

INTRODUCED: February 28, 2022

AN ORDINANCE No. 2022-051

To authorize the special use of the property known as 417 Libbie Avenue for the purpose of a multifamily dwelling containing up to 26 dwelling units and off-street parking, upon certain terms and conditions.

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

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

PUBLIC HEARING: MAR 28 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 417 Libbie Avenue, which is situated in a RO-1 Residential-Office District, desires to use such property for the purpose of a multifamily dwelling containing up to 26 dwelling units and off-street parking, which use, among other things, is not currently allowed by sections 30-424.4,(b) concerning lot area and width, density, and unit width, 30-424.5(1), concerning front yards, 30-424.5(2)(b), concerning side and rear yards, 30-424.6, concerning usable open space, and 30-424.8, concerning height, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES:            7            NOES:            0            ABSTAIN:            \_\_\_\_\_

ADOPTED:    MAR 28 2022    REJECTED:            \_\_\_\_\_    STRICKEN:            \_\_\_\_\_

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 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 417 Libbie Avenue and identified as Tax Parcel No. W020-0113/008 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “417 Libbie Ave Condominiums,” prepared by Christopher Consultants, and dated April 27, 2021, a copy of which is provided as an inset on sheet C1.00 of the plans entitled “Urban Generation Living LLC, UGL – 417 Libbie Ave Condominiums, 417 Libbie Ave. Richmond, VA 23226,” prepared by Baskervill, dated August 13, 2021, and last revised January 13, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling containing up to 26 dwelling units and off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Urban Generation Living LLC, UGL – 417 Libbie Ave Condominiums, 417 Libbie Ave. Richmond, VA 23226,” prepared by Baskervill, dated August 13, 2021, and last revised January 13, 2022, and 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 a multifamily dwelling containing up to 26 dwelling units and off-street parking, substantially as shown on the Plans.

(b) No fewer than 53 off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

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

(f) Storage for a minimum of 11 bicycles shall be provided, 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.

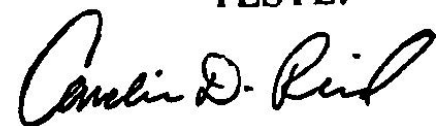
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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:**



**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.2022.0029

### O & R Request

**DATE:** January 31, 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

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

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

**RE:** To authorize the special use of the property known as 417 Libbie Avenue for the purpose of a  
multi-family building with up to twenty-six (26) dwellings and off-street parking, upon  
certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 417 Libbie Avenue for the purpose of a  
multi-family building with up to twenty-six (26) dwellings and off-street parking, upon certain terms and  
conditions.

**REASON:** The applicant is requesting a Special Use Permit for the purpose of twenty-six (26) dwellings,  
within an RO-1 Residential-Office Zoning District. Such a use is a permitted use in this district, however,  
the proposed building would not meet certain feature requirements, including Lot area and width, Front  
yards, Side and rear yards, Usable open space, and Height requirements. 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 March 21, 2022, meeting.

**BACKGROUND:** 417 Libbie Avenue is currently improved with a 3,694 sq. ft. commercial building, constructed in 1925, situated on a 32,825 sq. ft. (.75 acre) parcel of land. The property is located in the Westhampton neighborhood and is a part of the Libbie/Grove commercial district.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use which are defined as a "cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to-line after matching the height of the predominant cornice line of the block. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government. (p. 58)

The density of the proposed development, overall, is approximately 34 units per acre.

The current zoning for this property is RO-1 Residential-Office District. Adjacent properties are located within the same RO-1 Residential-Office with some R 4 Single Family and UB-PO1 Urban Business Parking Overlay Districts to the North and South, respectively.

**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:** February 28, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** March 28, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
March 21, 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:** 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.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: 417 Libbie Avenue Date: 8.13.21  
 Tax Map #: W020-01130-08 Fee: \$2,400.00  
 Total area of affected site in acres: 0.762 acres

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

**Zoning**

Current Zoning: RO-1

Existing Use: Medical Office Building

**Proposed Use**

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

Existing Use: Medical Office Building

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Bruce W. Tyler, AIA, LEED AP

Company: Baskervill

Mailing Address: 1051 E. Cary Street, Suite 200

City: Richmond

Telephone: (804) 728-3107 State: Virginia Zip Code: 23219

Email: btyler@baskervill.com Fax: (804) 343-0909

**Property Owner:** Libbie Associates, LLC

If Business Entity, name and title of authorized signee: Jeffrey A. Brown, MD, Manager

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

Mailing Address: 417 Libbie Avenue

City: Richmond

Telephone: (804) 288-1593 State: Virginia Zip Code: 23226

Email: lbabik@vsaonline.com Fax: (804) 282-1046

**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

August 13, 2021

Special Use Permit  
417 Libbie Avenue Richmond, Virginia 23226  
Map Reference Numbers: W020-01130-08

Submitted to: City of Richmond  
Department of Community Development  
900 East Broad Street  
Suite 511  
Richmond, Virginia 23219

Submitted by: UGL Management LLC  
Stuart H. Cantor  
5300 Hickory Park Drive  
Glen Allen, VA 23059

Prepared by: Baskervill  
1051 East Cary Street  
Suite 200  
Richmond, Virginia 23219

## **Introduction**

The applicant, UGL Management, LLC, requests a special use permit. The purpose of the special use permit is to authorize the construction of an up-scale luxury condominium building with various site improvements.

## **Existing Conditions**

### **General**

The proposed properties are located on the east side of Libbie Avenue between Grove and Patterson Avenue. The subject properties are referenced by the City Assessor as a single tax parcel (W020-01130-08) with approximately 0.762 acres of land area.

The parcel of land is occupied by a medical office building.

The property to the north of the subject property is a medical office building, zoned RO-1 Residential Office and the property to the south of the subject property is a retail/professional office building, zoned RO-1 Residential Office.

### **Existing Zoning**

The property is currently zoned RO-1 Residential Office, which does not permit the proposed condominium use at 417 Libbie Avenue. In general, properties are zoned R-4 Residential (Single Family) to the north and east of the properties; RO-1 Residential Office and R-4 Residential (Single Family) to the west of the properties; UB Urban Business with a Parking overlay district to the south of the properties. Currently there are multiple special use permits to the south and north of the proposed project and property.

### **Master Plan**

The Richmond 300 Master Plan recommends Community Mixed Use for this property, and also the areas north, south, and west of it. Recommendation is for areas east of the proposed property to remain residential. A primary use of Community Mixed use is multi-family housing.

## **Proposal**

### **Proposed Use**

The proposed use for the project is condominium units, which is a multi-family use as defined in the adopted City Charter Chapter 30.

### **Site Description**

The site is a single parcel of land located at 417 Libbie Avenue, Richmond, Virginia 23226.

### **Project Description**

The proposed development includes:

- Twenty-six units, with eight units on the first floor, eight units on the second floor, and eight units on the third floor. Two units are located to the rear on the fourth floor. The fourth floor is limited to the rear half of the building to minimize visibility from the street. The fourth floor units will be concealed in the proposed mansard roof and will also have access to adjacent roof terrace space.
- Each condominium unit will contain a minimum of two bedrooms and a maximum of three bedrooms. The condominium units will range between 1,900 square feet to 3,700 square feet.
- The lower level of the structure will contain parking. Each unit will have two parking spaces, for a total of fifty-two parking spaces. In addition to parking, a trash room and storage units will be provided.
- Two elevators will serve the lower level and the upper stories. One common street level entrance is provided. The first floor units facing Libbie Avenue will also have private street level entrances.
- An existing curb cut will be relocated to provide access to the parking garage.

### **Building Construction**

The building will employ materials that are in keeping with current community. The exterior of the building will be a combination of brick, Hardie Plank siding, wood-like trim, and synthetic slate shingle roofs where visible. Doors and windows will be standard subdivided glass that allow sunlight into the building. Dormers will be introduced in the roof areas to further reinforce the architectural character of the community. The building will have exterior lighting at the entrances and porch areas.

### **Site Improvements**

All existing hardscapes and the existing building will be eliminated from the site. The proposed building footprint will take up a majority of the site. Outside of the footprint, new landscaping and plantings will be provided throughout the site, along with new walks tying the building to the existing sidewalk and new landscape areas. The sidewalk along Libbie Avenue will be modified to eliminate two existing entrances and provide a new single entrance to the below-grade parking.

### **Findings of Fact**

The following are factors indicated in Section 17.11 of the City Charter and Section 114-1050.1 of the adopted City of Richmond Zoning Ordinances with regard 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 will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed use is designed for long-term residents of the community looking for single-floor living while maintaining pedestrian access to grocery stores, restaurants, and commercial uses in the proposed Community Mixed Use designation. In addition, the landscaping will enhance the site, thereby providing positive impacts in terms of general welfare and health of the community.

- 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 the nearby residential and commercial neighborhoods. The property is situated on Libbie Avenue and this road has capacity to handle the minimal traffic that will be generated by the proposed use. The proposed use will likely have less daytime traffic than the current medical office located on the site. Access to the site will not transverse any other residential community in the area.

- Create hazards from fire, panic or other dangers

The property will be developed in accordance with the current building codes. The proposed building will have a fire suppression system.

- Tend to overcrowd the land and cause an undue concentration of population.

The proposed Special Use Permit will not tend to overcrowd the land or create an undue concentration on the land. This special use permit creates a residential use for long-term residents of our community and replaces a medical office practice.

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

This Special Use Permit would not adversely affect the above referenced City services. This proposed project will have a positive impact by increasing the tax base of the property, which in turn allows the City of Richmond to provide these services to the community. This benefit can be attributed to the significant investment in the property coupled with:

- Given the demographics of individuals purchasing condominiums in the area, we anticipate no school-age children associated with this development.
- Libbie Avenue and surrounding streets have water and sewer capacity for the project.
- The installation of a fire alarm and suppression system in the building will allow for an immediate response to any fire.
- The installation of fire detection system will alert the Fire Department upon detection of an adverse condition.

Applicant's Report Rough Draft  
417 Libbie Avenue

- The installation of an alarm system will alert the Police Department upon detection of an adverse condition.
  
- Interfere with adequate light and air.

The light and air available to the subject and adjacent properties will not be affected. The introduction of landscaping on the front, rear and sides of the property will enhance the aesthetics to the community and surrounding property owners.

