

INTRODUCED: November 14, 2022

AN ORDINANCE No. 2022-330

To authorize the special use of the properties known as 1503 North 35<sup>th</sup> Street, 1505 North 35<sup>th</sup> Street, and 1507 North 35<sup>th</sup> Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions, and to repeal Ord. No. 1996-48-49, adopted Apr. 9, 1996.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 12 2022 AT 6 P.M.

WHEREAS, the owner of the properties known as 1503 North 35<sup>th</sup> Street, 1505 North 35<sup>th</sup> Street, and 1507 North 35<sup>th</sup> Street, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to three two-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.1 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

AYES:            9                            NOES:            0                            ABSTAIN:            \_\_\_\_\_

ADOPTED:    DEC 12 2022            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 1503 North 35<sup>th</sup> Street, 1505 North 35<sup>th</sup> Street, and 1507 North 35<sup>th</sup> Street and identified as Tax Parcel Nos. E000-1544/012, E000-1544/013, and E000-1544/014, respectively, in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Physical Improvements of 1503, 1505, & 1507 North 35<sup>th</sup> Street for Cava Capital LLC,” prepared by Townes, and dated February 3, 2021, 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 up to three two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Cava Companies Proposed Dwellings 1503, 1505, & 1507 N 35<sup>th</sup>,” prepared by Pinnacle Design, and dated March 14, 2022, and “1503, 1505, and 1507 N. 35<sup>th</sup> Street Special Use Permit Request, City of Richmond, Virginia,” prepared by Townes, dated March 22, 2022, and last revised June 10, 2022, and hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to three two-family detached dwellings, substantially as shown on the Plans.

(b) No fewer than two off-street parking spaces shall be required for each dwelling of the Special Use.

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. Different siding color shall be used for each dwelling.

(e) 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) 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.

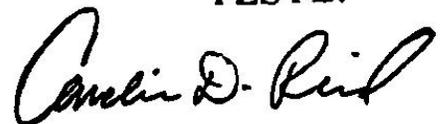
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing 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. **Repeal of Prior Ordinance.** That Ordinance No. 1996-48-49, adopted April 9, 1996, be and is hereby repealed.

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

**A TRUE COPY:  
TESTE:**



**City Clerk**

# City of Richmond

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

## Item Request File Number: PRE.2022.0303

### O & R Request

**DATE:** September 12, 2022

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer J.E. Lincoln  
Saunders / RCS

Digitally signed by J.E. Lincoln  
Saunders / RCS  
Date: 2022.09.22 13:22:11 -04'00'

**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 properties known as 1503, 1505, 1507 North 35th  
Street for the purpose of authorizing three (3) two-family detached dwellings, upon certain  
terms and conditions, and to repeal Ord. No. 1996-048-49.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the properties known as 1503, 1505, 1507 North  
35th Street for the purpose of authorizing three (3) two-family detached dwellings, upon certain terms  
and conditions, and to repeal Ord. No. 1996-048-49

**REASON:** The applicant is requesting a Special Use Permit to construct three (3) two-family detached  
dwellings. Two-family uses are not allowed in the R-5 District, a special use permit is therefore 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 November 7, 2022,  
meeting.

**BACKGROUND:** The property is located in the Oakwood neighborhood at 1503, 1505, 1507 North 35th  
Street, between Briel and Boxley Streets. The properties are currently a total of 8361 sq. ft. (0.191 acre)  
parcel of land that contains an existing building that will be demolished. The application is to construct three  
(3) two-family buildings for a total of six (6) dwelling units.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-5 - Residential (Single Family) and adjacent properties are generally the same R-5 Zone. The surrounding land uses include primarily residential.

**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:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** October 10, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** November 14, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
November 7, 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:** Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467



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: 1503, 1505, and 1507 N 35th Street Date: March 28, 2022

Tax Map #: E000-1544/012, /013, /014 Fee: \$300

Total area of affected site in acres: 0.193

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

**Zoning**

Current Zoning: R-5

Existing Use: 2 vacant parcels and 1 mixed-use structure

**Proposed Use**

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

Three (3) new two-family detached dwellings

Existing Use: 2 vacant parcels and 1 mixed-use structure

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: SUP-1996-048-49

2 vacant parcels and 1 mixed-use structure

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

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

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Cava Capital LLC

If Business Entity, name and title of authorized signee: \_\_\_\_\_

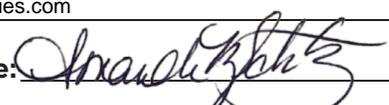
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 5310 Markel Road, #104

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 510-0464 Fax: ( )

Email: construction@cavacompanies.com

**Property Owner Signature:** 

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

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

# APPLICANT'S REPORT

*March 28, 2022*

Revised: May 17, 2022

*Special Use Permit Request*

*1503, 1505, & 1507 N 35<sup>th</sup> Street, Richmond, Virginia*

*Map Reference Numbers: E000-1544/012, E000-1544/013, E000-1544/014*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Baker Development Resources**

