

INTRODUCED: May 23, 2022

AN ORDINANCE No. 2022-162

To authorize the special use of the property known as 1114 Azalea Avenue for the purpose of an automated teller machine, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 27 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 1114 Azalea Avenue, which is situated in a B-2 Community Business District, desires to use such property for the purpose of an automated teller machine, which use, among other things, is not currently allowed by section 30-436.1 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 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 27 2022 REJECTED: _____ STRICKEN: _____

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 property known as 1114 Azalea Avenue and identified as Tax Parcel No. N017-0026/004 in the 2022 records of the City Assessor, being more particularly as described in a document entitled “Lease Area Description, Being Part of the Lands of BSV Premier Brookhill LLC, Instrument No. 120005623, City of Richmond, Virginia,” prepared by Bohler, and undated, and as shown on the survey entitled “Partial Boundary & Topographic, Chase Bank, N.A., 1112 Azalea Avenue, City of Richmond, Virginia” prepared by Bohler, and dated February 18, 2022, copies of which document and survey are 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 an automated teller machine, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Proposed Driveup ATM, 5300 Chamberlayne Road,” prepared by OTJ Architects, and dated December 17, 2021, hereinafter 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 an automated teller machine, substantially as shown on the Plans.

(b) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(c) Signs for the Special Use shall be substantially as shown on the Plans.

§ 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) 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.

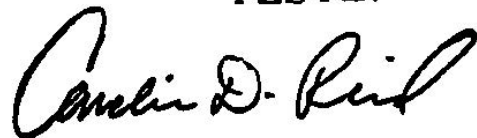
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

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 730 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.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

Item Request File Number: PRE.2022.0124

RECEIVED
By City Attorney's Office at 8:27 am, May 03, 2022

RECEIVED
By CAO Office at 12:53 pm, Apr 19, 2022

2022-088

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

O & R Request

DATE: April 11, 2022

EDITION: 1

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

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 1114 Azalea Avenue for the purpose of an automated teller machine as a principal use, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1114 Azalea Avenue for the purpose of a single automated teller machines as a principal use, upon certain terms and conditions.

REASON: The subject property is located in the B-2 Community Business District and a freestanding automated teller machine is not a specified permitted use listed in this zoning district. Therefore, a Special Use Permit is required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 6, 2022 meeting.

BACKGROUND: The 8.95 acre subject property is located on the northeast corner of the intersection of Seminary Avenue and Azalea Avenue. In 1990, the property was improved by the construction of the Brookhill Azalea Shopping Center.

The Richmond 300 Master Plan recommends Corridor Mixed-Uses for the subject property. This designation is described as being found along major commercial corridors and envisioned to provide for medium to medium-high-density pedestrian and transit-oriented development. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

The properties abutting to the east, west and south contain commercial uses located in the B-2 Community Business zoning district. The property abuts Henrico County to the north, and the shopping center is extends into the county.

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

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

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: May 9, 2022

CITY COUNCIL PUBLIC HEARING DATE: June 13, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 6, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



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.richmond.gov/>

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: 1114 Azalea Ave Richmond, VA 23227 Date: 02/22/22
 Tax Map #: N0170028004 Fee: \$1,800.00
 Total area of affected site in acres: 0.03 acres

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

Zoning

Current Zoning: B-2 Business (Community Business)

Existing Use: Community Shopping Center

Proposed Use

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

Freestanding ATM with a two car stacking lane and sign
 Existing Use: Community Shopping Center

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jillian A. Bates and Jeffrey P. Geiger

Company: Hirschler
 Mailing Address: 2100 East Cary Street
 City: Richmond State: VA Zip Code: 23223
 Telephone: (804) 771-9564 Fax: ()
 Email: jbates@hirschlerlaw.com

Property Owner: BSV Premier Brookhill LLC

If Business Entity, name and title of authorized signee: Jeffrey P. Geiger

(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: 2100 East Cary Street
 City: Richmond State: VA Zip Code: 23223
 Telephone: (804) 771-9557 Fax: ()
 Email: jgeiger@hirschlerlaw.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)

JP Morgan Chase - Applicant Report

1114 Azalea Avenue, Richmond, VA 23227
Tax Map No. N0170026004

INTRODUCTION

JP Morgan Chase is the proposed user of the area shown on the site plan of the shopping center located at 1114 Azalea Avenue (the "Property") owned by BSV Premier Brookhill LLC (collectively referred to herein as the "Applicant"). The Property is in North Richmond at the southern end of the Brookhill Azalea Shopping Center (the "Shopping Center"), in the City's 3rd Council District.

