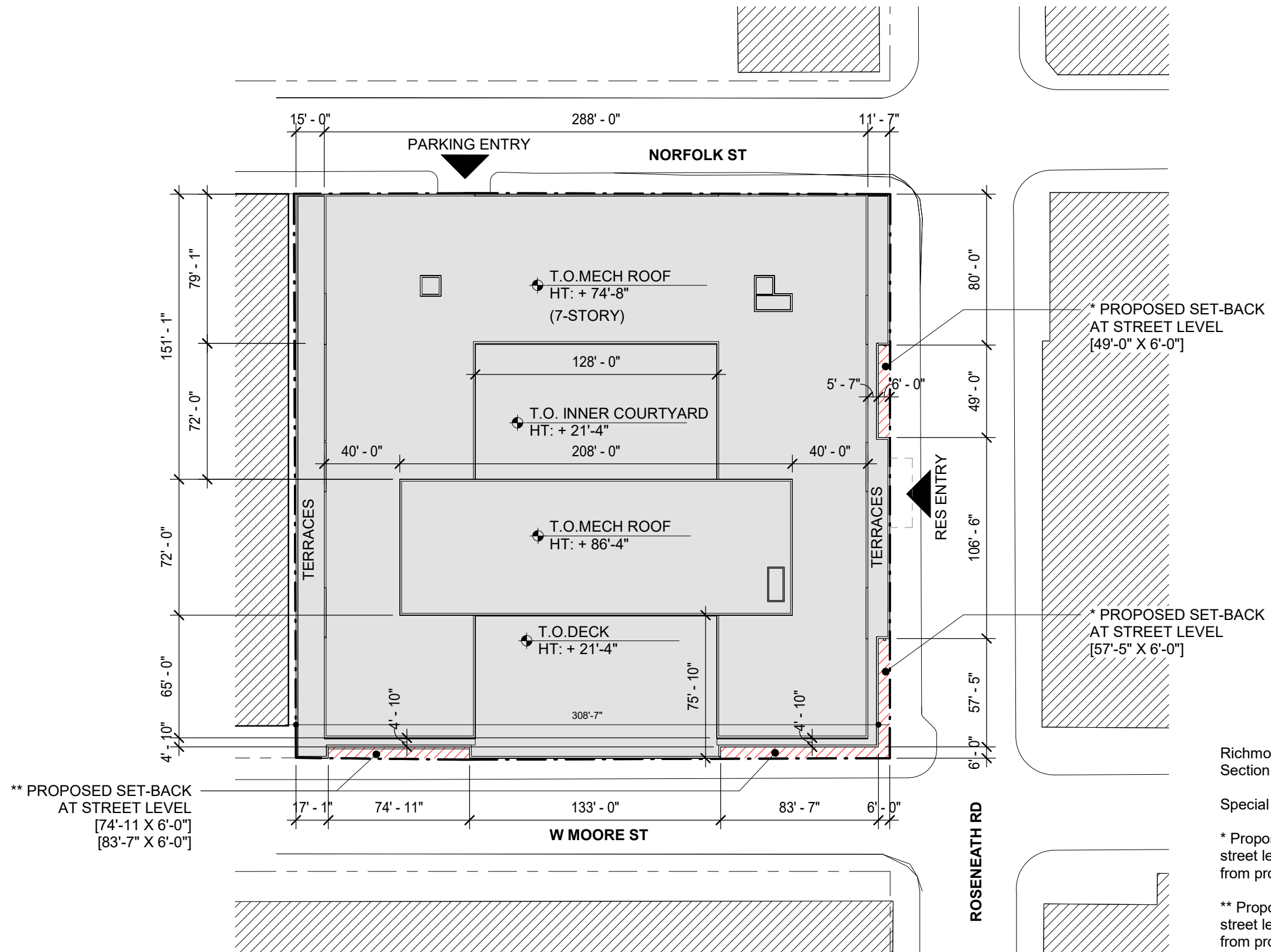
FILE NO. VAC220099.00
DATE 07/10/2023
FIELD DATE 10/12/2022

CREW CHIEF BK
DRAWN CT
REVIEWED EB
APPROVED EN
SCALE 1"=20'
DWG. NO. 1 OF 1

BOHLER ENGINEERING
12925 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.8500
www.bohlerengineering.com

BOHLER ENGINEERING, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

Site Plan

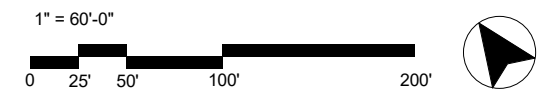


Richmond Virginia Code of Ordinances
Section 30-446.4 Yards:

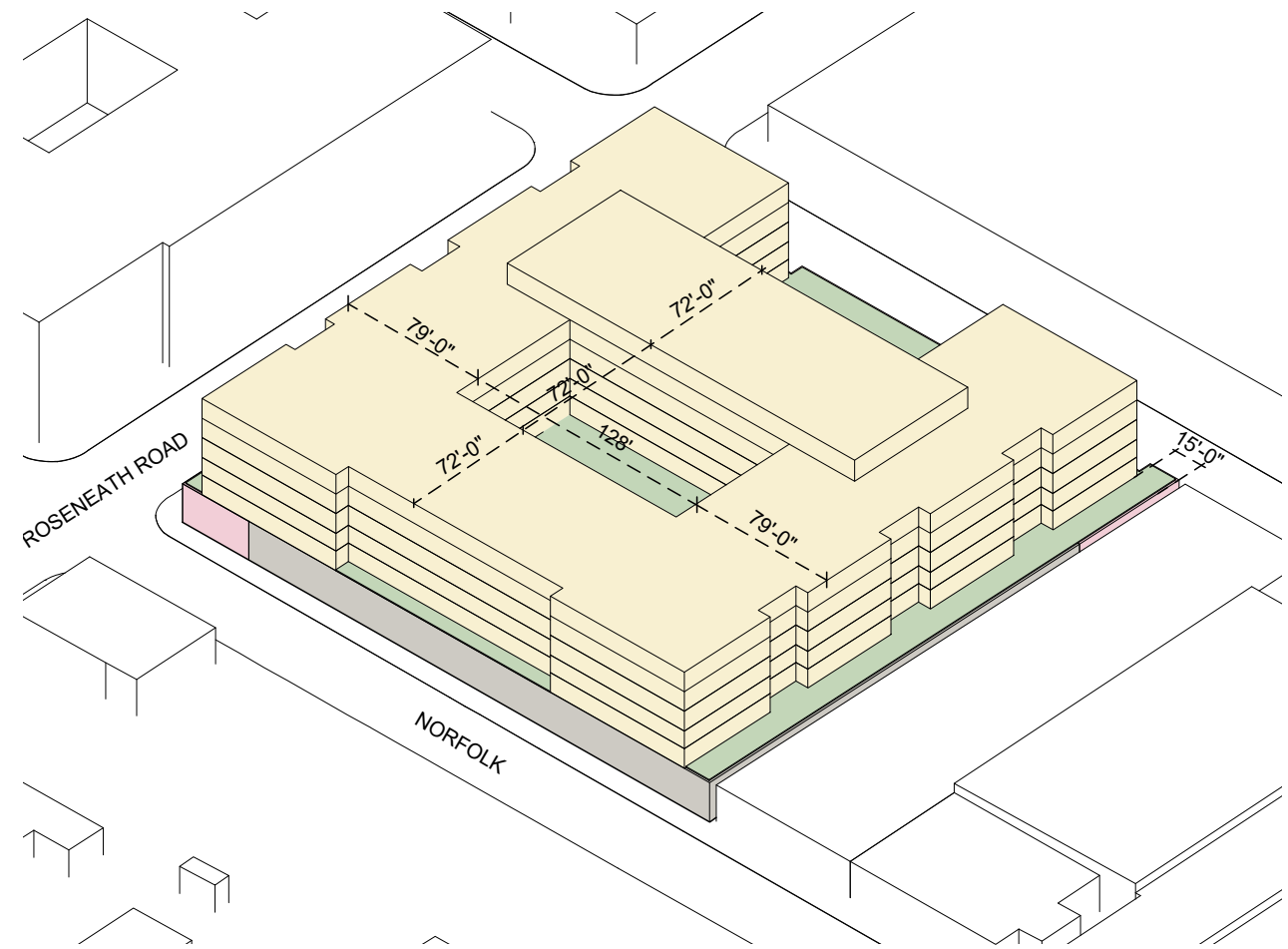