# URBAN GENERATION LIVING LLC

# UGL - 417 LIBBIE AVE CONDOMINIUMS

417 LIBBIE AVE. RICHMOND, VA 23226

**OWNER / CLIENT**

URBAN GENERATION LIVING LLC  
5300 HICKORY PARK DRIVE, SUITE 200  
GLEN ALLEN, VA 23059  
+1 804 433 1512  
CONTACT: STUART CANTOR

**ARCHITECT**

BASKERVILL  
THREE JAMES CENTER;  
RICHMOND, VA 23219  
+1 804 343 1010  
WWW.BASKERVILL.COM  
CONTACT: BRUCE TYLER

**CIVIL ENGINEER & LANDSCAPE ARCHITECT**

HG DESIGN STUDIO  
5701 GROVE AVE  
RICHMOND, VA 23226  
+1 804 740 7500  
WWW.1HG.NET  
CONTACT: RANDY BILTZ

VICINITY MAP



OWNER **UGL MANAGEMENT**

PROJECT **2.200515.0  
417 LIBBIE AVE  
CONDOMINIUMS**

**417 LIBBIE AVE  
RICHMOND, VA 23226**

**PROJECT SCOPE**

REDEVELOPMENT OF THE PROPERTY AT 417 LIBBIE AVENUE TO INCLUDE TWENTY-SIX CONDOMINIUM UNITS: EIGHT UNITS ON THE FIRST FLOOR, EIGHT UNITS ON THE SECOND FLOOR, EIGHT UNITS ON THE THIRD FLOOR, AND TWO UNITS ON THE FOURTH FLOOR. THE TOP FLOOR UNITS WILL BE SET BACK AND CONCEALED IN THE PROPOSED ROOF. ADDITIONALLY, THESE TWO UNITS WILL HAVE ACCESS TO ADJACENT ROOF TERRACE SPACE. CONDOMINIUM COMMUNITY ROOF TERRACE SPACE WILL ALSO BE PROVIDED.

THE LOWEST LEVEL IS A PARTIALLY BELOW GRADE PARKING AREA, WHICH WILL BE ACCESSED FROM LIBBIE AVENUE VIA A RAMP. TWO PARKING SPACES PER UNIT WILL BE PROVIDED, FOR A TOTAL OF FIFTY-TWO PARKING SPACES MIN. IN ADDITION, A TRASH ROOM AND SERVICE SPACES WILL BE PROVIDED AT THIS LEVEL.

TWO ELEVATORS WILL SERVE THE LOWER LEVEL AND FLOORS ABOVE, INCLUDING ROOF TERRACE ACCESS. ONE STREET ENTRANCE IS PROVIDED FOR THE CONDOMINIUM COMMUNITY.

**DRAWING INDEX**

SHEET NO	SHEET TITLE	REV NO	REV DATE
T1.0	TITLE SHEET	3	01/13/22
C0.00	COVER SHEET	1	11/05/21
C1.00	EXISTING CONDITIONS PLAN	1	11/05/21
C3.00	SITE PLAN	3	01/13/22
C5.00	STORMWATER COMPLIANCE	1	11/05/21
L1.00	LANDSCAPE PLAN	1	11/05/21
L2.00	PLANTING SCHEDULE NOTES & DETAILS	1	11/05/21
A1.0	PARKING LEVEL AND GROUND FLOOR PLANS	3	01/13/22
A1.1	SECOND FLOOR AND THIRD FLOOR PLANS, TYP UNIT PLANS	2	11/24/21
A1.2	WALK UP ATTIC AND ROOF PLANS	2	11/24/21
A2.0	EXTERIOR ELEVATIONS AND PERSPECTIVE VIEWS	1	11/05/21



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ISSUE **08/13/21  
APPLICATION FOR  
SPECIAL USE PERMIT**

- 1 11/05/21 SUP COMMENTS
- 2 11/24/21 PLANNING COMMENTS
- 3 01/13/22 TRAFFIC COMMENTS

DRAWING TITLE **TITLE SHEET**

DRAWING NO. **T1.0**



**5B PERSPECTIVE VIEW**  
NOT TO SCALE



**5A PERSPECTIVE VIEW**  
NOT TO SCALE



**2A PERSPECTIVE VIEW**  
NOT TO SCALE

J:\Urban Generation Living\2.200515.0 - UGL - 417 Libbie Ave Condominiums\3 Design\05 CADD\Arch\2005150\_A1.0.dwg 1/13/2022 3:10 PM Sheena Mayfield



DPU Utility Notes:

- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE CITY DEPARTMENT PRIOR TO MAKING ANY UTILITY ADJUSTMENTS OR PERFORMING OTHER WORK WITHIN THE RIGHT-OF-WAY.
- THE SEQUENCE OF UTILITY CONSTRUCTION SHALL BE DEVELOPED IN SUCH A MANNER THAT WATER AND SANITARY SEWER SERVICE IS MAINTAINED AT ALL TIMES DURING CONSTRUCTION, EXCEPT DURING TIE-INS AND CONNECTIONS. WHEN SERVICE IS INTERRUPTED, THE CONTRACTOR SHALL PROVIDE THE CITY WITH 72 HOURS NOTICE PRIOR TO THE INTERRUPTION. THE AFFECTED PROPERTY OWNER SHALL BE NOTIFIED 48 HOURS PRIOR TO SERVICE INTERRUPTIONS. CONTRACTOR SHALL PROVIDE THE CITY WITH A DETAILED PLAN AND SCHEDULE FIVE (5) WORKING DAYS IN ADVANCE TO PERFORM WORK THAT REQUIRES INTERRUPTION TO CUSTOMER UTILITY SERVICE. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
- UNLESS OTHERWISE NOTED, ALL GAS AND WATER UTILITY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR GAS AND WATER SYSTEM CONSTRUCTION AND MAINTENANCE DPU NO 1-92, LATEST EDITION, THE CITY OF RICHMOND'S SEWER SPECIFICATION, THE LATEST EDITIONS OF THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS, PROPOSED SEWAGE COLLECTION AND TREATMENT REGULATIONS, AND THE INTERNATIONAL PLUMBING CODE.
- LOCATIONS OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THE PLANS. CONTRACTOR SHALL LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-522-7001 PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGED UNDERGROUND LINES OR STRUCTURES.
- GATE VALVES SHALL BE U.S. PIPE, METROSEAL 250, OPEN RIGHT (CLOCKWISE), WITH MECHANICAL JOINT END FITTINGS, NON-RISING STEM.
- FIRE HYDRANTS SHALL BE U.S. PIPE, METROPOLITAN 250, OPEN RIGHT (CLOCKWISE), WITH A 4 1/2" VALVE OPENING.
- ALL FIRE HYDRANT AND VALVE BOXES DESIGNATED TO BE REMOVED SHALL BE SALVAGED AND DELIVERED TO THE DEPARTMENT OF UTILITIES AT 400 JEFFERSON DAVIS HIGHWAY.
- ALL GAS AND WATER SERVICES AND SEWER CONNECTION SHALL BE RENEWED AS DIRECTED BY THE CITY OF RICHMOND, DEPARTMENT OF PUBLIC UTILITIES ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- DATUM FOR ALL ELEVATIONS SHOWN IS CITY SEWER.
- MINIMUM DEPTH OF COVER FOR GAS AND WATER MAINS IS 42 INCHES.
- WATER MAINS SHALL BE DUCTILE IRON, DOUBLE COAT CEMENT LINED AS MANUFACTURED BY U.S. PIPE, OR EQUAL. PIPE CLASS SHALL BE AS FOLLOWS

DIA: (IN.)	SPECIAL CLASS
3	51
4	53
6	54
8	54
10	52
12 & LARGER	51

- THE CITY WILL INSPECT ALL GAS, WATER AND SANITARY SEWER MAINS, CONNECTIONS AND APPURTENANCES TO INSURE THAT THE MATERIALS AND CONSTRUCTION METHODS ARE IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS. ALL OTHER LINES AND CONNECTIONS WILL BE INSPECTED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTORS.
- THE CONTRACTOR SHALL REQUEST VALVE OPERATION BY THE OWNER'S FORCES NO LESS THAN 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING VALVES UNLESS DIRECTED BY THE OWNER.
- THE CITY DOES NOT GUARANTEE A 100 PERCENT SHUTDOWN OF ITS EXISTING WATER MAINS. THE CONTRACTOR SHALL PROVIDE ALL PLUGS AND DEWATERING EQUIPMENT NECESARRY TO PERFORM THE WORK.
- MECHANICAL JOINT LONG SOLID SLEEVES SHALL BE USED FOR ALL CONNECTIONS TO EXISTING WATER MAINS.
- COUPLINGS FOR CONNECTIONS TO EXISTING SANITARY SEWER LATERALS SHALL BE FERNCO OR EQUAL.
- BASED ON CITY RECORDS, EXISTING SANITARY SEWER LATERALS ARE ASSUMED TO BE 6-INCH WITHIN THE RIGHT-OF-WAY AND 4 INCH ON PRIVATE PROPERTY.

Abbreviations:

&	AND	E	EAST	OA	OVERALL
@	AT	ELEC	ELECTRICAL	OPP	OPPOSITE
^	CENTERLINE	EL.	ELEVATION	PTD	PAINTED
~	DIAMETER OR ROUND	EQ.	EQUAL	PWD	PLYWOOD
#	NUMBER	EX.	EXISTING	PVC	POLYVINYL CHLORIDE
v	PROPERTY LINE	EXP.	EXPANSION	PSF	POUNDS PER SQUARE FOOT
		E.J.	EXPANSION JOINT	PSI	POUNDS PER SQUARE INCH
ABV.	ABOVE	FT	FEET OR FOOT	P.I.P.C.	POURED IN PLACE CONCRETE
ALUM.	ALUMINUM	FF	FINISH FLOOR	P.C.C.	PRECAST CONCRETE
APPROX.	APPROXIMATE	FIN	FINISH (ED)	PT	PRESSURE TREATED
ASPH.	ASPHALT	FTG	FOOTING	PVMT.	PAVEMENT
BD.	BOARD	F.O.C.	FACE OF CURB	RAD	RADIUS
BEL.	BELOW	GA	GAUGE	RCP	REINFORCED CONCRETE PIPE
BITUM.	BITUMINOUS	GALV.	GALVANIZED	REF	REFERENCE
BLDG.	BUILDING	GC	GENERAL CONTRACTOR	REINF	REINFORC (ED) (ING)
B.O.C.	BACK OF CURB	HT	HEIGHT	RND.	ROUND
BRK.	BRICK	HP	HIGH POINT	SCH.	SCHEDULE
BS	BOTTOM OF STEP	HORIZ	HORIZONTAL	SECT.	SECTION
B/T	BETWEEN	HB	HOSE BIB	SIM	SIMILAR
BW	BOTTOM OF WALL	INCL.	INCLUDE (D) (ING)	SD	STORM DRAIN
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER	S	SOUTH
C.E.J.	CAULKED EXPANSION JOINT	INV	INVERT	SFCMU	SPLIT FACE CONC. MASONRY UNIT
CF	CUBIC FEET	JT	JOINT	SPEC.	SPECIFICATION (S)
C.I.P.C.	CAST IN PLACE CONCRETE	LF	LINEAR FOOT	SQ.	SQUARE
C.I.	CAST IRON	LP	LOW POINT	S.S.	STAINLESS STEEL
CO	CLEAN OUT	MH	MANHOLE	STD.	STANDARD
COL.	COLUMN	MFR.	MANUFACTURE (R)	ST	STEEL
CONTR.	CONTRACTOR	MAS	MASONRY	THK	THICK
C.J.	CONTROL JOINT	MTL	METAL	T&G	TONGUE AND GROOVE
CLR.	CLEAR	MAX	MAXIMUM	T.O.C.	TOP OF CURB
CONC.	CONCRETE	MED	MEDIUM	TS	TOP OF STEP
CMU	CONC. MASONRY UNIT	MTL	METAL	T.O.W.	TOP OF WALL
CONSTR.	CONSTRUCTION	MIN	MINIMUM	TYP.	TYPICAL
CONT.	CONTINUOUS	MISC	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
CTR.	CENTER	NO.	NUMBER	V.I.F.	VERTICAL IN FIELD
CY	CUBIC YARD	NOM	NOMINAL	VERT.	VERTICAL
DET	DETAIL	N	NORTH	W/	WITH
DIA	DIAMETER	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
DIM	DIMENSION	N.T.S.	NOT TO SCALE	WD.	WOOD
DWG	DRAWING	O/C	ON CENTER	WWF	WELDED WIRE FABRIC
EA.	EACH	O.D.	OUTSIDE DIAMETER		