530 East Main Street, Suite 730

Richmond, Virginia 23219

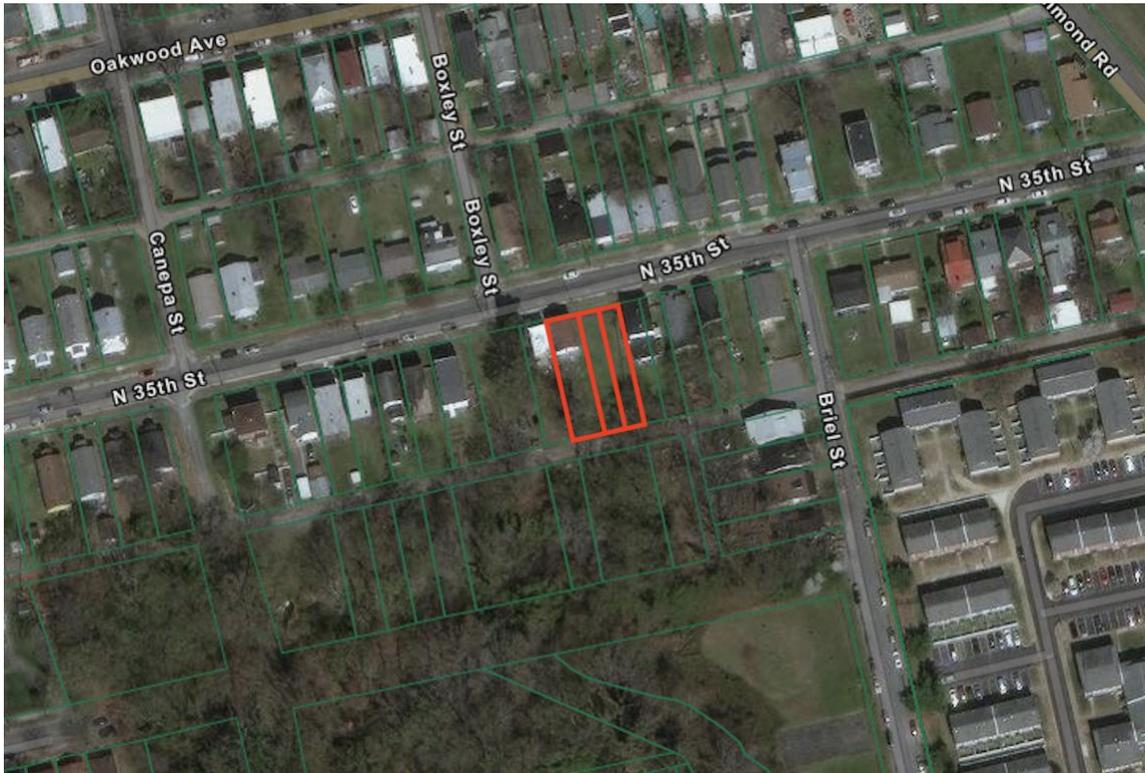
## Introduction

The property owner is requesting a special use permit (the "SUP") for 1503, 1505, and 1507 N 35<sup>th</sup> Street (the "Property"). The SUP will authorize the construction of three two-family detached dwellings. While the two-family use is found throughout the neighborhood, it is not permitted by the underlying R-5 Single-Family Residential zoning district, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of N 35<sup>th</sup> Street between Boxley and Briel Streets and consists of three lots. The lots are known as 1503, 1505 and 1507 N 35<sup>th</sup> Street and are referenced by the City Assessor as tax parcels E000-1544/012 through E000-1544/014. 1507 N 35<sup>th</sup> is roughly 18' wide by 124' in depth, contains approximately 2,241 square feet of lot area, and is vacant. 1505 N 35<sup>th</sup> Street is roughly 20' wide by 124' deep, contains approximately 2,400 square feet of lot area and is also vacant. 1503 N 35<sup>th</sup> Street is roughly 30' wide by 124' deep, contains approximately 3,720 square feet of lot area, and includes a two-story structure that was approved for occupancy by a first-floor grocery store by special use permit in 1996. Access is provided at the rear of the Property by means of an east-west alley.



- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”

# Proposal

## PROJECT SUMMARY

The applicant is proposing to construct a two-family detached dwelling on each of the three existing lots for a total of three new two-family dwellings.

## PURPOSE OF REQUEST

The Property owner is proposing to construct three new two-family detached dwellings. While the two-family use is commonly found in the area, including several instances on the same block as the Property, it is not permitted by the underlying zoning. Therefore, a SUP is required to permit the proposed development.

## PROJECT DETAILS

The Property consists of three lots (1503, 1505 and 1507 N 35th Street) ranging from eighteen to thirty feet in width. This request would include the removal of the existing structure on 1503 N 35th Street, which is noted as being in “very poor condition” by the City Assessor. The internal lot lines of the three parcels would be adjusted in order to create two parcels with roughly 22 feet in width and one parcel with 24 feet in width. The proposed parcels are more uniform in size than the existing and would be comparable to, or larger than other lots within the block in terms of width and area.

The proposed two-family dwellings would each be 16’ in width, 75 feet in depth, and two stories in height. The individual units would be configured as flats and would each contain three bedrooms and one bathroom, totaling approximately 1,137 square feet of floor area. The exterior design would be traditional and consistent with the character of the area and other proposed dwellings. The building would be designed with a single entrance in order to have the appearance of single-family detached dwellings from the street. A total of six parking spaces (two parking spaces per building/lot) are proposed and would be accessible from the alley.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. To differentiate the dwellings and better reflect the character of the neighborhood, the proposed dwellings would be painted in three matching, but different, colors. A full-width front porch would engage the street and provide usable outdoor living space. The proposed dwelling’s massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

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

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

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

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

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

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

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

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

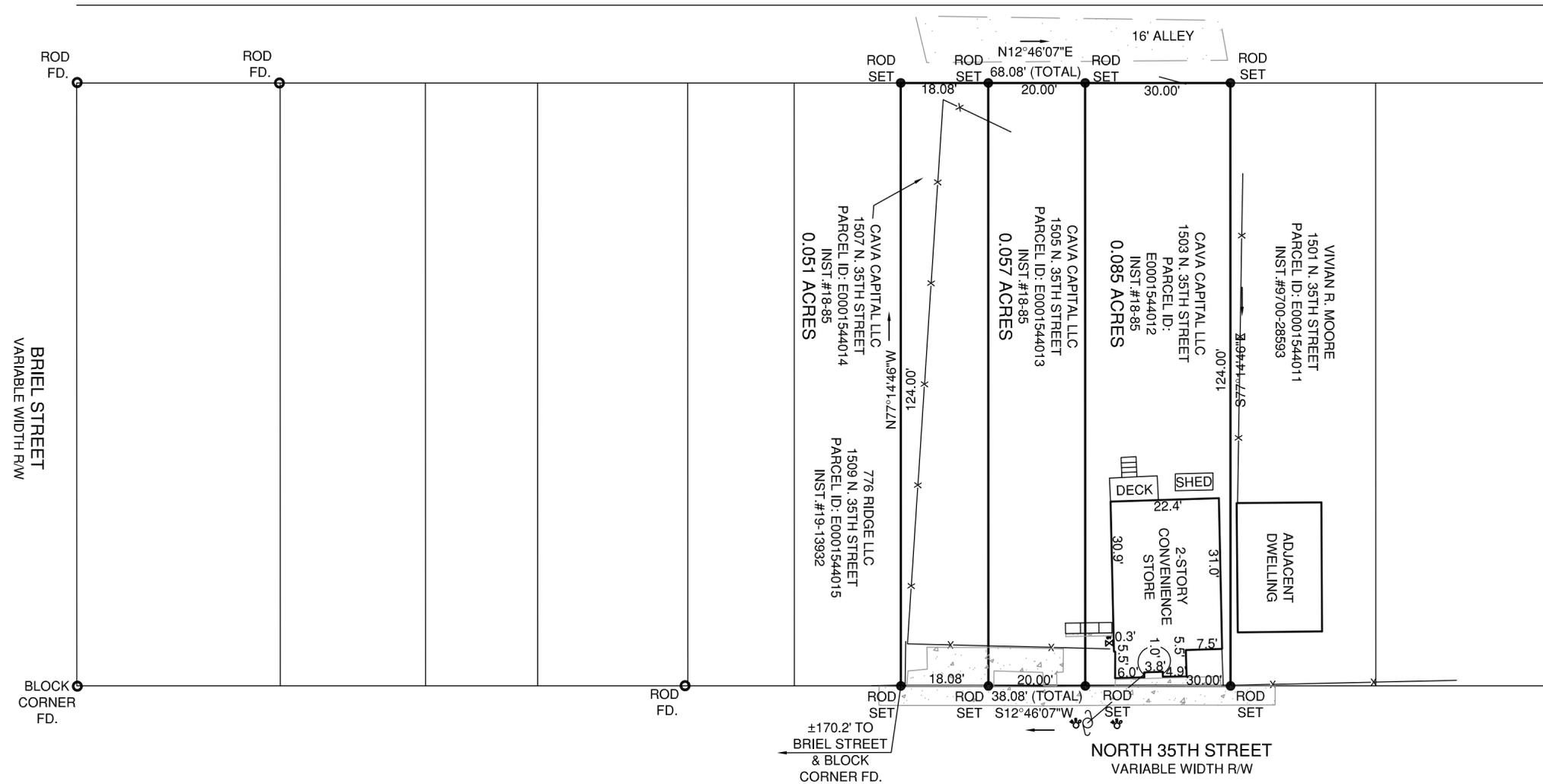
In summary we are enthusiastically seeking approval for the construction of the proposed two-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which several lots are vacant. It would help encourage a pedestrian friendly traditional streetscape and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches along N 35<sup>th</sup> Street. The traditional building forms would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

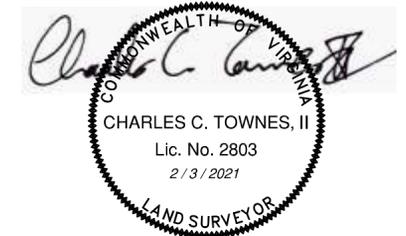
THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290042D, EFFECTIVE DATE: APRIL 2, 2009.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.