Applicant plans to use the Property to construct a drive-up ATM machine, a two car stacking lane, and traffic signage (the "Project"). The Applicant's vision for the Property is to utilize excess parking in the Shopping Center to provide fast and convenient banking services for customers of the Shopping Center and surrounding businesses to enjoy.

PROPOSED PROJECT PLAN

The Property is zoned B-2 – Business (Community Business). Standalone, drive-up ATM machines are not permitted by right in the B-2 District, so the Applicant is requesting a special use permit to allow the construction of a drive-up ATM, a two car stacking lane, and traffic signage on the Property.

As shown on the Project's elevations, rendering, site plan, survey plat, queuing study, and signage plans (collectively, the "Plans"), attached hereto, the Applicant seeks to construct a freestanding, drive-up ATM with a two car stacking lane and appropriate signage to promote the ATM and direct traffic flow. This will allow the Applicant to provide customers of the Shopping Center and surrounding businesses with convenient access to cash and the ability to make deposits and check their account balances.

The freestanding, drive-up ATM machine will be located in an open, visible location near the entrance of the Shopping Center. The stacking lane will allow for two cars to stack in the drive-up lane beside the ATM machine. As shown in the "Proposed Use" section of the queuing study, this stacking lane is placed so that additional cars may stack in a safe drive isle that does not impact traffic in the parking area or block any access point. The Applicant will also erect a traffic sign near the ATM to facilitate the flow of traffic.

EXISTING PROPERTY AND SURROUNDING AREA

The Property is located on one parcel off of Azalea Avenue in the Northside of Richmond. It is located within the Brookhill Azalea Shopping Center and is surrounded by grocery stores and auto-oriented businesses such as gas stations, a bank, and fast food restaurants, as well as a residential neighborhood to the south. Accordingly, the Project will provide a convenient amenity to consumers who are shopping, running errands, and dining in the area as well as residents of the nearby residential community.

THE MASTER PLAN/ RICHMOND 300 PLAN

The Property is located in the Azalea Node. The City of Richmond's Master Plan designates the Property's future use as "Corridor Mixed-Use."

The Richmond 300 plan designates the Property as part of the "Azalea Node" with medium growth potential. The Richmond 300 plan indicates a designated future use of "Corridor Mixed-Use" in alignment with the Future Land Use Plan to allow for a "mix of uses for parcels in the immediate vicinity along Azalea Avenue." The Richmond 300 plan mentions how currently there are large parcels in this area with "more space devoted to parking than to buildings" and "the presence of auto-oriented businesses with large parking lots provides the opportunity for ample redevelopment." It further provides that these uses provide "an excellent opportunity to add more commercial uses" in the area. In line with these observations and goals, the Project poses a great opportunity to utilize the extra space in the Shopping Center's large parking area to provide commercial uses and services that will help increase local revenue.

PROPOSED USE

The development of the Project as described herein is compatible with the surrounding area and an appropriate use for the site. The proposed drive up ATM is in line with the City's goal to utilize existing, large parking lots to redevelop and bring more commercial uses and services to the area. The Project is located within the Brookhill Azalea Shopping Center, and would serve as an appropriate accessory to the Shopping Center and a convenient amenity to its consumers and the consumers of surrounding businesses.

The Applicant performed a drive up ATM queuing study to understand the average queue length and wait times experienced by Chase customers at the proposed drive-up ATM located in the Shopping Center. The results of the study estimated an average of 1,200 monthly transactions. Accordingly, the average queue length is less than one car per transaction and the maximum theoretical queue that could result is two cars per transaction, although statistically, the latter is highly unlikely. This average queue length per transaction should easily be absorbed by the proposed two car stacking lane, the existing parking area drive isles, and the surrounding road network. Hence, there will not be an adverse impact to traffic flow in the parking lot even at peak usage times.

SUITABILITY OF REZONING and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications.