# 417 Libbie Ave



VICINITY MAP

NORTH ▲  
1" = 100'

Drawing Index:

SHEET NO.	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C3.00	SITE PLAN
C5.00	STORWATER COMPLIANCE
L1.00	LANDSCAPE PLAN
L2.00	PLANTING SCHEDULE NOTES & DETAILS

General Notes:

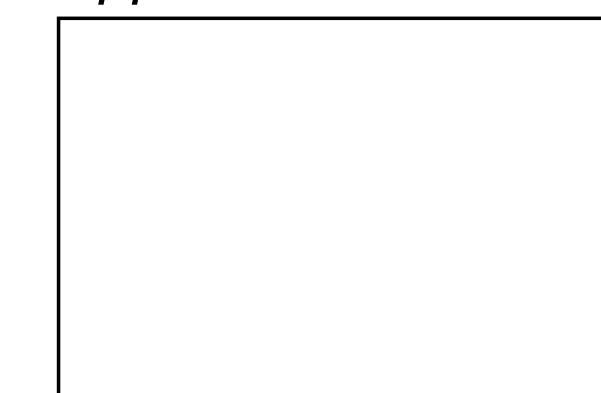
- CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 AND HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY LAND DISTURBANCE OPERATIONS. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PRIVATE UNDERGROUND UTILITIES MARKED PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE OPERATIONS.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- LAYOUT - CONTRACTOR SHALL VERIFY ALL LAYOUT DATA PROVIDED. CONTRACTOR SHALL NOTIFY HG OF ANY DISCREPANCIES. NOTIFY HG AT THE COMPLETION OF FIELD STAKING FOR REVIEW AND COORDINATION.
- ALL DIMENSIONING IS AT 90 DEGREES UNLESS OTHERWISE NOTED.

Symbol Legend:

SECTION, ELEVATION OR COVER SHEET DETAIL NUMBER	
SHEET NO. WHERE SECTION, ELEVATION OR DETAIL IS DRAWN	
ELEVATION	
SECTION	
REVISION CLOUD	
ENLARGED PLAN OR PLAN DETAIL	
DETAIL TITLE	

SECTION/PLAN/ELEVATION  
DETAIL NAME  
SCALE: ?

Approval:



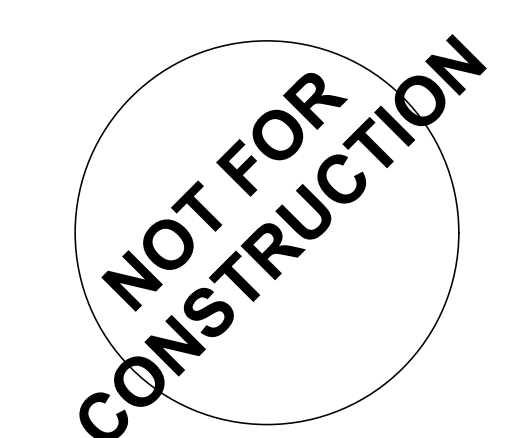
Site Data:

- OWNER / DEVELOPER:**  
URBAN GENERATIONAL LIVING  
C/O STUART CANTOR
- ENGINEER:**  
HG DESIGN STUDIO  
C/O CHARLEY SESSOMS, PE  
5701 GROVE AVE, RICHMOND, VA 23226  
(804) 740-7500
- ARCHITECT:**  
BASKERVILL  
C/O BRUCE TYLER, AIA, LEED AP  
THREE JAMES CENTER  
1051 CARY ST EAST, SUITE 200  
RICHMOND, VA 23219  
(804) 539-8937
- PARCEL ID(S):**  
VW0200113008
- ADDRESSES:**  
417 LIBBIE AVE, RICHMOND VA, 23226
- ACREAGE:**  
TOTAL PARCEL ACREAGE: 0.75  
TOTAL DISTURBED AREA: 0.77
- ZONING:**  
RO-1 (RESIDENTIAL OFFICE)  
PURSUING SPECIAL USE PERMIT
- USE:**  
EXISTING: MEDICAL OFFICE BUILDING, SURFACE PARKING  
PROPOSED: APARTMENT BUILDING W/ BELOW-GRADE  
PARKING GARAGE
- UTILITIES:**  
PUBLIC
- SURVEY:**  
CRISTOPHER CONSULTANTS  
9301 INNOVATION DR, SUITE 150  
MANASSAS, VA 20110  
  
TOPOGRAPHIC SURVEY PERFORMED BETWEEN THE DATES  
OF APRIL 19 AND APRIL 23, 2021 UNDER THE DIRECT AND  
RESPONSIBLE CHARGE OF BRIAN M LONG FROM AN ACTUAL  
GROUND SURVEY UNDER HIS SUPERVISION.
- BUILDING INFORMATION:**  
# OF UNITS: 8  
STORIES: 3 PLUS BELOW GRADE PARKING AND ROOF  
TERRACE  
PARKING PROVIDED: 53 STALLS



PROJECT  
**2.200515.0**  
**417 LIBBIE AVE**  
**CONDOMINIUMS**

**417 LIBBIE AVE**  
**RICHMOND, VA 23226**



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ISSUE  
**08/13/2021**  
**APPLICATION FOR**  
**SPECIAL USE PERMIT**

1 11/05/21 SUP COMMENTS

DRAWING TITLE  
**COVER SHEET**

DRAWING NO.  
**C0.00**

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF RICHMOND, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS PARCEL W020013008.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF LIBBIE ASSOCIATES LLC, RECORDED IN INSTRUMENT 140005357, AMONG THE LAND RECORDS OF THE CITY OF RICHMOND, VIRGINIA.
3. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - SOUTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.  
B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEIOD-12B (GEIOD-19) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM ON BETWEEN THE DATES OF APRIL 19 AND APRIL 23, 2021.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. UNDERGROUND UTILITIES SHOWN WERE DESIGNATED AND LOCATED BY UPI.
8. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
9. CURRENT ZONING PER RICHMOND GIS: R0-1



**christopher consultants**  
 9301 innovation dr p 703.393.9887  
 suite 150  
 manassas, va 20110  
 engineering • surveying • land planning



**Baskervill**  
**HG**  
 design studio  
 OWNER  
**UGL MANAGEMENT**

PROJECT  
**2.200515.0**  
**417 LIBBIE AVE**  
**CONDOMINIUMS**

**417 LIBBIE AVE**  
**RICHMOND, VA 23226**

**NOT FOR CONSTRUCTION**

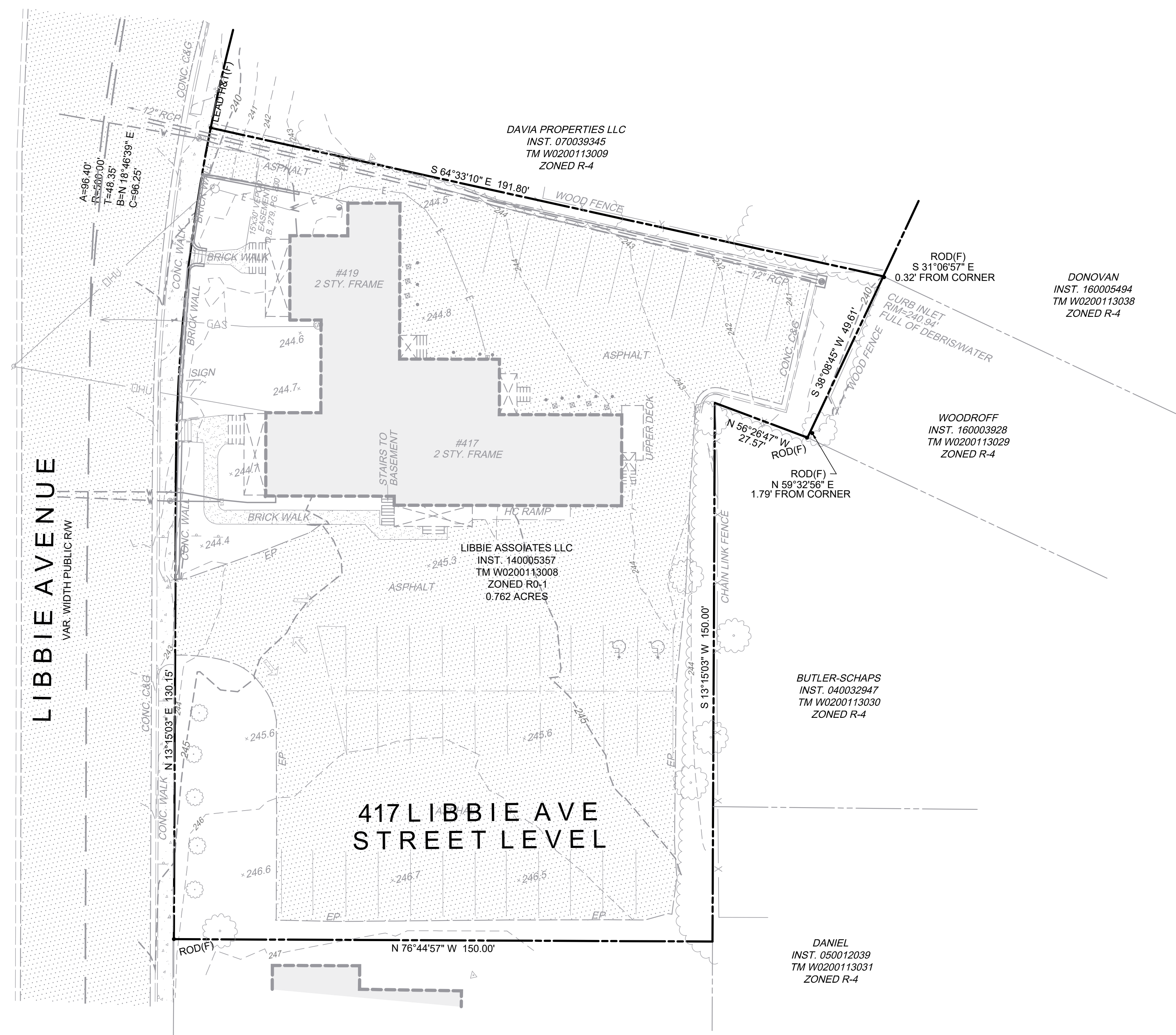
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ISSUE  
**08/13/2021**  
**APPLICATION FOR**  
**SPECIAL USE PERMIT**