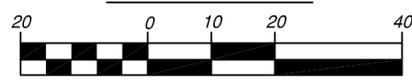
THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON FEBRUARY 2, 2021. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



**PLAT SHOWING  
PHYSICAL IMPROVEMENTS OF  
1503, 1505, & 1507  
NORTH 35TH STREET  
FOR  
CAVA CAPITAL LLC  
CITY OF RICHMOND, VIRGINIA  
DATE: FEBRUARY 3, 2021 SCALE: 1"=20'**

**townes**  
consulting engineers, planners, and land surveyors  
2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

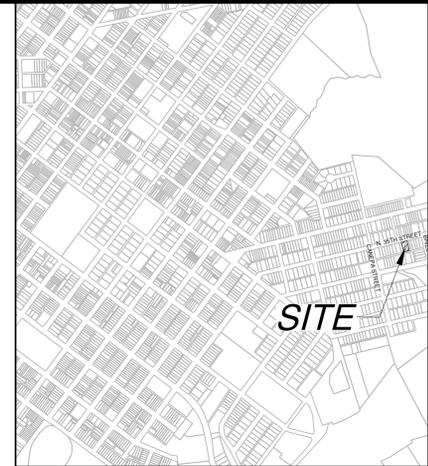
**GRAPHIC SCALE**



1 inch = 20 feet

CITY OF RICHMOND SUBDIVISION NOTES

1503, 1505, & 1507 N. 35TH STREET SPECIAL USE PERMIT REQUEST CITY OF RICHMOND, VIRGINIA



LOCATION MAP: 1" = 1000'

APPLICANT'S NAME: CAVA CAPITAL LLC

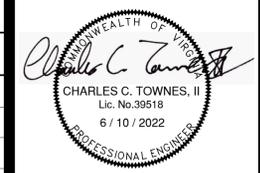
ZONING & CASE #: R-5

PLANNING COMMISSION APPROVAL DATE:

CITY APPROVAL:

- 1. EROSION CONTROL:
2. SEWER:
3. WATER:
4. ROAD & DRAINAGE:

townes consulting engineers, planners, land surveyors
2463 boulevard colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com



1503, 1505, & 1507 N. 35TH STREET SPECIAL USE PERMIT REQUEST CITY OF RICHMOND, VIRGINIA COVER SHEET

DATE: MARCH 22, 2022
SCALE: N/A
PROJECT NUMBER: 20210045
DESIGN TEAM: CHARLES C. TOWNES, II, P.E., L.S. PROJECT MANAGER, T.S.G. DRAWN BY:

Table with columns: REV., DATE, ITEM. Row 1: 1, 5/17/22, CLIENT COMMENTS. Row 2: 2, 6/10/22, CLIENT COMMENTS.

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SHEET C-1

REQUIRED UTILITY NOTES

- 1. ALL MATERIALS FOR SEWER & WATER SYSTEMS SHOWN SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE LOCAL AGENCY APPLICABLE AT THE TIME OF NOTICE TO PROCEED.
2. WATER LINES ARE TO BE CLASS 150 PIPE WITH CAST IRON FITTINGS WITH RING-TIGHT BELL CONFORMING TO ASA2110 AND AWWA C-100.
3. ALL WATER LINES TO EXTEND A MINIMUM OF ONE (1) SECTION PAST VALVE BEFORE CAPPING.
4. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-652-7001) BEFORE BEGINNING ANY EXCAVATION.
5. FOR TYPICAL DETAILS OF WATER IMPROVEMENTS, SEE APPURTENANCE STANDARDS BY THE CITY OF RICHMOND WATER & SEWER SPECIFICATIONS & PROCEDURES.
6. FIRE HYDRANTS TO BE THREADED ACCORDING TO CITY OF RICHMOND FIRE DEPARTMENT REQUIREMENTS.
7. MINIMUM CLEAR COVER OVER TOP OF PIPE SHALL BE 3'-6".
8. BEFORE CONSTRUCTION OF THIS WATER LINE CAN BEGIN, THE ENGINEER MUST CERTIFY IN WRITING THAT THE ROADS ARE WITHIN 6" OF THE FINAL SUB-GRADE.
9. ALL WATER SERVICES TO BE TYPE K COPPER, DRAWN TUBING, NO JOINTS.
10. CONTRACTOR SHALL ACQUIRE ANY HIGHWAY PERMITS PRIOR TO CONSTRUCTION AND FORWARD COPIES TO THE CITY.
11. CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.
12. USE THRUST BLOCKS PER MANUFACTURERS RECOMMENDATION.
13. ALL WATER METERS WHOSE ELEVATION IS AT 122.00 OR BELOW WILL REQUIRE INDIVIDUAL PRESSURE REGULATORS TO BE INSTALLED ON THE CUSTOMERS SIDE OF THE WATER METER.
14. DATUM FOR ALL ELEVATIONS IS NAVD83.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT SANITARY SEWER SPECIFICATIONS OF THE CITY OF RICHMOND. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF RICHMOND INSPECTORS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROPER COUNTY OFFICIALS 48 HOURS PRIOR TO START OF WORK. A PRECONSTRUCTION MEETING BETWEEN CONTRACTOR AND ENGINEER WILL BE MANDATORY.
16. GRADE STAKES WILL BE SET BY TOWNES P.C. COPIES OF CUT SHEETS WILL BE SENT TO THE CITY OF RICHMOND.
17. PIPE STRENGTHS TO BE AS FOLLOWS:
A. PVC ASTM D3034, SDR - 35.
B. EXCEPT AS SHOWN ON PROFILE.
18. ALL MANHOLES TO BE PRECAST CONCRETE.
19. JOB SHALL BE BID ON A UNIT PRICE BASIS. ALL EXCAVATION SHALL BE UNCLASSIFIED.
20. EXISTING UTILITIES WHERE SHOWN, ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ALL SUCH LOCATIONS BEFORE START OF WORK.
21. ALL PIPE BEDDING TO BE CLASS B EXCEPT AS SHOWN FOR PLASTIC PIPE.
22. ALL SANITARY SEWER LINES WITH LESS THAN 6" OF COVER WILL BE MADE OF DUCTILE IRON PIPE IF WITHIN A RIGHT OF WAY.

