

INTRODUCED: October 14, 2019

AN ORDINANCE No. 2019-298

To authorize the special use of the property known as 1101 Bainbridge Street for the purpose of day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to City Code § 30-419.3(a), upon certain terms and conditions.

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

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

PUBLIC HEARING: NOV 12 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 1101 Bainbridge Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of day nursery, restaurant, and office uses, retail stores and shops, which use, among other things, is not currently allowed by sections 30-419.2 and 30-419.3 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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:    NOV 12 2019    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 (2015), 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 1101 Bainbridge Street and identified as Tax Parcel No. S000-0062/010 in the 2019 records of the City Assessor, being more particularly described on a survey entitled “Boundary Line Adjustment between Tax Parcels S000-0062/010 and S000-0062/012, City of Richmond, Virginia,” prepared by Shadrach & Associates, Inc., and dated July 8, 2019, 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 day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to section 30-419.3(a) of the Code of the City of Richmond (2015), as amended, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1101 Bainbridge Street, Richmond, VA 23224,” prepared by Apex Design Group, PLLC, dated March 19, 2019, and last revised August 8, 2019, 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) That the Special Use of the Property shall be as day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to

section 30-419.3(a) of the Code of the City of Richmond (2015), as amended, substantially as shown the Plans.

(b) The hours of operation of any restaurant on the Property shall be limited to 7:00 a.m. through 11:00 p.m., Monday through Sunday.

(c) Deliveries for any restaurant use of the Property shall be limited to 8:00 a.m through 6:00 p.m., Monday through Sunday, shall take place in the alley to the rear of the Property, and shall not take place on Bainbridge Street.

(d) No outdoor amplified or live music shall be allowed on the Property.

(e) Parking for a minimum of eight bicycles shall be provided on the Property, substantially as shown on the Plans.

(f) Any day nursery shall be licensed by and subject to the requirements of the Virginia Department of Social Services. The outdoor play area shall be substantially as shown on the Plans. The outdoor play area or areas shall be enclosed with a continuous opaque or non-opaque structural fence or wall not less than four feet in height. No chain link fence shall be permitted on the Property.

(g) All mechanical equipment serving the Property that is installed after the effective date of this ordinance and does not replace mechanical equipment existing prior to the effective date of this ordinance shall be located or screened so as not to be visible from any public right-of-way.

(h) No off-street parking shall be required for the Special Use.

(i) Signs for the Special Use shall meet the requirements of section 30-507.1 of the Code of the City of Richmond (2015), as amended, concerning signs permitted in the R-63 Multifamily Urban Residential District.

§ 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 (2015), 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 (2015), 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 (2015), 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 (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

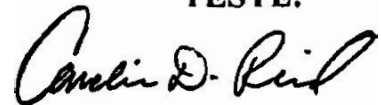
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 "Camlin D. Reed". The signature is written in a cursive style with a large initial "C".

**City Clerk**

# City of Richmond

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

## Item Request

File Number: PRE.2019.387

RECEIVED

OCT 08 2019

O & R REQUEST

4-9180

SEP 18 2019

OFFICE OF THE CITY ATTORNEY

### O & R Request

Office of the  
Chief Administrative Officer

**DATE:** September 16, 2019

**EDITION:** 1

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

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

**THROUGH:** ~~Selena Cuffee Glenn~~, Chief Administrative Officer  
*Lenora G. Reid, Acting 9/26/19*

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

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 1101 Bainbridge Street, for the purpose  
of authorizing a mixed-use building, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 1101 Bainbridge Street, for the purpose  
of authorizing a mixed-use building, upon certain terms and conditions.

**REASON:** The applicant has proposed to renovate a vacant building previously used as a place of worship  
into a mixed-use building which may contain uses permitted on corner lots in the R-63 Multi-Family Urban  
Residential District, as well as a day-nursery, office uses, and retail stores and shops. 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 4, 2019,  
meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following  
that meeting.

**BACKGROUND:** The subject property consists of a 17,324 SF or 0.4 acre parcel of land improved with at  
two-story, 20,220 SF vacant church building constructed, per tax assessment records, in 1857. The property  
is located in the Manchester neighborhood within the City's Old South Planning District at the intersection  
of Bainbridge Street and West 11th Street.



The City of Richmond's Downtown Master Plan designates the subject property as a Downtown Urban Center Area (DT-UCA) which is "...characterized by higher density, mixed use development, typically arranged on a fine grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. Uses are less restricted, and commercial uses are often located on the ground floor with large windows and doors fronting the sidewalk. The upper stories of buildings are typically a mix of office and residential uses."(City of Richmond Downtown Master Plan, pp. 3.25(6).)