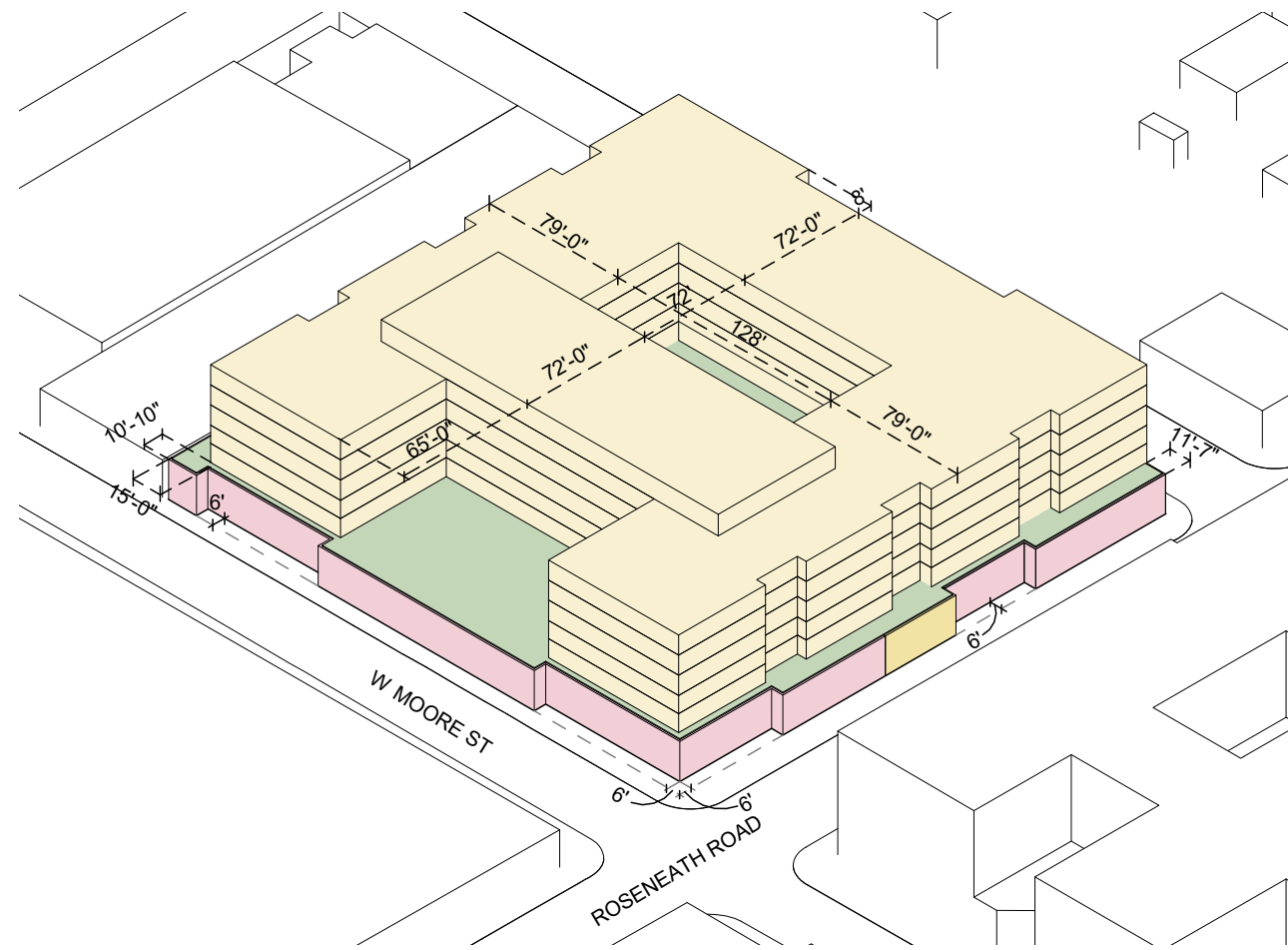
Special requests:

* Proposed up to 40% of building wall of street level story to be set back up to 6'-0" from property line at Roseneath Rd

** Proposed up to 55% of building wall of street level story to be set back up to 6'-0" from property line at W Moore St



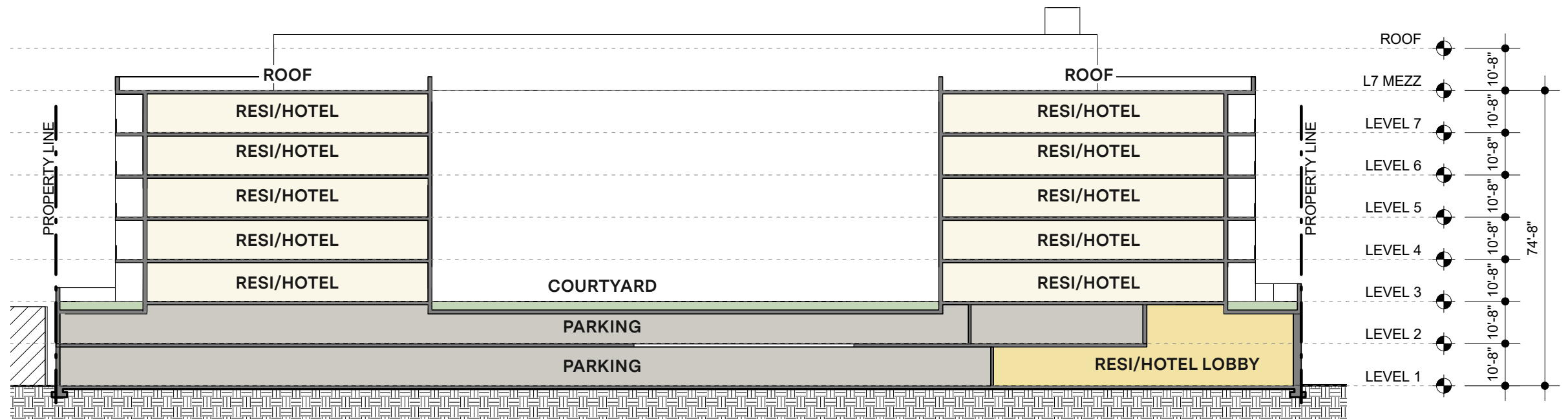
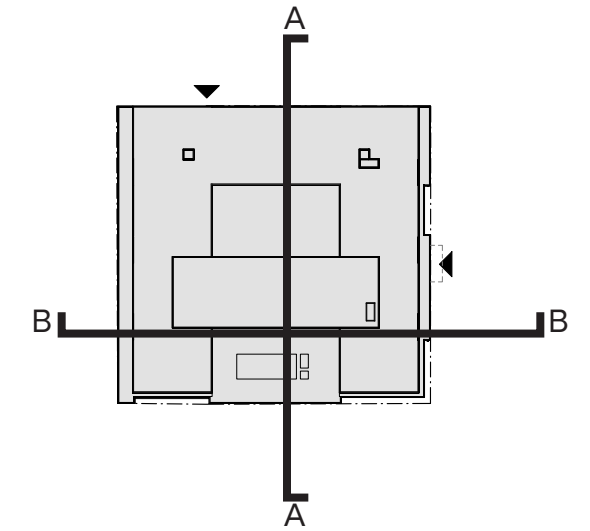
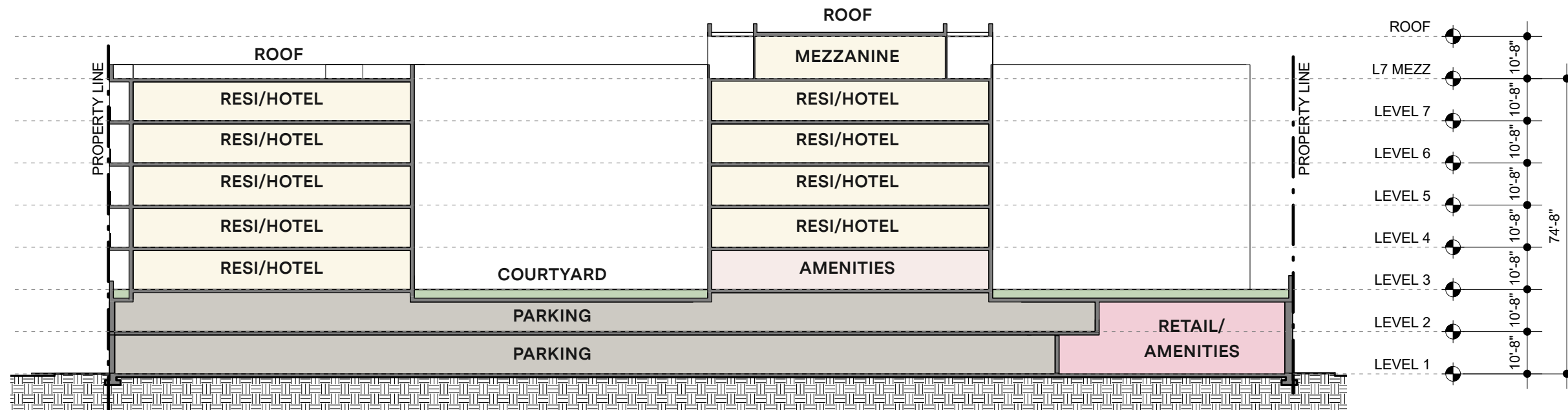
Massing



Legend

- RESIDENTIAL
- RESIDENTIAL/HOTEL LOBBY
- RETAIL & AMENITIES
- LANDSCAPE
- PARKING, LOADING & BOH/MEP

Building Section



Legend

- RESIDENTIAL
- RESIDENTIAL/HOTEL LOBBY
- RETAIL & AMENITIES
- LANDSCAPE
- PARKING, LOADING & BOH/MEP