EROSION AND SEDIMENT CONTROL NOTES

- 1. Soil Erosion and Sediment Control shall be per the current edition of the Virginia Erosion and Sediment Control Handbook.
2. Sediment basins and traps, perimeter dikes, sediment barriers, and other measures intended to trap sediment on-site, must be constructed as a first step in grading and be made functional before upslope land disturbance takes place. Stabilization measures shall be applied to earthen structures such as dams, dikes, and diversions immediately after installation.
3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven (7) days to denuded areas that may not be at final grade, but will remain dormant (undisturbed) for longer than thirty (30) days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one (1) year.
4. During construction, soil stockpiles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site, as well as soil intentionally transported from the site.
5. All storm sewer inlets that are made functionally operable during construction, shall be protected so that sediment laden water cannot enter the conveyance systems without first being filtered or otherwise treated to remove sediment.
6. The Department of Planning shall make a continuing review and evaluation of the erosion and sediment control methods used and the overall effectiveness of the erosion control program and shall direct changes to be made if deemed necessary.

LATITUDE: 37.533
LONGITUDE: -77.398
RECEIVING CHANNEL / WATERS: JAMES RIVER
VAH06 WATERSHED CODE: JL01

SITE SUMMARY AND NOTES

- 1. OWNER / DEVELOPER .....CAVA CAPITAL LLC
2. PARCEL ID'S ..... E0001544012, E0001544013, E0001544014
3. SITE ADDRESS ..... 1503, 1505, & 1507 N. 35TH STREET
4. ZONING ..... R-5 (RESIDENTIAL - SINGLE FAMILY)
5. SITE AREA .....0.194 ACRES
6. WATER ..... PUBLIC
7. SEWER ..... PUBLIC
8. THIS SITE IS LOCATED WITHIN A 100-YEAR FEMA DEFINED FLOOD PLAIN ZONE X PER COMMUNITY PANEL NUMBER 5101290042D, EFFECTIVE DATE APRIL 2, 2009.
9. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
10. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING TELEPHONE, CATV, AND GAS.
11. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.
12. CONSTRUCTION TRAFFIC INGRESS/EGRESS SHALL BE RESTRICTED TO FRONTAGE ROAD ENTRANCE ONLY.

SEEDING SCHEDULE

ALL CUT AND FILL SLOPES AND CHANNELSIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE FOLLOWING:

- A. 100 LBS PER 1,000 SQ. FT. GROUND LIMESTONE OR EQUIVALENT
B. 20 LBS. OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQ. FT.
C. VARIETIES TO BE SEEDED:
1. SPRING SEEDING: MARCH 1 THROUGH APRIL 30; SPRING OATS (2.5 LBS. PER 1,000 SQ. FT.)
2. SUMMER SEEDING: MAY 1 THROUGH AUGUST 1; WEEPING LOVE GRASS AT (2 OZ. PER 1,000 SQ. FT. MIXED WITH 1 BUSHEL SAWDUST FOR UNIFORM SEEDING.
3. AUTUMN SEEDING: AUGUST 1 THROUGH NOVEMBER 15; TALL FESCUE (KY 31) AT (1.5 LBS. PER 1,000 SQ. FT.)

NOTE: THE "CITY INSPECTOR" FOR E & S ISSUES IS THE DIRECTOR OF PLANNING. THE "CITY INSPECTOR" FOR PUBLIC WORKS AND PUBLIC UTILITIES ISSUES IS THE DIRECTOR OF PUBLIC WORKS OR HIS REPRESENTATIVE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-05-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP ON CLEARING.
ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PLAN. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE PLAN CANNOT BE CARRIED OUT.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

LEGEND

Legend table with columns: ROAD & DRAINAGE, SEWER, EROSION CONTROL, WATER. Includes symbols for culvert, drop inlet, manhole, ditch, contour lines, waterlines, valves, hydrants, erosion control devices, and sediment traps.

INDEX TO SHEETS

Table with columns: SHEET #, LATEST REVISION DATE, DESCRIPTION. Rows: C-1 COVER SHEET, C-2 SITE LAYOUT.