1 11/05/21 SUP COMMENTS

DRAWING TITLE  
**EXISTING CONDITIONS PLAN**

DRAWING NO.  
**C1.00**



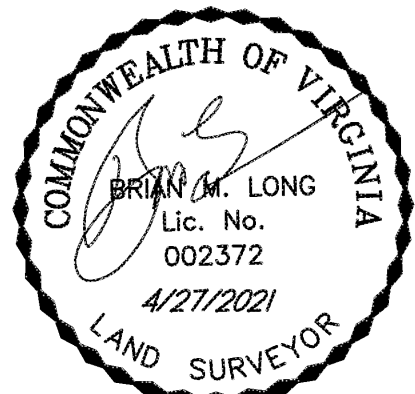
**LEGEND**

- GAS METER
- GAS VALVE
- CLEAN OUT
- WATER METER
- WATER VALVE
- AC UNIT
- SIGN
- BOLLARD
- UTILITY POLE
- ELEC. PANELS
- STORM MH
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER
- UNDERGROUND GAS
- OVERHEAD UTILITIES
- FENCE (AS NOTED)
- PROPERTY LINE

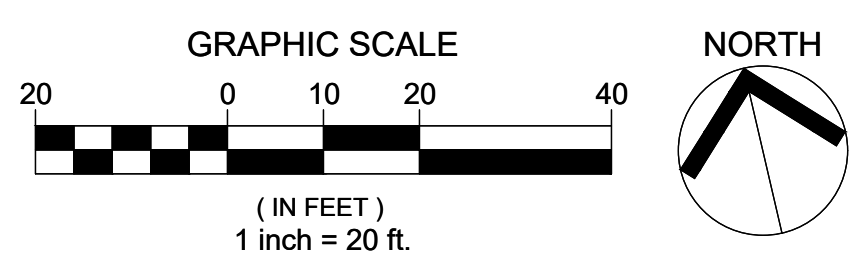
DATUMS:  
 VERT: NAVD 88  
 HORZ: VCS-NAD 83

SURVEYOR'S CERTIFICATION

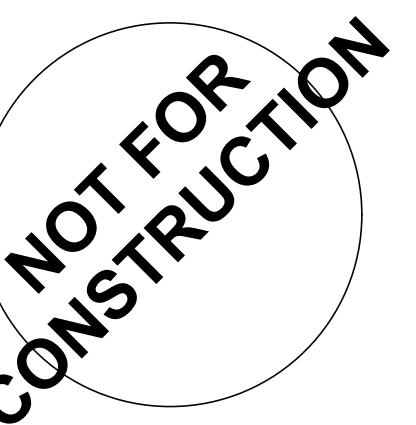
THIS TOPOGRAPHIC SURVEY 417 LIBBIE AVENUE WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BRIAN M LONG FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION BETWEEN THE DATES OF APRIL 19 AND APRIL 23, 2021 AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS OF THE COMMONWEALTH OF VIRGINIA UNLESS OTHERWISE NOTED.



*Brian M. Long*  
 BRIAN M LONG  
 COMMONWEALTH OF VIRGINIA  
 LICENSED LAND SURVEYOR NO.: 2372



f:\2021\417 libbie avenue m2\03502 cad drawings\sheet files\m2\035 C1.00 Existing Conditions.dwg 11/5/2021 10:16 AM Chairley Steasoms

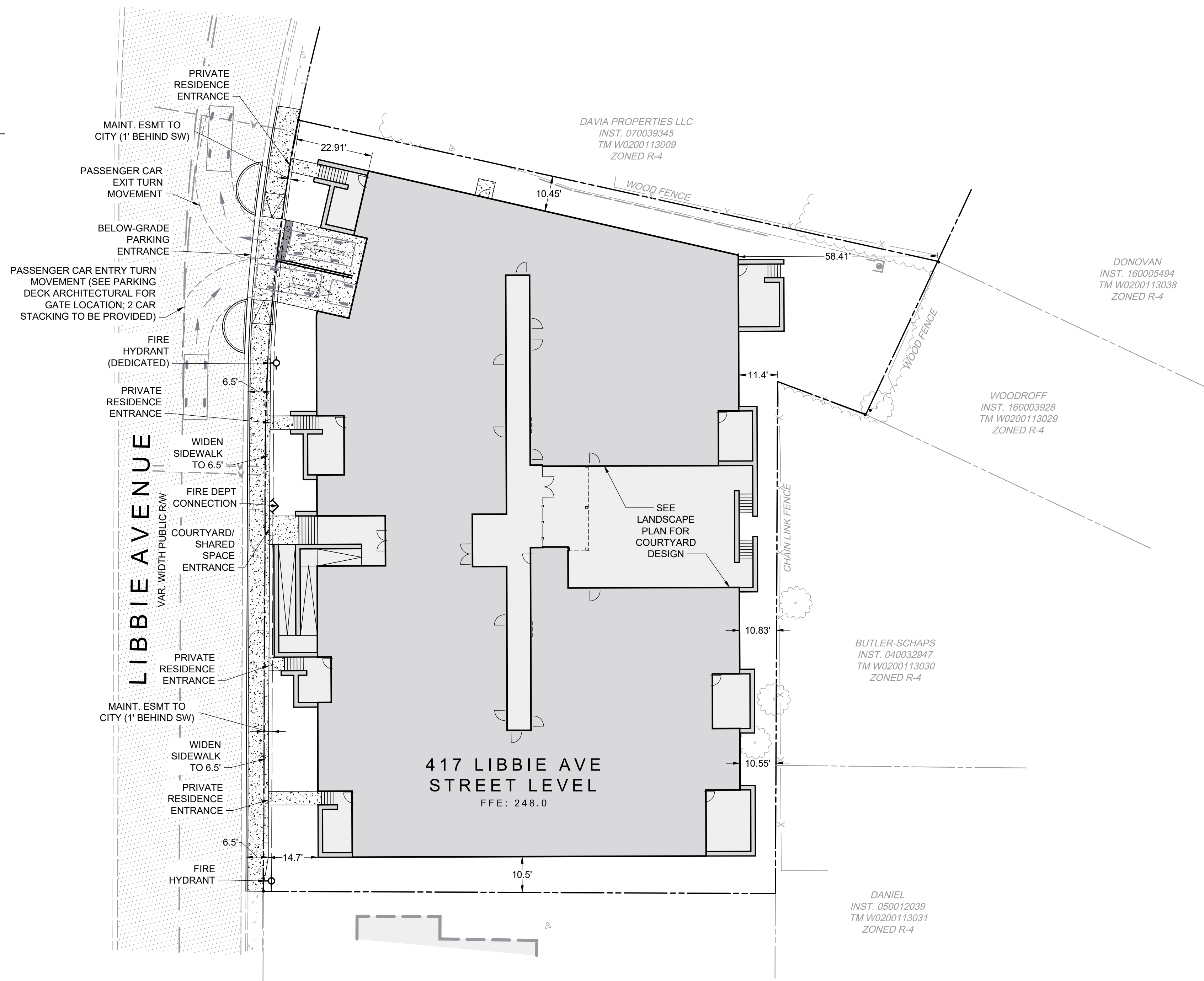
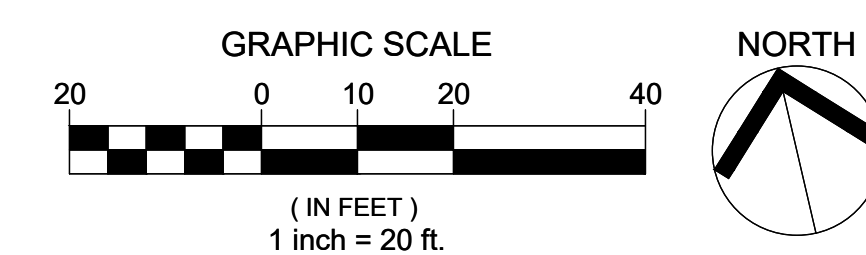


**SITE NOTES:**

1. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 AND HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY LAND DISTURBANCE OPERATIONS. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PRIVATE UNDERGROUND UTILITIES MARKED PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE OPERATIONS.
2. SEE CITY OF RICHMOND UTILITY NOTES ON C.000 FOR MORE INFORMATION.
3. ALL ASPHALT TO BE SAWCUT AND REPLACED TO CITY STANDARD
4. SAW-CUTS IN LIBBIE AVE TO BE PAVED TO MATCH EXISTING ASPHALT SECTION.

**DEMOLITION NOTES**

1. DEMOLITION CANNOT COMMENCE UNTIL ALL PRELIMINARY E&S MEASURES ARE IN PLACE, INCLUDING TREE PROTECTION, AND APPROVED BY THE ENVIRONMENTAL INSPECTOR.
2. DISPOSE OF ALL REMOVED MATERIAL OFF SITE IN AN APPROVED/PERMITTED MANNER UNLESS OTHERWISE SPECIFIED. SECURELY STORE AND PROTECT FROM DAMAGE ANY ITEMS TO BE REINSTALLED OR RETURNED TO OWNER.
3. INFORM OWNER, ARCHITECT AND ENGINEER OF ANY UTILITIES FOUND UNEXPECTEDLY PRIOR TO ACTION. WITHIN PROJECT LIMITS, ANY 'FOUND' ABANDONED LINES AND LINES TO BE DEMOLISHED AS PART OF THIS PROJECT SHALL BE REMOVED RATHER THAN ABANDONED IN PLACE
4. SAWCUT ALL HARDSCAPE SURFACES TO BE REMOVED AT THE EDGES OF AREA TO BE REMOVED. SAWCUT CONCRETE AT/TO NEAREST JOINT. SAWCUTS SHALL BE STRAIGHT, SQUARE AND TRUE.
5. WHERE ASPHALT IS TO BE REPLACED AND/OR WHERE PROPOSED ASPHALT ABUTS TO EXISTING ASPHALT, STEP SAWCUT FROM LAYER TO LAYER TO ALLOW FOR A STAGGERED SEAM.
6. CONDUCT DEMOLITION OPERATION IN A MANNER THAT WILL PREVENT DAMAGE TO ADJACENT STRUCTURES, UTILITIES, PAVEMENTS, AND OTHER FACILITIES TO REMAIN. REPAIR ANY DAMAGE TO IMPROVEMENTS TO REMAIN CAUSED BY CONSTRUCTION OPERATIONS AT NO EXPENSE TO THE OWNER.
7. PHASE SIDEWALK DEMOLITION TO ALLOW FOR CONTINUOUS PEDESTRIAN CIRCULATION AROUND/PAST THE SITE AT ALL TIMES. INSTALL PEDESTRIAN SIGNS AT NEAREST CROSSWALK TO DIVERT FOOT TRAFFIC.
8. COORDINATE ANY REQUIRED UTILITY OUTAGES WITH THE OWNER AND UTILITY PROVIDER. COORDINATE ANY TRAFFIC DISRUPTIONS WITH THE OWNER AND AUTHORITY HAVING JURISDICTION.
9. MAINTAIN MINIMUM REQUIRED COVER OVER EXISTING UTILITIES AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
10. REFER TO ARCHITECTURAL PLANS FOR BUILDING DEMOLITION AND CONSTRUCTION.