The proposed SUP will:

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

Safety is a primary consideration in the planning of the Project. The Project will be located in an open, highly visible portion of the Shopping Center parking lot where there is plenty of space for the safe operation of the parking area. Security cameras will be strategically

incorporated into the Project to protect ATM users. The Project will also provide the opportunity to boost local spending, which will increase revenue to the City of Richmond.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The construction of a freestanding, drive-up ATM with a two car stacking lane should have a negligible impact on traffic in the area that will not affect any Shopping Center or local business access points.

- *NOT create hazards from fire, panic or other dangers.*

The Project will be constructed in accordance with applicable building and fire safety codes and energy conservation requirements.

- *NOT tend to overcrowding of land and cause an undue concentration of population.*

The Project's proposed use is well within the limits proposed in the Richmond 300 plan for the Property's "Corridor Mixed-Use" future land use designation.

- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above referenced City services will not be adversely affected by the construction of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities.

- *NOT interfere with adequate light and air.*

The proposed development area is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

CONCLUSION

This Project will increase revenue to the City of Richmond by bringing more consumers to the area and increasing local spending. It will be a safe and convenient amenity that customers in the area will appreciate and that will further the City's aspirations for this area.

ATM Queuing Study

Site Under Study

Brookhill Azalea

6301 West Broad Street
Richmond, VA 23227

Intended Use

Exterior DU ATM

Primary ATM Contact

Mostafa Sheta
614-217-5111