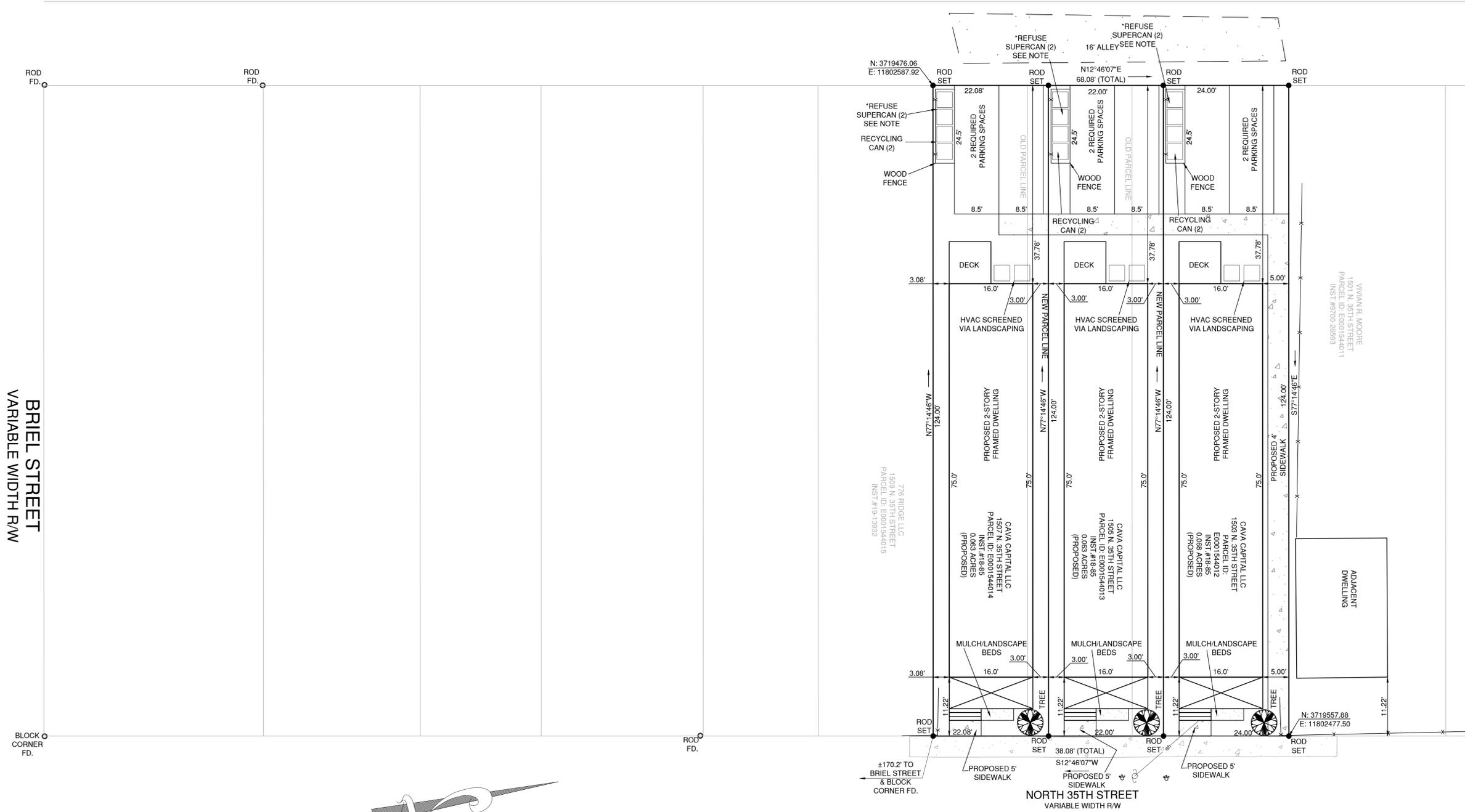
PROJECT NAME

1503, 1505, & 1507 N. 35TH STREET SPECIAL USE PERMIT REQUEST

CONTACT INFORMATION

DEVELOPER NAME: CAVA CAPITAL LLC
ADDRESS: 5310 MARKEL ROAD SUITE 104 RICHMOND, VIRGINIA 23230
CONTACT PERSON: AMANDA SCHWARTZ
TELEPHONE: (804) 385-6587
FACSIMILE:
EMAIL: aschwartz@cavacompanies.com

\*NOTE: OPAQUE SCREENING TO BE PROVIDED UNLESS REAR YARD AND REFUSE AREA IS ENCLOSED WITH OPAQUE PRIVACY FENCE

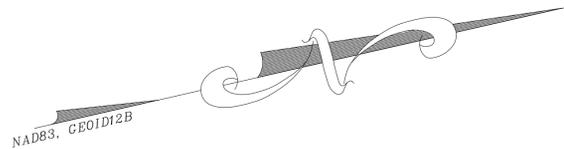


BRIEL STREET  
VARIABLE WIDTH RW

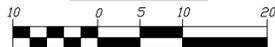
BLOCK  
CORNER  
FD.

±170.2 TO  
BRIEL STREET  
& BLOCK  
CORNER FD.

NORTH 35TH STREET  
VARIABLE WIDTH RW



GRAPHIC SCALE



1 inch = 10 feet

2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

**townes**  
consulting engineers, planners, land surveyors



**1503, 1505, & 1507  
N. 35TH STREET**  
SPECIAL USE PERMIT REQUEST  
CITY OF RICHMOND, VIRGINIA

SITE LAYOUT

DATE:  
MARCH 22, 2022

SCALE:  
1" = 10'

PROJECT NUMBER:  
20210045

DESIGN TEAM:  
CHARLES C. TOWNES, II, P.E., L.S.  
PROJECT MANAGER  
T.S.G.  
DRAWN BY:

CHECKED BY:

REVISIONS:

REV.	DATE:	ITEM:
1	5/17/22	CLIENT COMMENTS
2	6/10/22	CLIENT COMMENTS

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SHEET  
C-2

# CAVA COMPANIES

PROPOSED DWELLING 1503, 1505, & 1507 N 35th

## AREA CALCULATIONS

<b>Heated Area</b>	
1st Floor Livable	1137 SF
2nd Floor Livable	1137 SF
<b>Total</b>	<b>2273 SF</b>

## SHEET INDEX

### 2-ARCHITECTURE

A-0.00	Cover
A-1.00	Crawl Space Plan
A-2.00	First Floor
A-2.60	2nd Floor Plan
A-2.70	Roof Plan
A-3.00	Elevations
A-3.10	Elevations



SINGLE FAMILY DWELLING  
NEW CONSTRUCTION  
2 STORY 25'-0" FROM APPROXIMATE GRADE

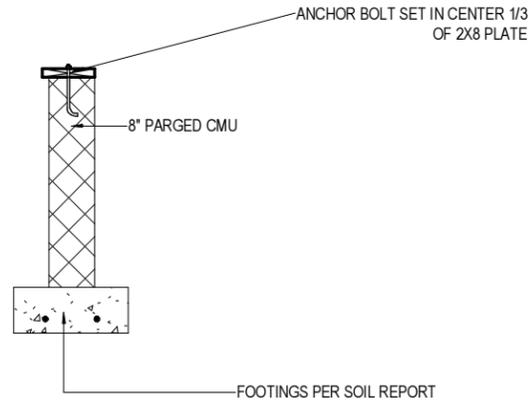
VIRGINIA CONSTRUCTION CODE (VCC) 2015

THE FOLLOWING STRUCTURAL REQUIREMENTS ARE SPECIFIC TO  
RICHMOND, VIRGINIA  
FROST DEPTH-18 INCHES  
DESIGN WIND SPEED - 90MPH, 3-SECOND GUST  
ULTIMATE DESIGN WIND SPEED FOR RISK  
CATEGORY I BUILDINGS -115 MPH  
SNOW LOAD - 20 PSF