This property is currently zoned R-63 and is also near the B-5 zone recently updated for Hull Street. Properties within adjacent blocks to the West of Bainbridge Street are primarily R-63 and R-8 with some B-6 properties nearby along Commerce Road. A mix of commercial, mixed-use, vacant, single-, two-, and multi-family residential land uses are present in the vicinity of the subject property.

**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:** \$2,400 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** October 14, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** November 12, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
November 4, 2019

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, 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.richmondva.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: 1101 Bainbridge Street Date: 02/07/2019

Tax Map #: S0000062010 Fee: \$ 2,400

Total area of affected site in acres: 0.348

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

**Zoning**

Current Zoning: R-63

Existing Use: Vacant - Church with associated Private School

**Proposed Use**

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

Multi-Tenant Business or Educational use with Possible Restaurant at the Sanctuary floor - See applicant's report for detailed description

Existing Use: Vacant - Church with associated Private School

Is this property subject to any previous land use cases?

- Yes
- No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Ben Adamson - Owner

Company: Manchester Opportunity Zone, LLC

Mailing Address: PO Box 7217

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 8146.269 Fax: ( )

Email: bkadamson@mac.com

**Property Owner:** Manchester Opportunity Zone, LLC

If Business Entity, name and title of authorized signee: Ben Adamson - Owner

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

Mailing Address: PO Box 7217

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 8146.269 Fax: ( )

Email: bkadamson@mac.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)

## 1101 Bainbridge Street

March 20, 2019

### Special Use Permit – Applicant's Statement

The attached application is for a Special Use Permit (SUP) at 1101 Bainbridge Street, located in the Old Manchester District. The existing vacant historic structure is two stories tall with a basement and occupies most of the .348 acre site. This application is for approval to use the overall building for Business Use (Multi-Tenant) per the attached plans, optional Day Nursery Use in the basement and first floor area only and for the main sanctuary to be used as either Business, Restaurant, or Mercantile Use. The current plan is to receive an SUP for the building shell as described and lease tenants out under separate CO's similar to a standard office building. The current R-63 zoning does not allow business use but with the building's proximity to Hull Street and the existing size of the structure we feel this to be the best use of the space.

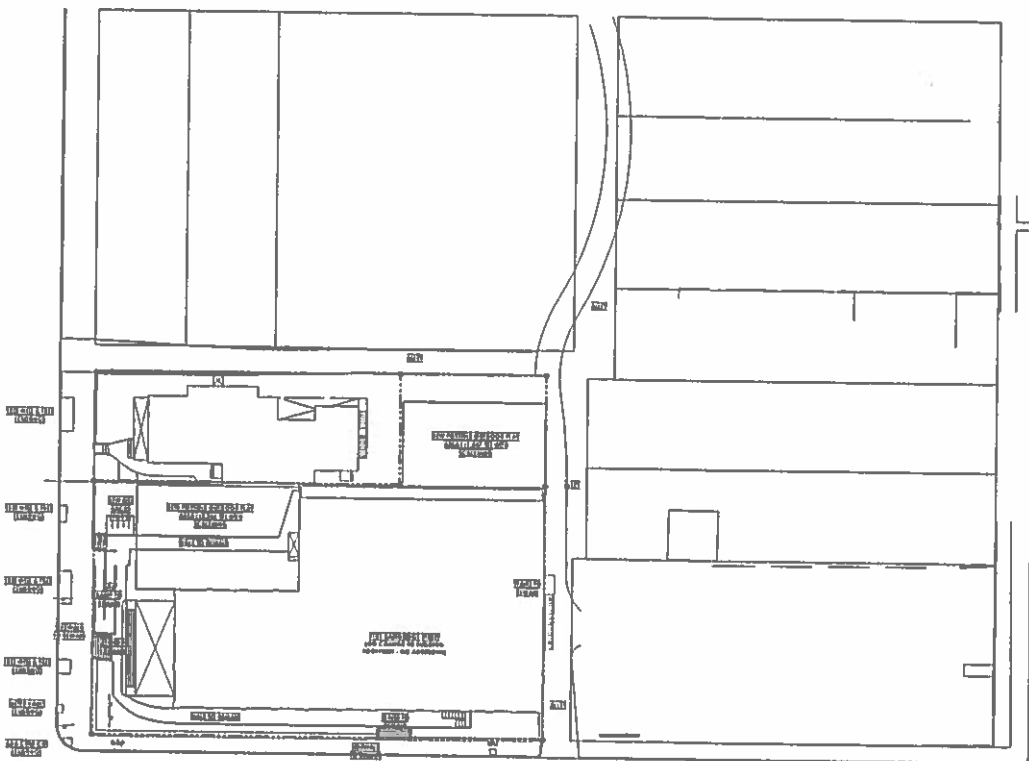
The property is currently grandfathered with 23 parking spaces. We are proposing 6 additional off-street parking spaces be made available for the site. These spaces can be made available through lease agreements on appropriately zoned parcels within 300' of the building's entrance. Detailed parking plans and agreements will be provided for approval prior to the issuance of a Certificate of Occupancy.