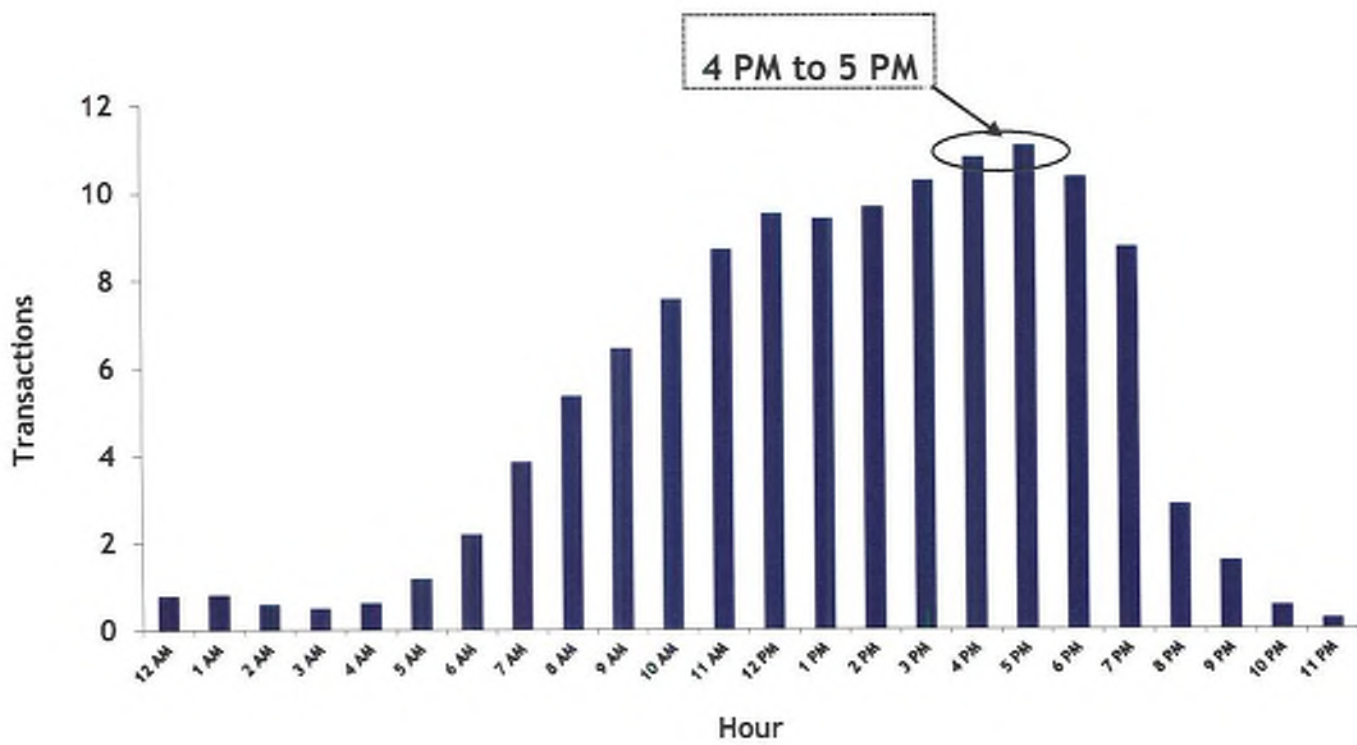
Overview

■ Purpose of Study

- Understand the average queue length and wait times experienced by Chase customers at Drive-Up ATMs
- Using ATM transaction data from multiple states and off-premise ATM sites to project the expected queue length and stacking requirement for the Brookhill Azalea Drive-Up ATM location.
- Data will demonstrate that there will not be an adverse impact to traffic flow in the parking lot even at peak usage times.

Overview

- A study of 650 off-premise, Drive-up ATMs accounting for 5.4MM annual transactions
- ATM's used for this study are Drive-Up off-premise locations
 - Non-branch connected
- Determine the peak hour as basis for maximum queue experienced



Queuing Results and Recommendation

- The proposed Drive-Up at Brookhill Azalea is estimated to average 1,200 monthly transactions, which places it in Tier 1.
- Does not assume that transactions are evenly distributed, but are random events, which is a more accurate reflection of stacking requirements
- The maximum theoretical queue that *could* result is 2 cars, although with a statistical probability of less than 0.20%, it is highly unlikely (bottom chart). The average queue length is actually less than 1 car (top chart).

Tier	Avg Q Length (Cars)	Max Q Length (Cars)*	Avg Time in Queue (min)	Avg Time in System (min)	ATM Utilization
1	0.02	2	0.11	1.15	13%
2	0.04	4	0.17	1.16	18%
3	0.07	5	0.25	1.25	24%
4	0.14	6	0.40	1.41	33%
5	0.26	10	0.59	1.56	38%
6	0.63	10	1.11	2.10	53%

* Maximum observed over 100 simulated hours of activity.

Tier	Cars in Queue									
	1	2	3	4	5	6	7	8	9	10
1	1.50%	0.20%	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	2.72%	0.49%	0.09%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	4.64%	1.15%	0.29%	0.07%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%
4	7.21%	2.36%	0.77%	0.25%	0.08%	0.03%	0.01%	0.00%	0.00%	0.00%
5	9.29%	3.63%	1.42%	0.55%	0.22%	0.08%	0.03%	0.01%	0.01%	0.00%
6	13.29%	7.09%	3.79%	2.02%	1.08%	0.58%	0.31%	0.16%	0.09%	0.05%