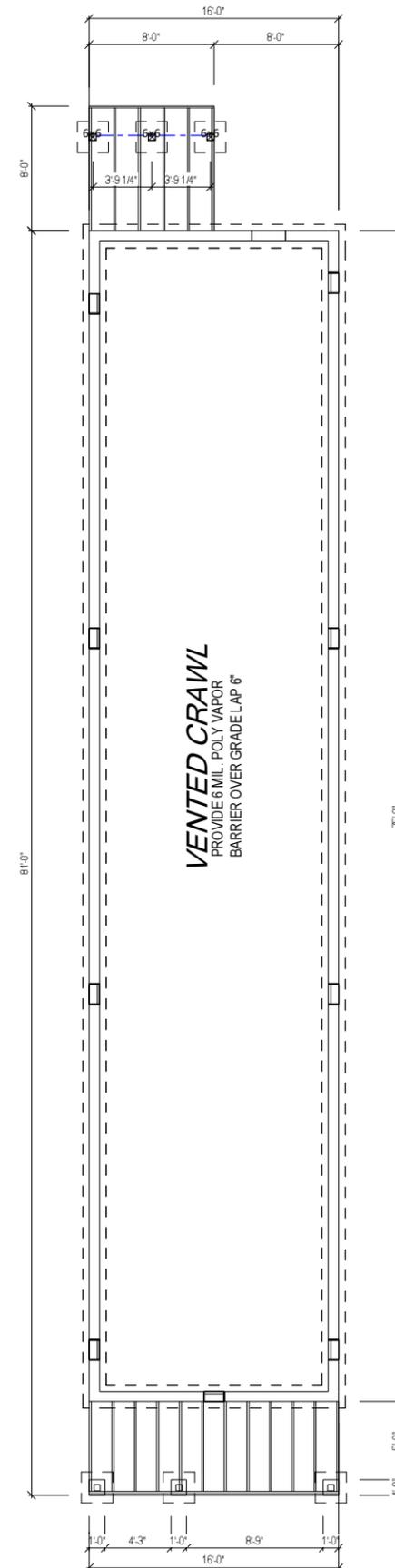


# SUP APPROVAL

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**2 WALL TYPES FD**  
A-1.00 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**1 CRAWL SPACE PLAN**  
A-1.00 3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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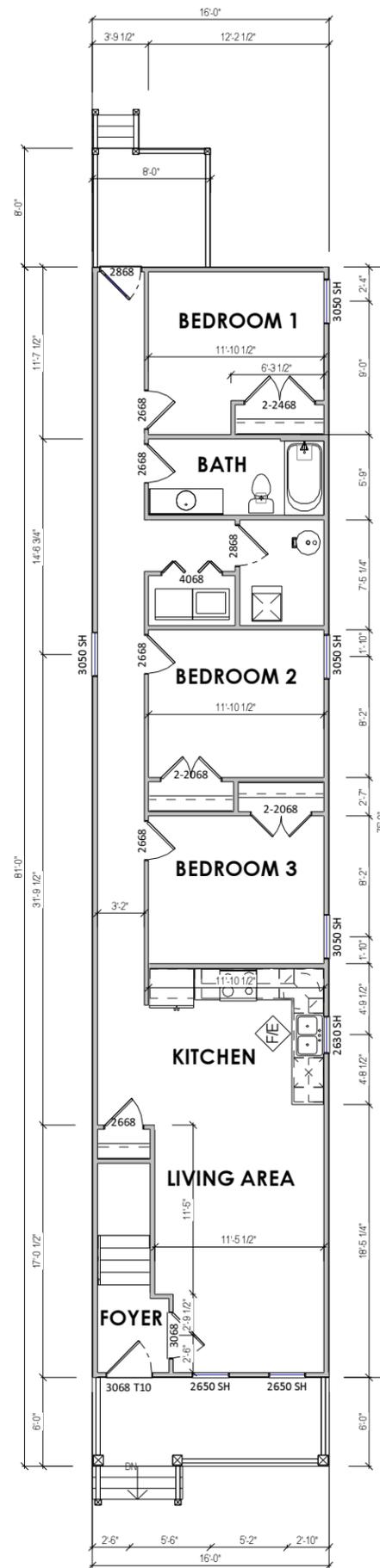
<small>PROJECT</small> <b>NEW CONSTRUCTION</b>	<small>CLIENT</small> <b>CAVA COMPANIES</b>
	<small>ADDRESS</small> <b>1507 N35th</b>
<small>SHEET</small> <b>Crawl Space Plan</b>	

<small>ISSUE DATE</small> <b>3/14/22</b>
<small>DRAWN BY</small> <b>PINNACLE DESIGN</b>
<small>SHEET NUMBER</small> <b>A-1.00</b>

NOTE  
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION  
WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION  
[R401.3 VRC]

NOTE  
EXTERIOR RISER HEIGHT MAX 8 1/4" AND MIN TREAD DEPTH 9"  
[R308.4.1 VRC]

**1 1ST FLOOR PLAN**  
A-2.00 3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



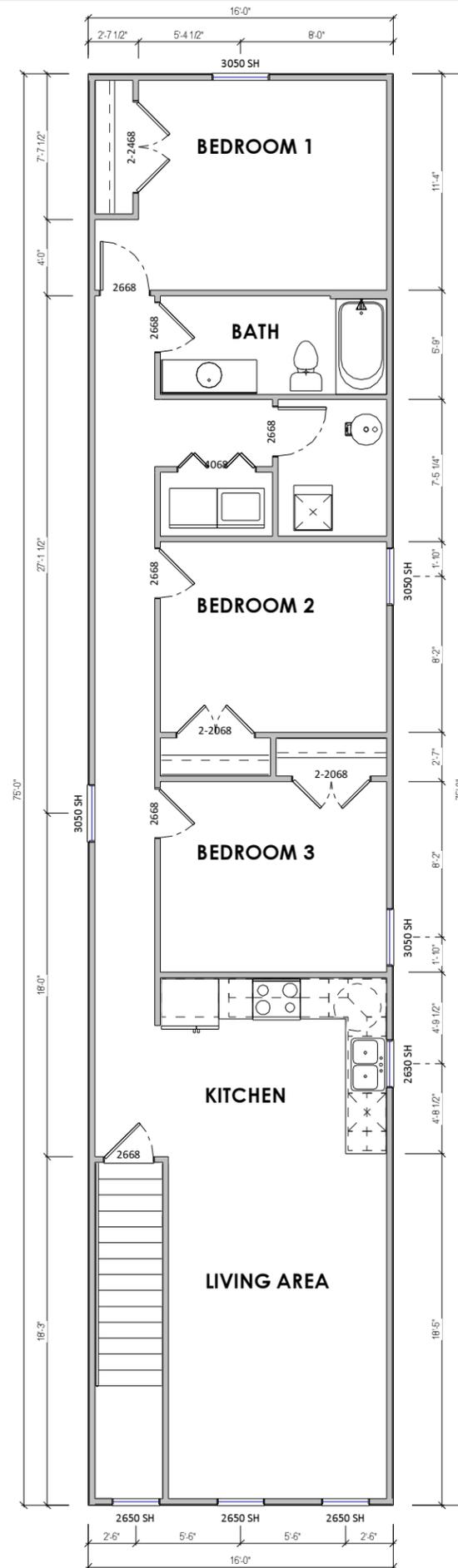
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CLIENT	<b>CAVA COMPANIES</b>
ADDRESS	1507 N35th
PROJECT	<b>NEW CONSTRUCTION</b>
SHEET	<b>First Floor</b>
ISSUE DATE	3/14/22
DRAWN BY	<b>PINNACLE DESIGN</b>
SHEET NUMBER	<b>A-2.00</b>