**AVERAGE DAILY TRAFFIC COUNT:**

PER 10<sup>TH</sup> EDITION ITE TRIP GENERATION MANUAL, VOLUME 2: RESIDENTIAL (LAND USES 200-299, SEE PLATE BELOW). HIGHEST USE RATE IS WEEKDAY, 50% ENTRY/EXIT.  
**8 UNITS x 5.44 TRIPS/UNIT-DAY = 44 TRIPS**

**Multifamily Housing (Mid-Rise)**  
 (221)

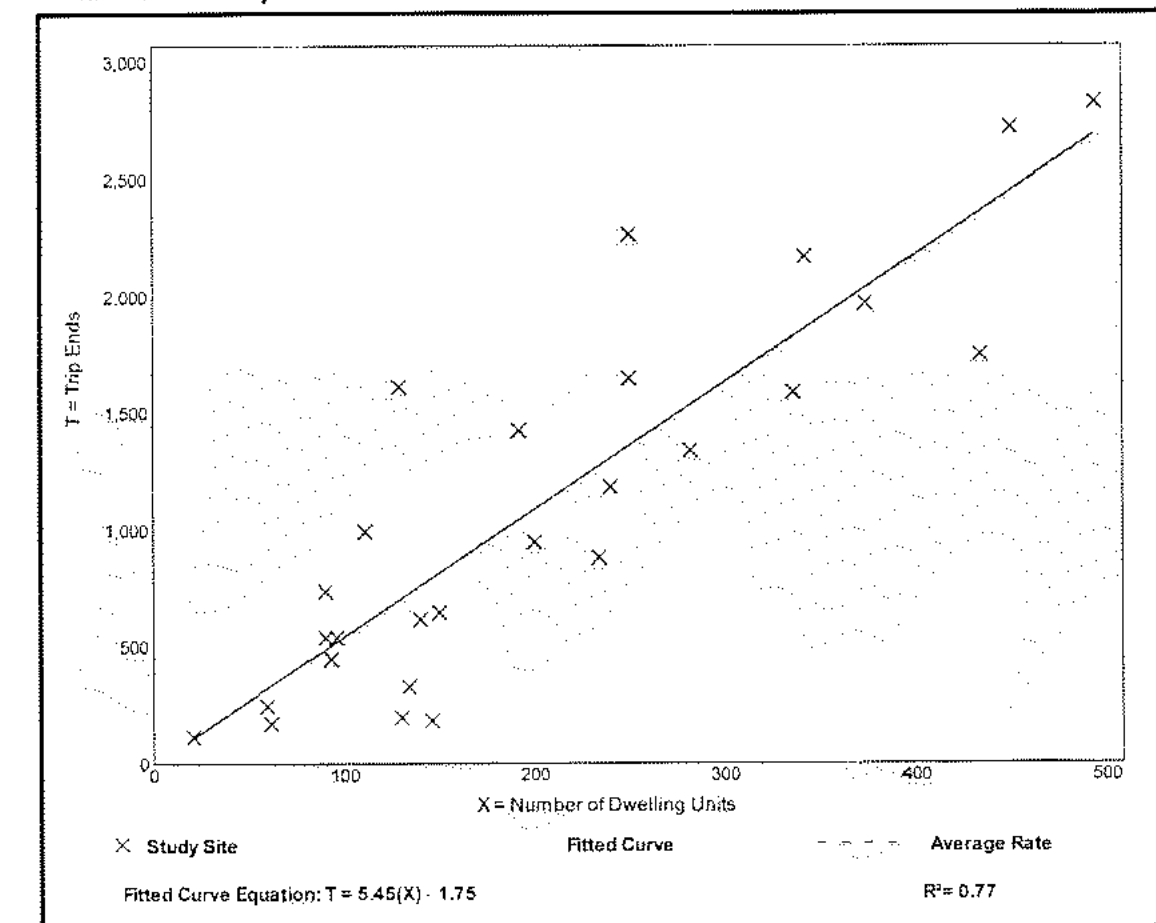
Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday

Setting/Location: General Urban/Suburban  
 Number of Studies: 27  
 Avg. Num. of Dwelling Units: 205  
 Directional Distribution: 50% entering, 50% exiting

**Vehicle Trip Generation per Dwelling Unit**

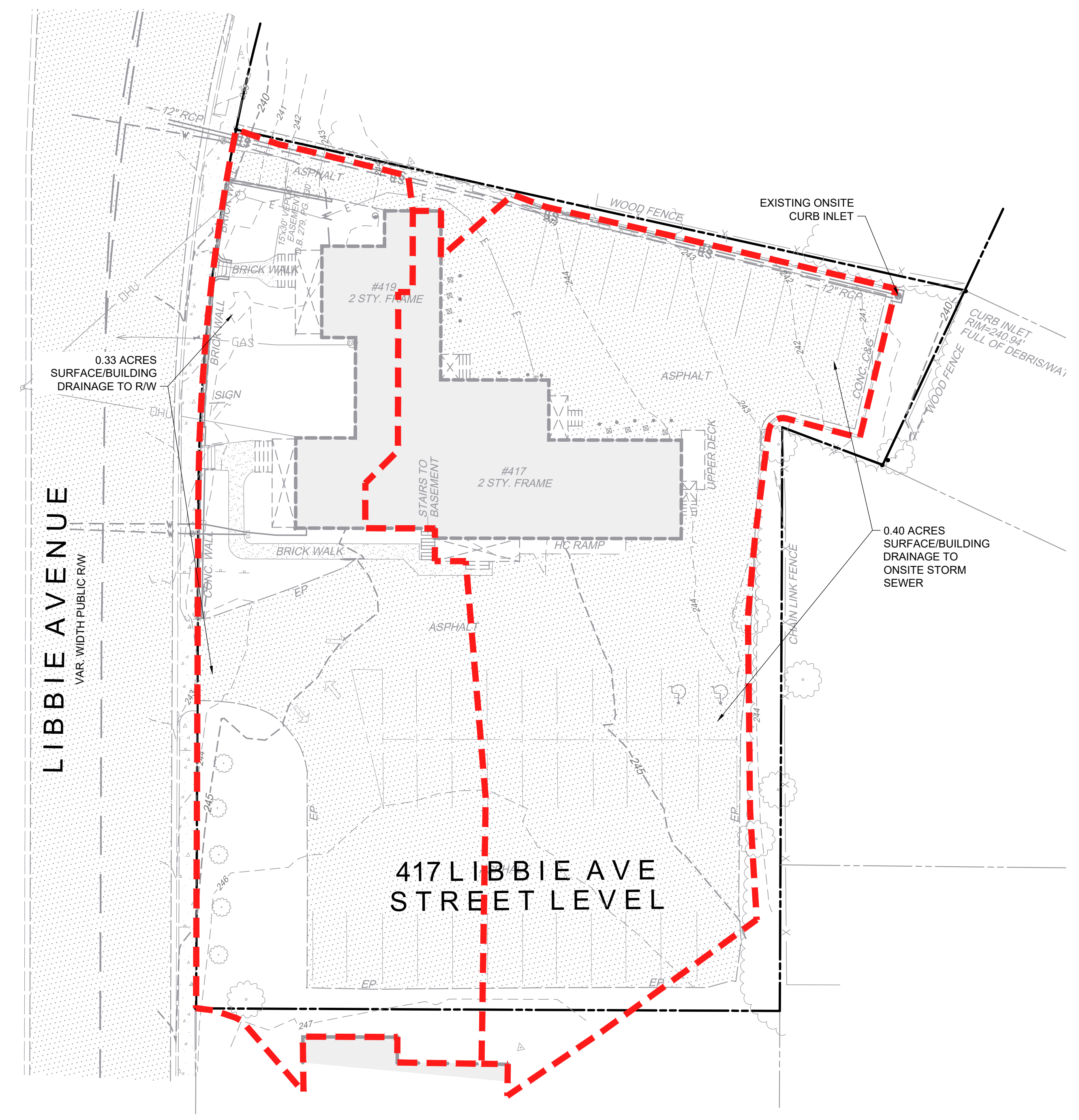
Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.90	2.03