PROPOSED DRIVE UP ATM
5300 CHAMBERLAYNE ROAD
DECEMBER 17, 2021

OTJ
ARCHITECTS

00 | LOCATION PLAN



EXISTING LOCATION PLAN



EXISTING LOCATION PLAN



PROPOSED LOCATION PLAN

00 | EXISTING SURVEY



EXISTING SITE CONDITIONS

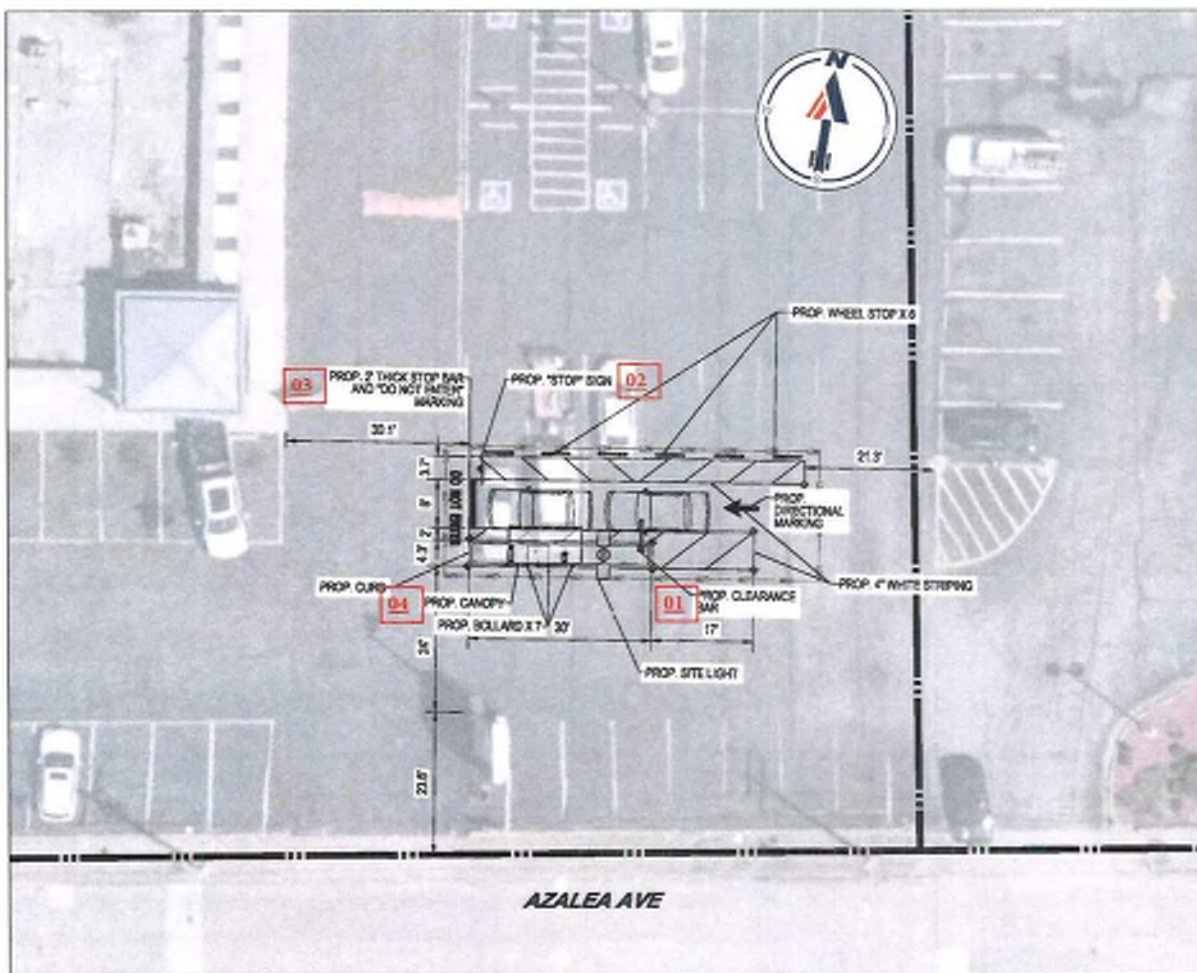


PROPOSED AREA OF WORK



PROPOSED PLAN

00 | PROPOSED SITE PLAN



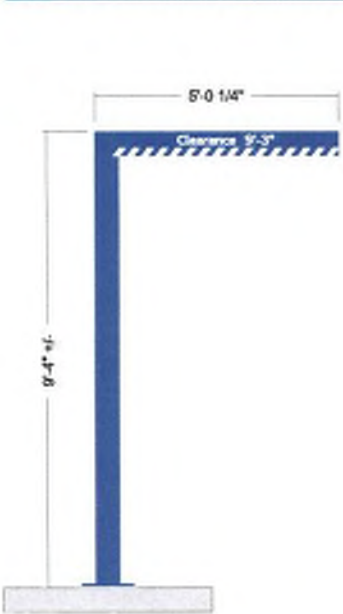
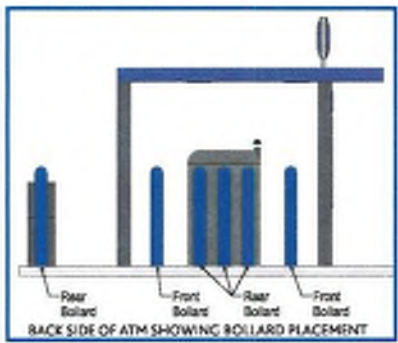
SIGNAGE LOCATION LEGEND