**NOTE:**

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

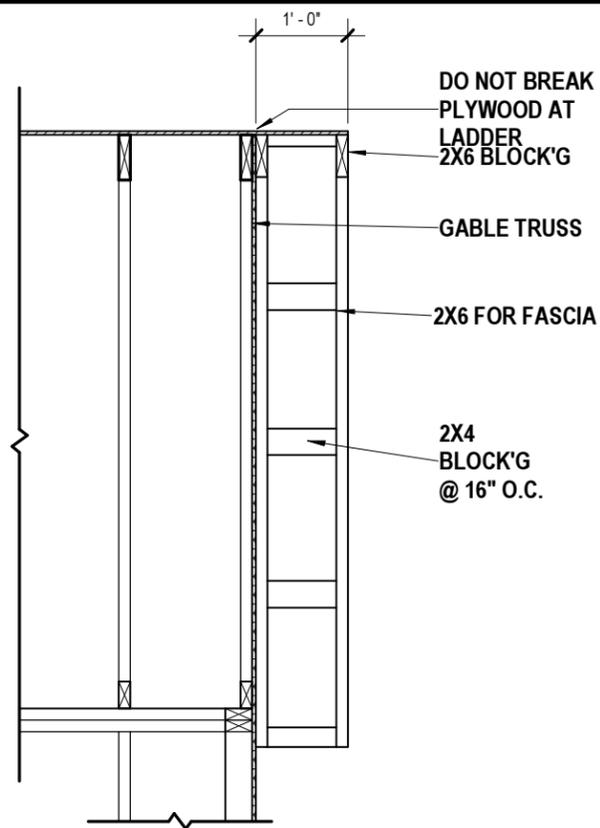


**1 2ND FLOOR PLAN**  
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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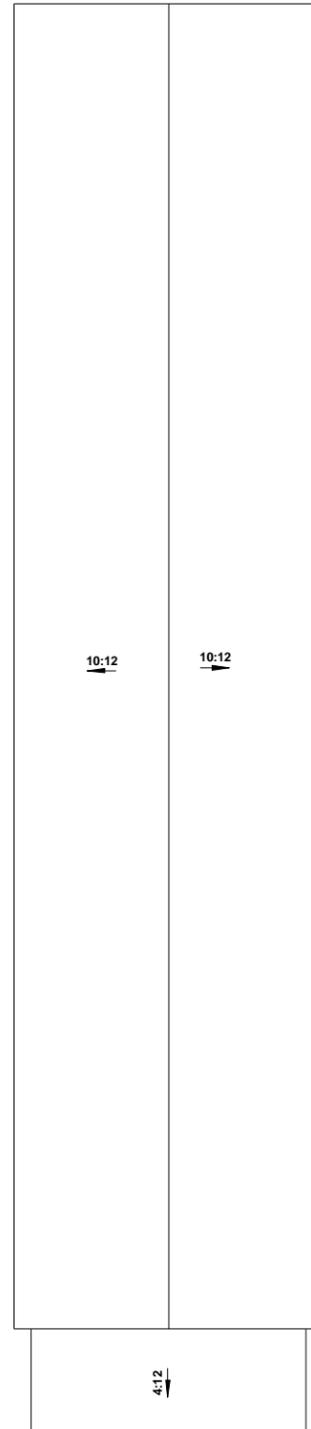


PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
	SHEET	2nd Floor Plan	ADDRESS
ISSUE DATE		3/14/22	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A-2.60	

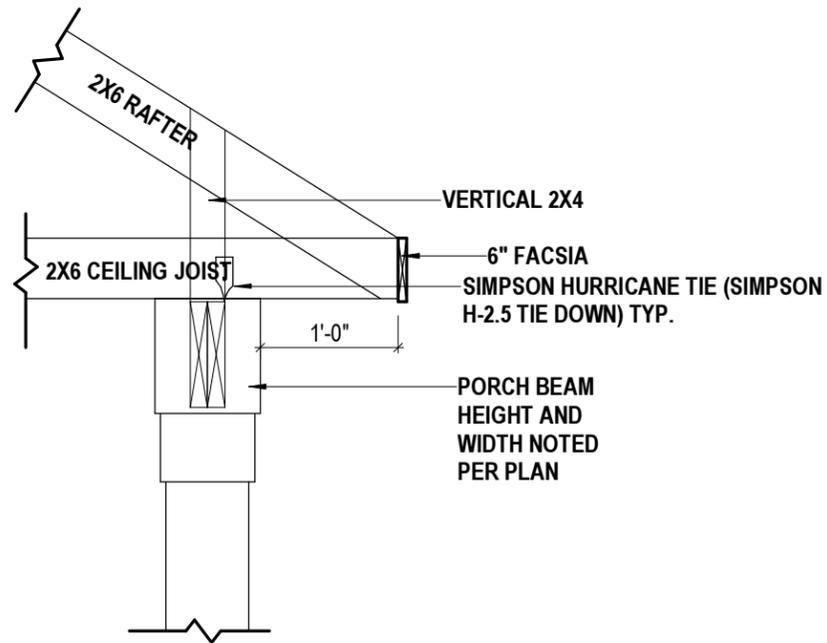


**GENERAL ROOF PLAN NOTES:**

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.



**2 ROOF OVERHANG DETAIL**  
A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**3 PORCH BEAM ROOF DETAIL**  
A-2.70 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**1 ROOF PLAN**  
A-2.70 3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CLIENT	CAVA COMPANIES
ADDRESS	1507 N35th
PROJECT	NEW CONSTRUCTION
SHEET	Roof Plan

ISSUE DATE	3/14/22
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.70

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CLIENT	CAVA COMPANIES
ADDRESS	1507 N35th
PROJECT	NEW CONSTRUCTION
SHEET	Elevations
ISSUE DATE	3/14/22
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.00

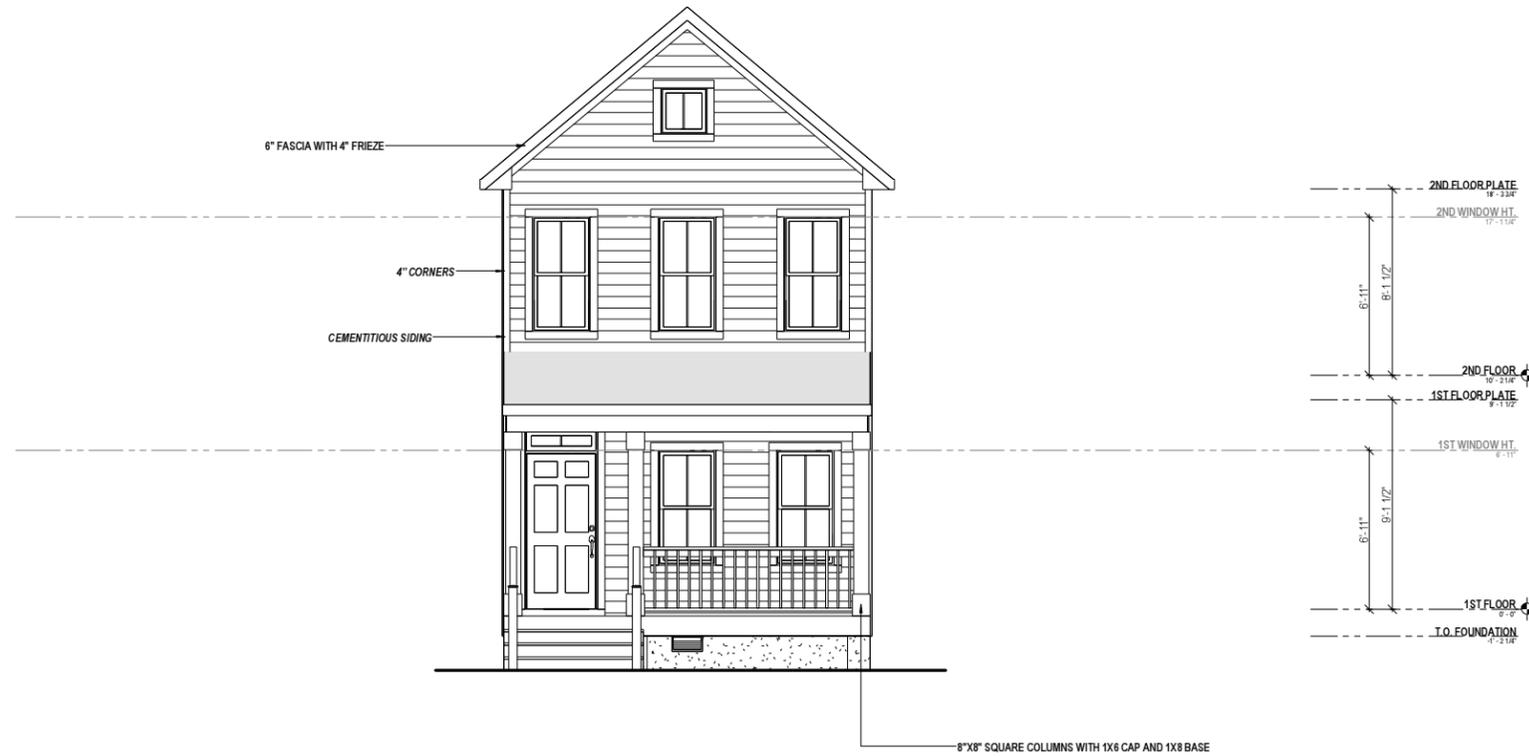
NOTE:  
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS [R311.7.8 VRC]