**Data Plot and Equation**

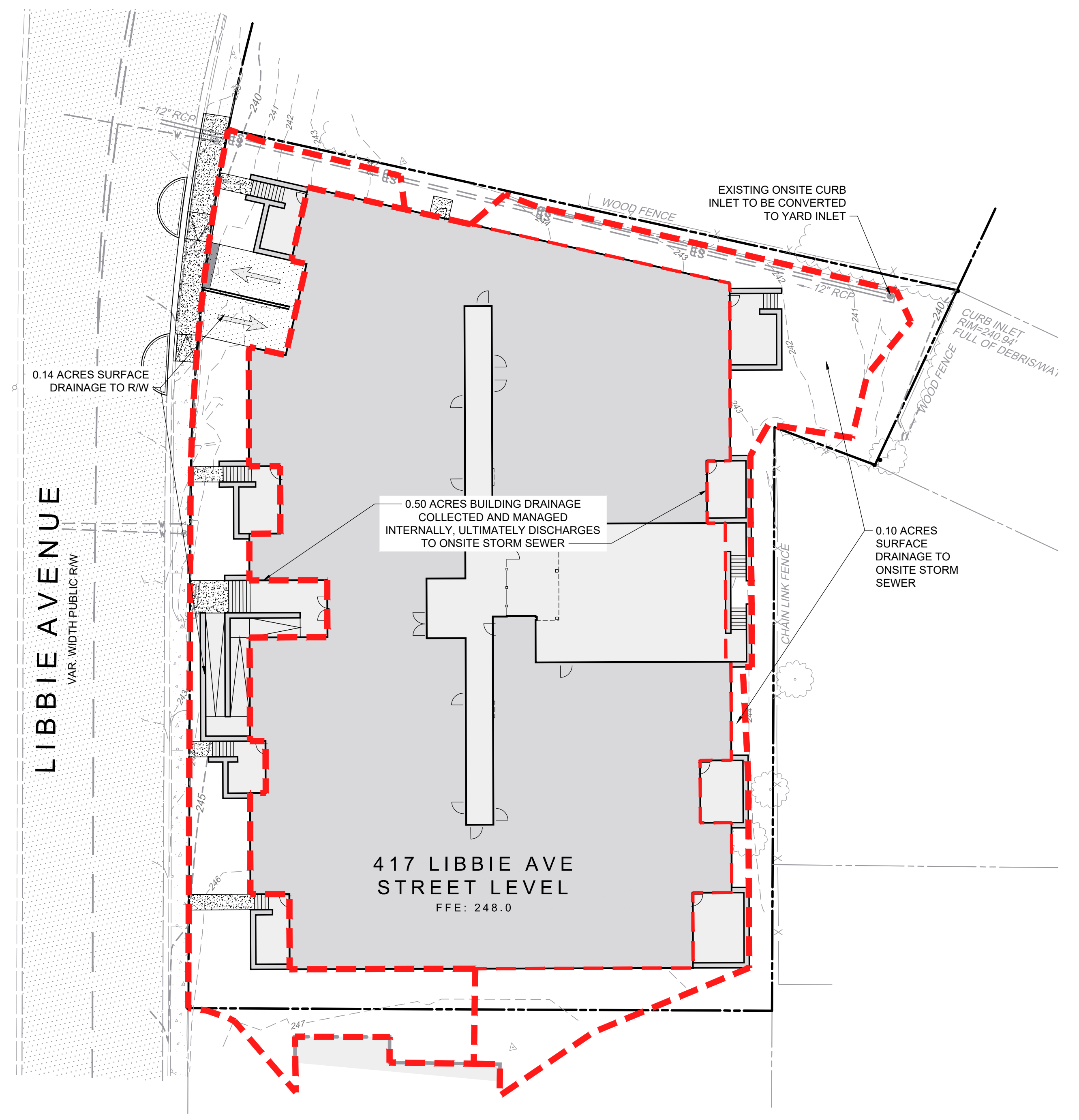


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**PRE-DEVELOPMENT**



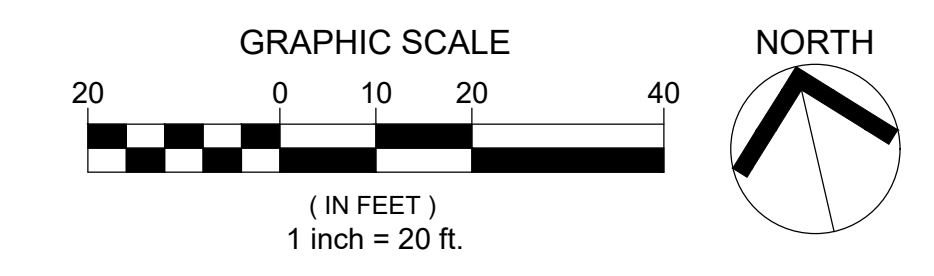
**POST-DEVELOPMENT**

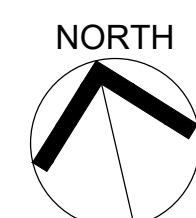
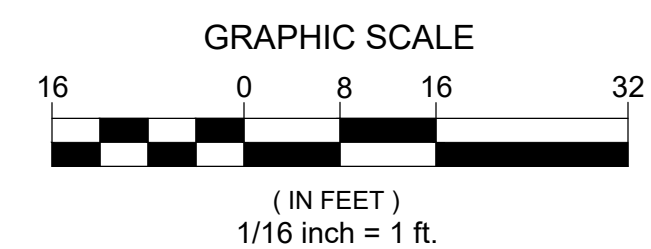
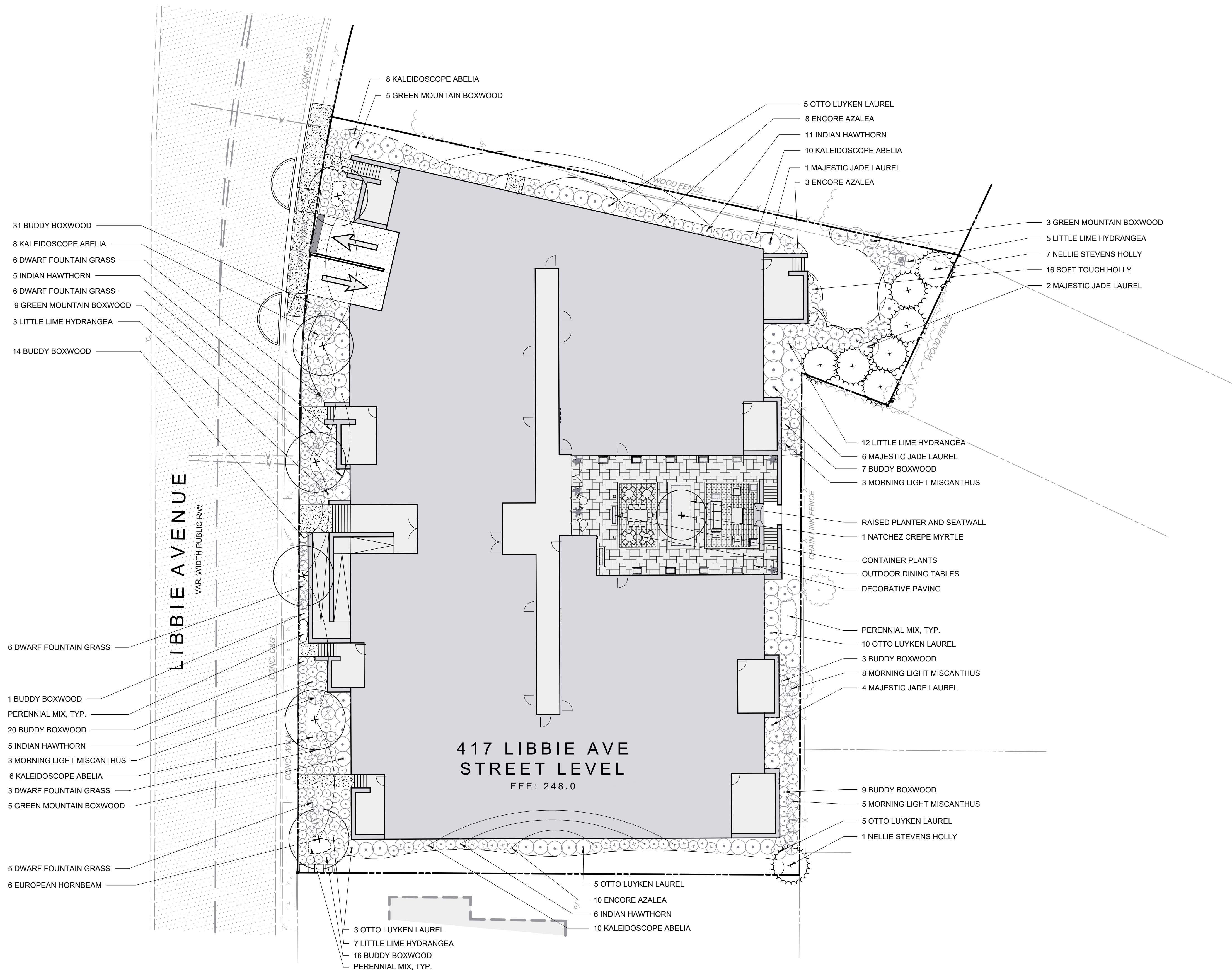
**NOTES:**

1. SURFACE DISCHARGE INTO LIBBIE AVENUE DECREASES FROM 0.33 AC TO 0.14 AC POST CONSTRUCTION.
2. SURFACE DISCHARGE INTO EXISTING ONSITE STORM INLET DECREASES FROM 0.40 AC TO 0.10 AC POST CONSTRUCTION, DECREASING LIKELIHOOD OF WATER BACKING UP AT INLET.
3. DRAINAGE THAT FALLS ON THE BUILDING FOOTPRINT WILL BE COLLECTED INTERNALLY AND TIED TO ONSITE STORM SEWER BELOW GRADE.
  - 3.1. THIS DRAINAGE WILL BE STORED/MANAGED SO THAT POST CONSTRUCTION RUNOFF TO THE EXISTING STORM SEWER IS DECREASED FROM THE PRE-DEVELOPMENT CONDITION.
4. THERE WILL BE NO INCREASE IN RUNOFF FROM THE SITE DUE TO THIS PROJECT