Historic Tax Credits may be obtained for the building and the exterior will be maintained at its original appearance. This has yet to be decided since the building is good shape and minimal work would be required for the planned uses. Other than some minor masonry repairs and paint touch up, trimming back existing landscaping is the extent of the exterior work.

Using this building for a business, restaurant and/ or Mercantile function will enhance the overall neighborhood environment by increasing both social and economic activity in the surrounding area. The characteristics of the building's end use and features will contribute the community and will not be detrimental to the safety, health, morals and general welfare of the community involved. We further feel the project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

The building will be upgraded to meet or exceed applicable codes including ADA restrooms, life and fire safety, and it will not create hazards from fire, panic or other dangers. With the building structure existing and minor improved at the interior we feel the structure will not tend to overcrowding of land and not cause an undue concentration of population or adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements or interfere with adequate light and air.





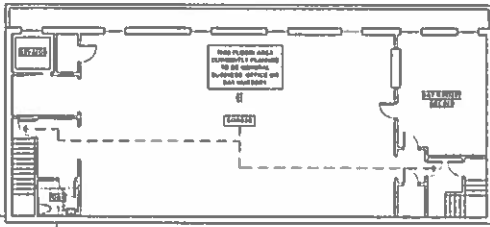
NOT TO SCALE  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

**01 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

<b>APEX</b> Engineering & Architecture 1101 Bainbridge Street Portland, OR 97232	
15. 07. 2016 SAP 1000-01-01	<b>1101 BAINBRIDGE STREET</b> PROVINCIAL VENTURE
16. 08. 2016 SAP 1000-01-01-01	
17. 09. 2016 SAP 1000-01-01-01-01	
18. 10. 2016 SAP 1000-01-01-01-01-01	
SITE PLAN	
<b>AS 01</b>	

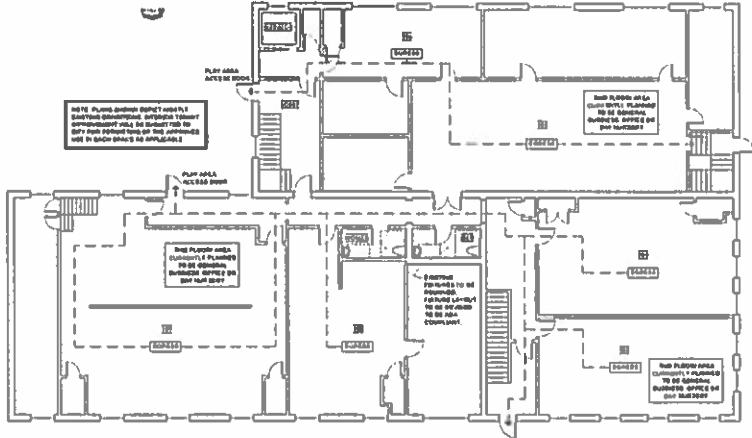
NOTE: PLUMBING SYMBOLS AND NOTATION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC). ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).



SEE NOTE TO THE LEFT OF THIS PLAN FOR NOTES TO BE SHOWN ON THIS PLAN.

**01 BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

<b>APEX</b> Design/Construct/Manage 1101 Bainbridge Street Raleigh, NC 27601	
01.01.01 01.01.02 01.01.03 01.01.04 01.01.05	1101 BAINBRIDGE STREET RALEIGH, NC 27601
BASEMENT PLAN	<b>A1 00</b>



01 1ST FLOOR PLAN

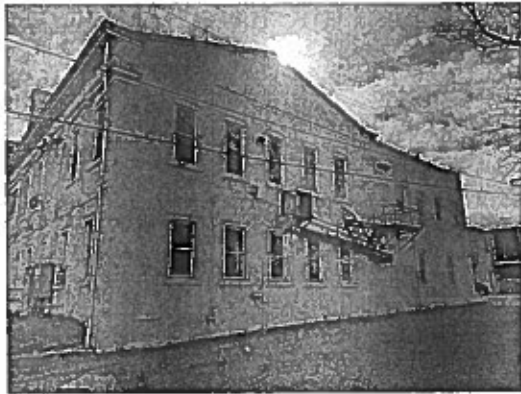
NOT FOR CONSTRUCTION

<b>APEX</b> Design Group PLLC 1000 Parkside Drive Richmond, VA 23227	
03.08.2019 10.20.2019 02.27.2020 10.01.2020	SUPPLEMENTAL P-1 SUPPLEMENTAL P-2 SUPPLEMENTAL P-3
<b>1101 BAINBRIDGE STREET</b> <small>APPROXIMATELY</small>	
1ST FLOOR PLAN	<b>A1 01</b>