NOTE:  
HANDRAIL HEIGHT TO BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" [R311.7.8.1 VRC]

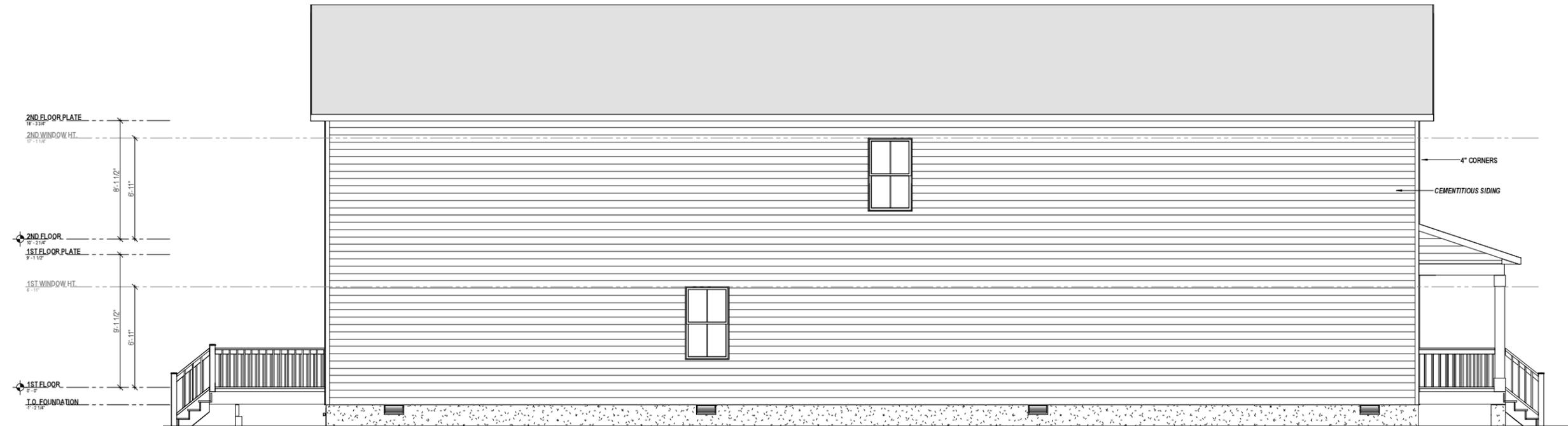
NOTE:  
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

NOTE:  
REQUIRED GUARDS AT OPEN SIDED WALKING SURFACE, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS SHALL NOT BE LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGE OF TREADS [R312.1.2 VRC]

NOTE:  
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION [R401.3 VRC]

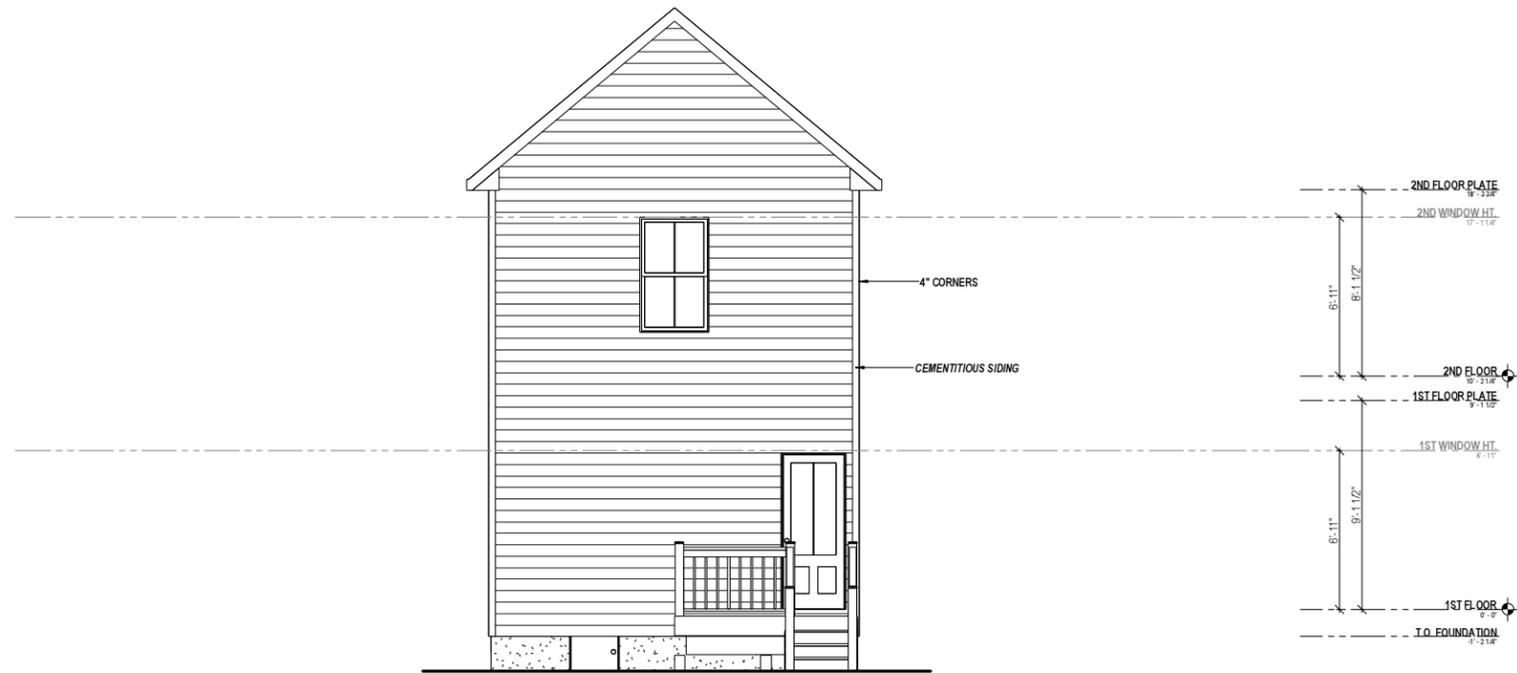


**1 FRONT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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**1 REAR VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 RIGHT VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	CAVA COMPANIES
ADDRESS	1507 N35th
PROJECT	NEW CONSTRUCTION
SHEET	Elevations
ISSUE DATE	3/14/22
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.10