- 01 CLEARANCE 'HEADACHE' BAR
- 02 STOP SIGN
- 03 DO NOT ENTER SIGN
- 04 ATM CANOPY

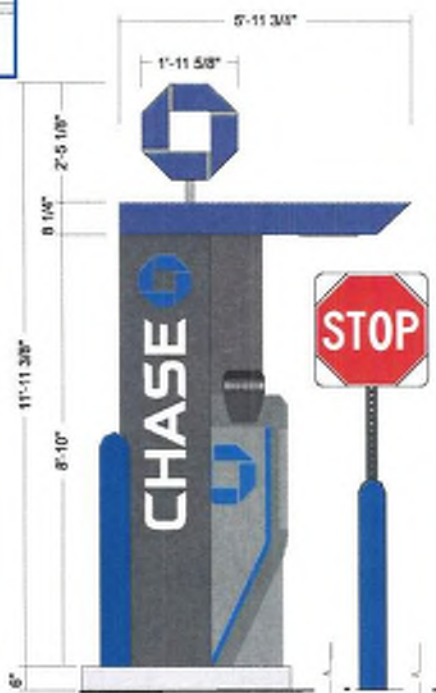
00 | PROPOSED ATM RENDERING



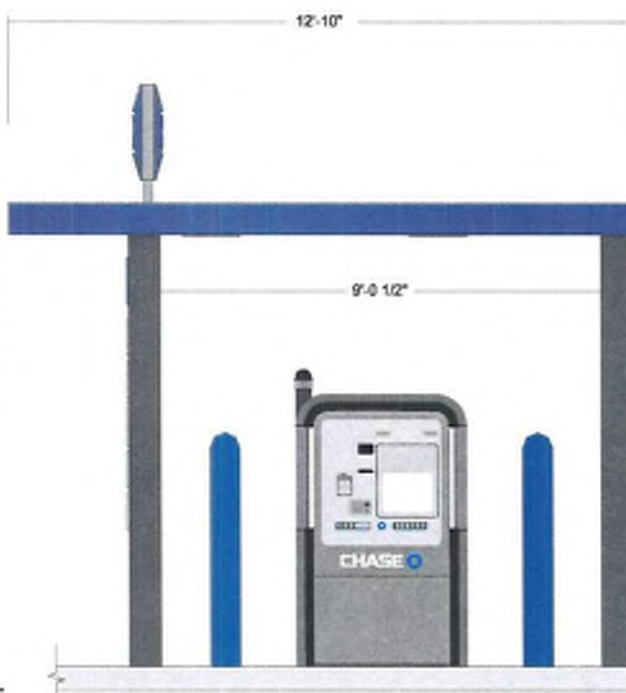
00 | TYPICAL ATM ELEVATIONS AND SIGNAGE



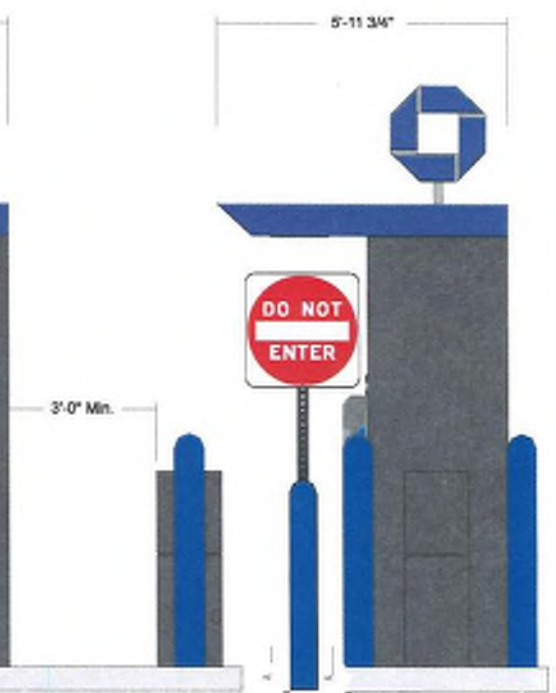
01 ELEVATION



04 APPROACH ELEVATION



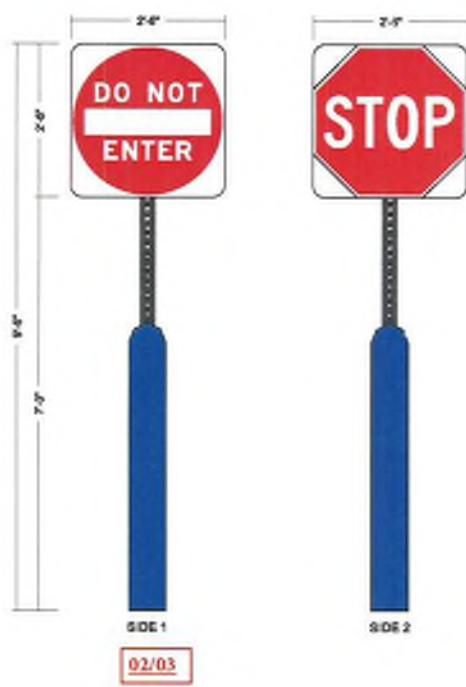
ELEVATION



DEPARTURE ELEVATION

* Utility Pedestal to be installed by GC

00 | TYPICAL ATM ELEVATIONS AND SIGNAGE



LEASE AREA DESCRIPTION

BEING PART OF THE LANDS OF
BSV PREMIER BROOKHILL LLC
INSTRUMENT NO. 120005623
CITY OF RICHMOND, VIRGINIA

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF AZALEA AVENUE (100 FOOT WIDTH RIGHT-OF-WAY) AND WITH THE DIVISION LINE OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623; PID: N0170026004) ON THE WEST AND THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623; PID: N0170026003) TO THE EAST, THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS;