- NOT FOR CONSTRUCTION**
- 1. Project Name: 1101 Bainbridge Street
  - 2. Location: 1101 Bainbridge Street, Savannah, GA 31401
  - 3. Date of Drawing: 10/15/2010
  - 4. Drawing Title: 1101 Bainbridge Street - 1101
  - 5. Drawing Scale: 1/8" = 1'-0"
  - 6. Drawing No.: 1101-1101



**04 BACK ELEVATION**  
1101 BAINBRIDGE STREET



**03 SIDE ELEVATION**  
1101 BAINBRIDGE STREET



**02 SIDE ELEVATION**  
1101 BAINBRIDGE STREET



**01 FRONT ELEVATION**  
1101 BAINBRIDGE STREET

**NOT FOR CONSTRUCTION**

<b>APEX</b> Large Group, Inc. 1101 Bainbridge Street Savannah, GA 31401	
10. 4. 304 11. 10. 104-1101	<b>1101 BAINBRIDGE STREET</b> SAVANNAH, GA 31401
12. 10. 104 13. 10. 104-1101	
14. 10. 104 15. 10. 104-1101	
16. 10. 104 17. 10. 104-1101	
ARCHITECT ELEVATIONS	
<b>A4 01</b>	

- NOTES:**
1. CONSULT ARCHITECT'S PLAN, SPECIFICATIONS, AND NOTES FOR ALL DETAILS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
  3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
  6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
  8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND CLEAN WORK SITE AT ALL TIMES.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES.



**02** SIDE ELEVATION  
PAGE 02/04



**01** SIDE ELEVATION  
PAGE 01/04

**APEX**

Engineering Firm  
100 South Main Street  
Rochester, NY 14604

02.08.2024

10.25.2024

01.22.2025

02.18.2025

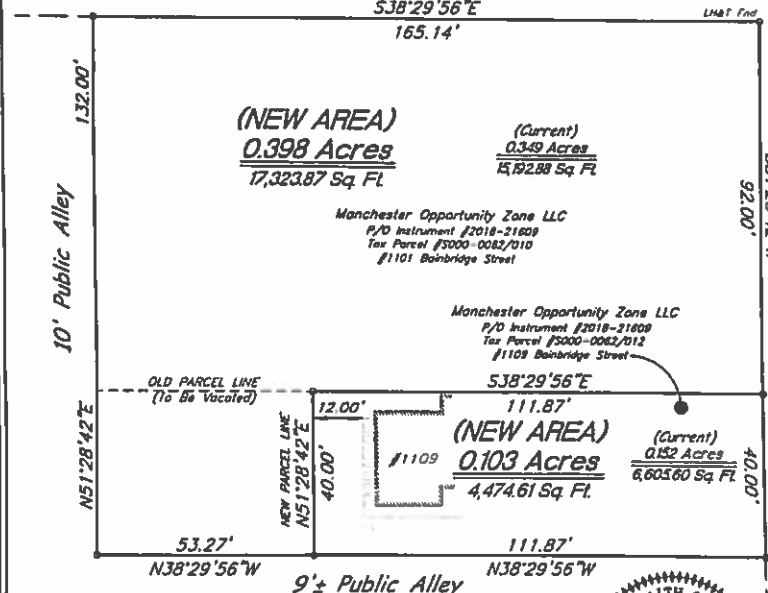
1101 BAINBRIDGE STREET  
ROCHESTER, NY 14604

EXTERIOR ELEVATIONS

**A4 02**

PG0322 JUL 10 2019

# West 11th Street (33± Public R/W)



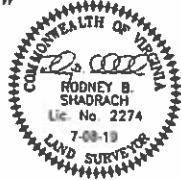
THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN TAX PARCELS S000-0062/010 AND S000-0062/012

- Notes:**
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Panel #310129-0039-E, effective date: July 16, 2014 (Zone X).
  2. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: July 1, 2019.
  3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.
  4. 5/8" Rods or PK Nail set at all corners unless otherwise shown hereon.

## BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCELS S000-0062/010 AND S000-0062/012 CITY OF RICHMOND, VIRGINIA

DATE: JULY 8, 2019  
20 0 20 40 60  
Scale: 1" = 20'

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



**Shadrach & Associates, LLC**

LAND SURVEYING  
430 Southlake Blvd. Suite 100 • Richmond, Virginia 23226  
Phone: (804)379-9300 • Email: rodr@shadrachsurvey.com