1. SOUTH 79° 56' 44" WEST, 190.82 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND THROUGH SAID LANDS OF BSV PREMIER BROOKHILL LLC THE FOLLOWING COURSE AND DISTANCE;
2. NORTH 10° 03' 16" WEST, 45.33 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;
3. SOUTH 81° 13' 53" WEST, 60.56 FEET, THENCE;
4. NORTH 08° 41' 14" WEST, 20.29 FEET, THENCE;
5. NORTH 81° 17' 47" EAST, 60.37 FEET THENCE;
6. SOUTH 09° 13' 03" EAST, 20.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,225 SQUARE FEET OR 0.028 ACRES

BEING A PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623; PID: N0170026004) AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

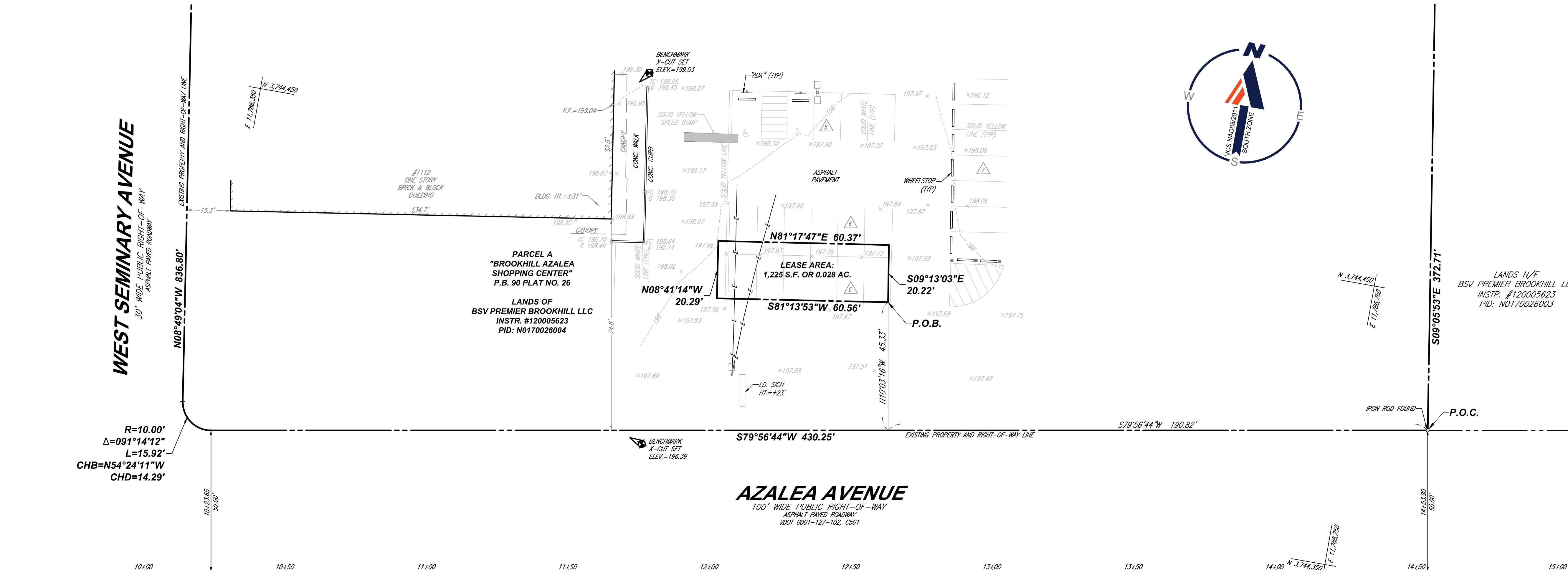
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GENERAL NOTES:

- THE SUBJECT PROPERTY IS PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC AS RECORDED IN INSTRUMENT NO. 120005623 AMONG THE LANDS RECORDS OF THE CITY OF RICHMOND, VIRGINIA AND HAVING A PID OF N0170026004 PER THE DEPARTMENT OF ASSESSMENTS.
 - LEASE AREA = 1,225 SQUARE FEET OR 0.028 ACRES.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER PRIVATE UTILITY MARKOUT PERFORMED BY GPRS ON 12/10/2021 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 11, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
 - ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS.
 - THE 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 27 OF 83", MAP NUMBER 5101290027D, 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.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE, ALL EASEMENTS AND/OR ENCUMBRANCES MAY NOT BE DEPICTED.



LOCATION MAP
SCALE: 1"=2000'



BOHLER & ASSOCIATES, INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE STATE OF VIRGINIA. THE LICENSE NUMBER OF THE ENGINEER IS 14088. THE LICENSE NUMBER OF THE SURVEYOR IS 14088. THE LICENSE NUMBER OF THE SURVEYOR IS 14088. THE LICENSE NUMBER OF THE SURVEYOR IS 14088.

LEGEND

- 123 — EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x TC 123.45 EXIST. TOP OF CURB ELEVATION
- x G 122.95 EXIST. GUTTER ELEVATION
- — APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
- — WHEELSTOP
- — ADA PARKING SPACE
- — SIGN
- BOLLARD
- = □ = □ AREA LIGHT
- △ DENOTES PARKING SPACE COUNT
- — BENCHMARK
- = □ = □ P.O.C. POINT OF COMMENCEMENT
- = □ = □ P.O.B. POINT OF BEGINNING

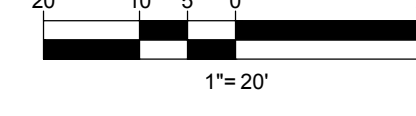
LEASE AREA DESCRIPTION

BRING PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC INSTRUMENT NO. 120005623 CITY OF RICHMOND, VIRGINIA

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF AZALEA AVENUE (100 FOOT WIDTH RIGHT-OF-WAY) AND WITH THE DIVISION LINE OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623, PID: N0170026004) ON THE WEST AND THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623, PID: N0170026003) TO THE EAST, THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS;

- SOUTH 79° 56' 44" WEST, 190.82 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND THROUGH SAID LANDS OF BSV PREMIER BROOKHILL LLC THE FOLLOWING COURSE AND DISTANCE;
- NORTH 10° 03' 16" WEST, 45.33 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;
- SOUTH 81° 13' 53" WEST, 60.56 FEET, THENCE;
- NORTH 08° 41' 14" WEST, 20.29 FEET, THENCE;
- NORTH 81° 17' 47" EAST, 60.37 FEET THENCE;
- SOUTH 09° 13' 03" EAST, 20.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,225 SQUARE FEET OR 0.028 ACRES
BEING A PART OF THE LANDS OF BSV PREMIER BROOKHILL LLC (INSTRUMENT NO. 120005623, PID: N0170026004) AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT.

ERIC K. NISKANEN
LAND SURVEYOR
Lic. No. 1524-B

DATE: 02-18-22

PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY

CHASE BANK, N.A.

1112 AZALEA AVENUE
CITY OF RICHMOND, VIRGINIA

FILE NO. SV211406
DATE 02/18/2022
FIELD DATE 02/11/2022

12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.795.9500
www.bohlerengineering.com

BOHLER

CREW CHIEF: DJ
DRAWN: MJM
REVIEWED: SE
APPROVED: EKN
SCALE: 1" = 20'
DWG. NO.: 1 OF 1