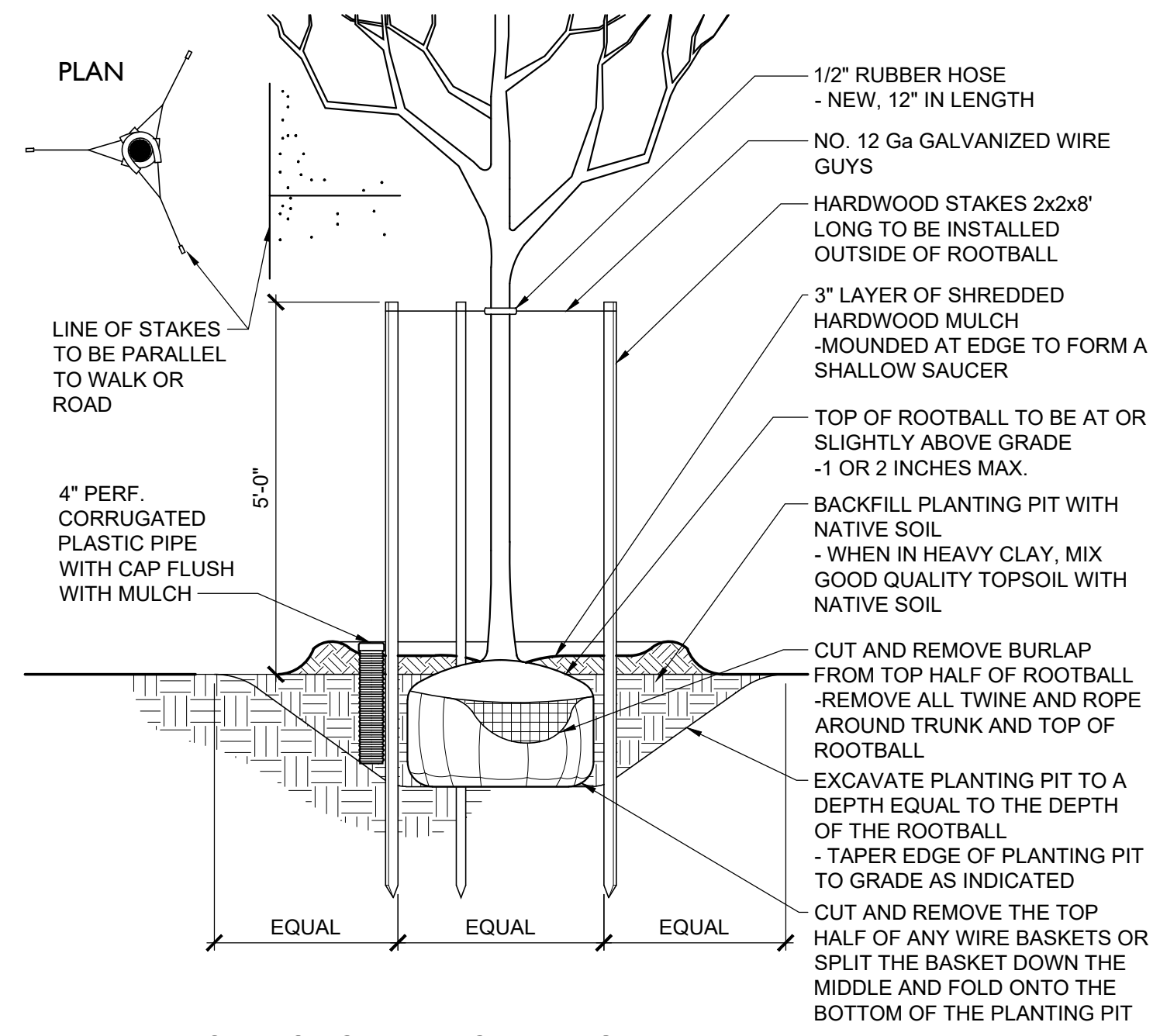
**DRAINAGE AREA MAP LEGEND**

- - - - - DRAINAGE AREA
- - - - - SUB-DRAINAGE AREA



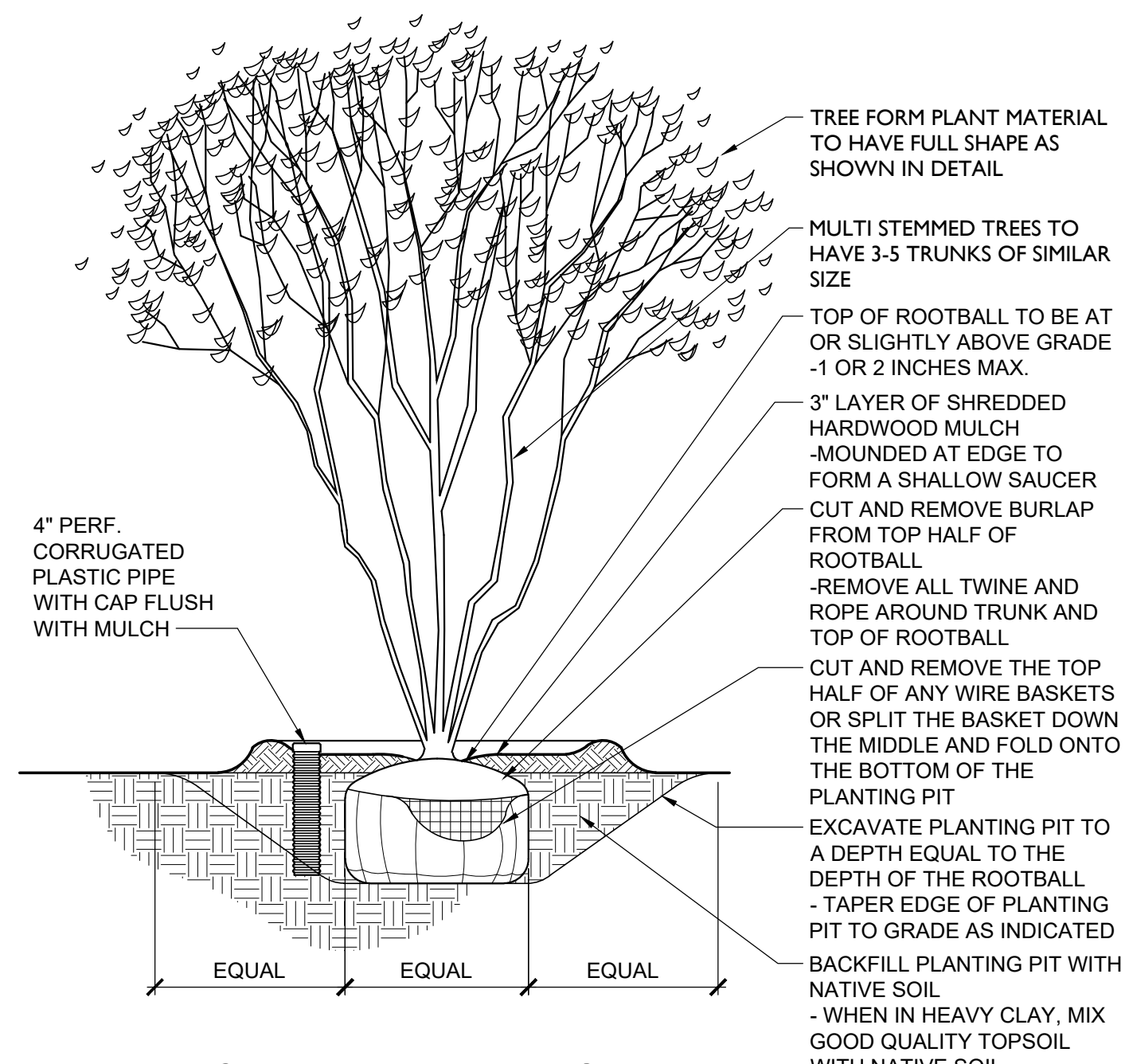


# PLANTING DETAILS



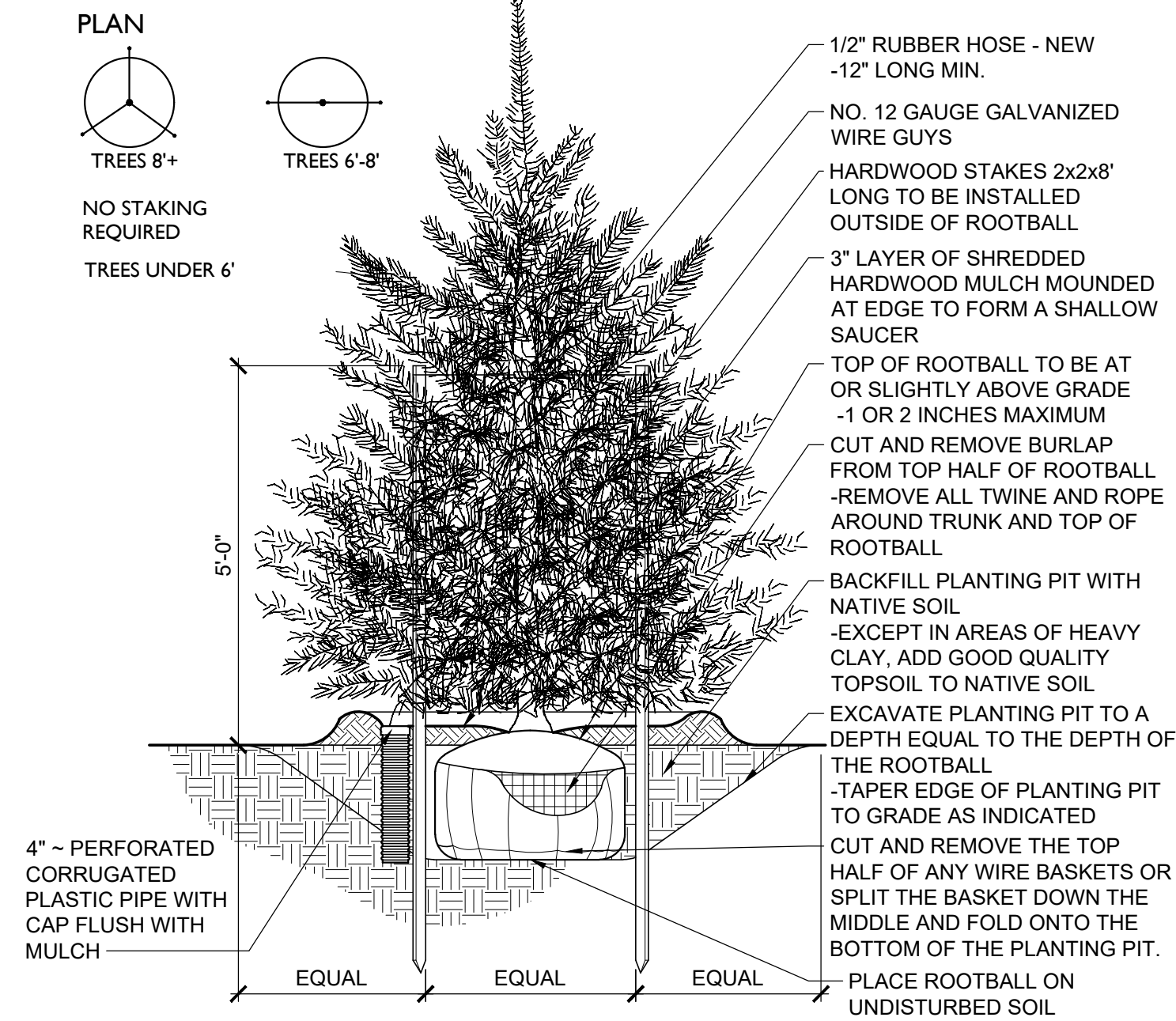
**A** DECIDUOUS TREE STAKING DETAIL

NOT TO SCALE



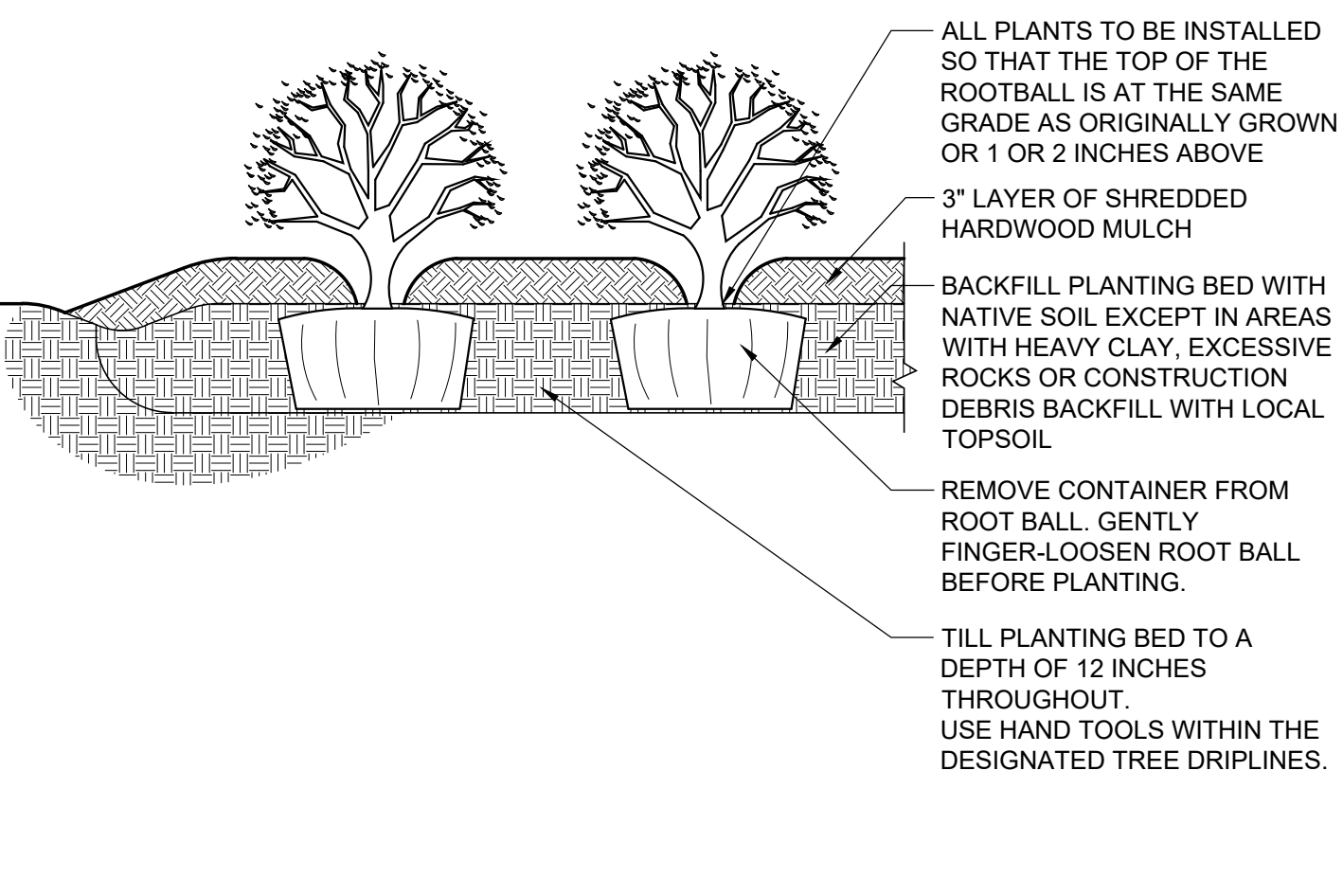
**B** MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE



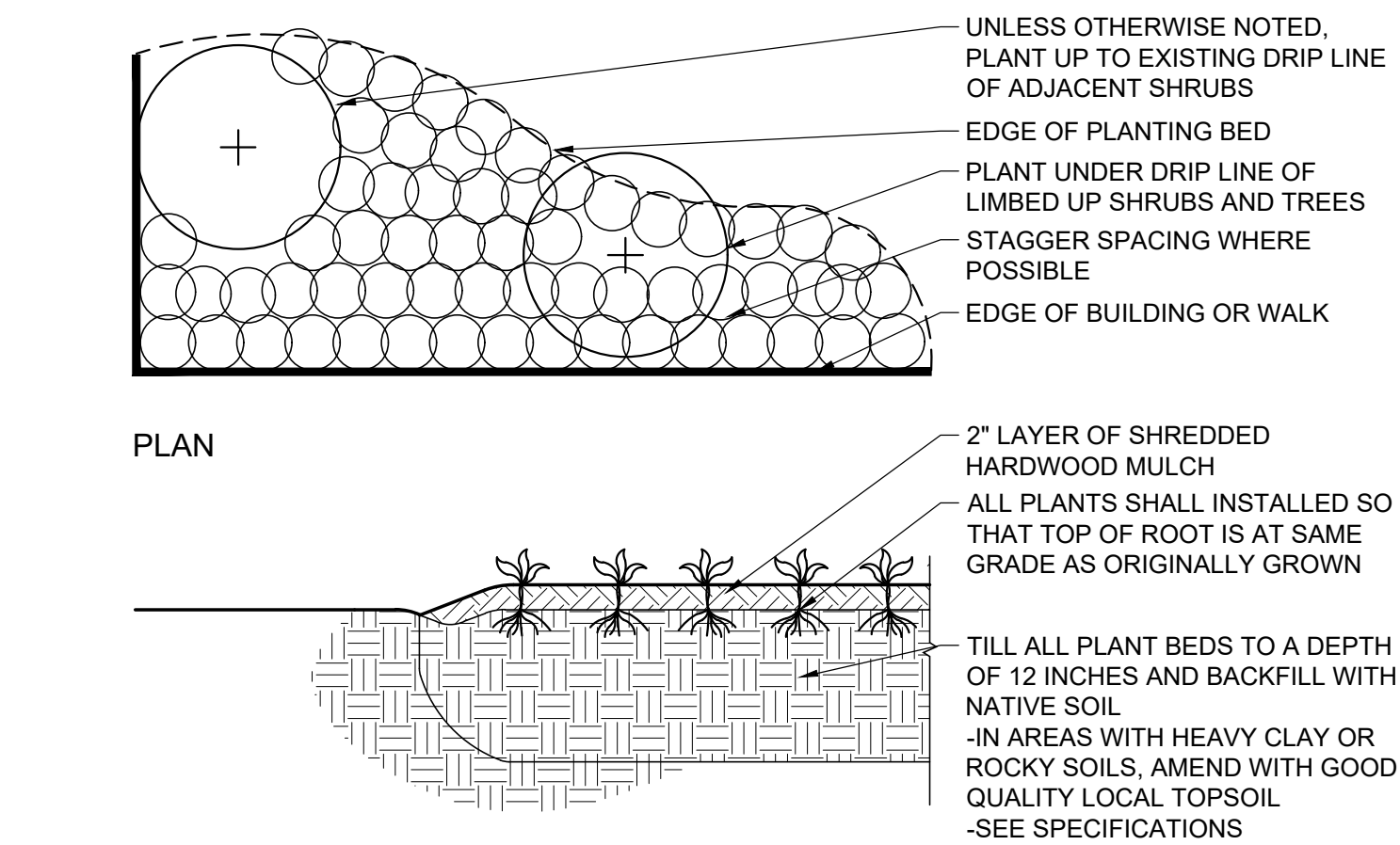
**C** EVERGREEN TREE STAKING DETAIL

NOT TO SCALE



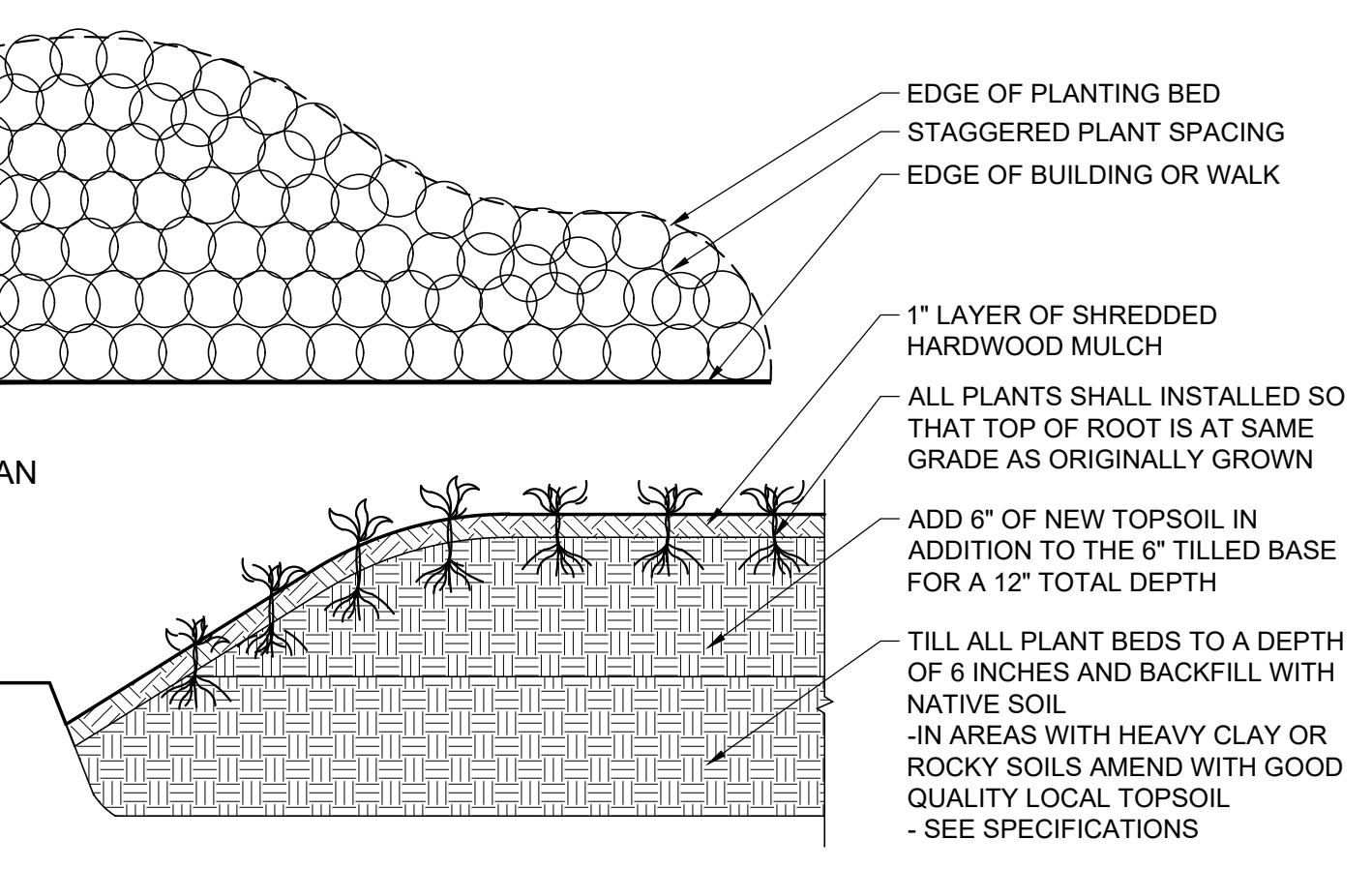
**D** SHRUB PLANTING DETAIL

NOT TO SCALE



**E** GROUNDCOVER PLANTING BED DETAIL

NOT TO SCALE



**F** FLOWER BED PLANTING DETAIL

NOT TO SCALE

# PLANT MATERIAL SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HEIGHT	ROOT TYPE	DETAIL	REMARKS
<b>TREES</b>								
6	CARPINUS BETULUS	EUROPEAN HORNBEAM	AS SHOWN	2.5"		B&B	A	
8	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	AS SHOWN		7'	B&B	C	
1	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	AS SHOWN		4-6'	B&B	B	
<b>SHRUBS</b>								
42	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	AS SHOWN		15-18"	3 GAL.	D	
22	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	AS SHOWN		18-24"	CONT.	D	
101	BUXUS SEMPERVIRENS X 'BUDDY'	BUDDY BOXWOOD	AS SHOWN		15-18"	3 GAL.	D	
27	HYDRANGEA PANICULATA 'JANE' LITTLE LIME	LITTLE LIME HYDRANGEA	AS SHOWN		18-24"	3 GAL.	D	
16	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	AS SHOWN		15-18"	3 GAL.	D	
13	PRUNUS LAUROCERASUS 'MAJESTIC JADE'	MAJESTIC JADE MYRTLE	AS SHOWN		18-24"	CONT.	D	
28	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	AS SHOWN		18-24"	CONT.	D	
27	RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN	AS SHOWN		15-18"	3 GAL.	D	
21	RHODODENDRON 'MOOTUM' AUTUMN MOONLIGHT	AUTUMN MOONLIGHT AZALEA	AS SHOWN		18-24"	CONT.	D	
<b>ORNAMENTAL GRASSES, &amp; PERENNIALS</b>								
18	MISCANTHUS SINENSIS	MORNING LIGHT MISCANTHUS	AS SHOWN			3 GAL.	D	
26	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	AS SHOWN			3 GAL.	D	

# PLANTING NOTES:

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



PROJECT  
2.200515.0  
417 LIBBIE AVE  
CONDOMINIUMS

417 LIBBIE AVE  
RICHMOND, VA 23226



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ISSUE  
08/13/2021  
APPLICATION FOR  
SPECIAL USE PERMIT

1 11/05/21 SUP COMMENTS

DRAWING TITLE  
PLANTING SCHEDULE NOTES &  
DETAILS

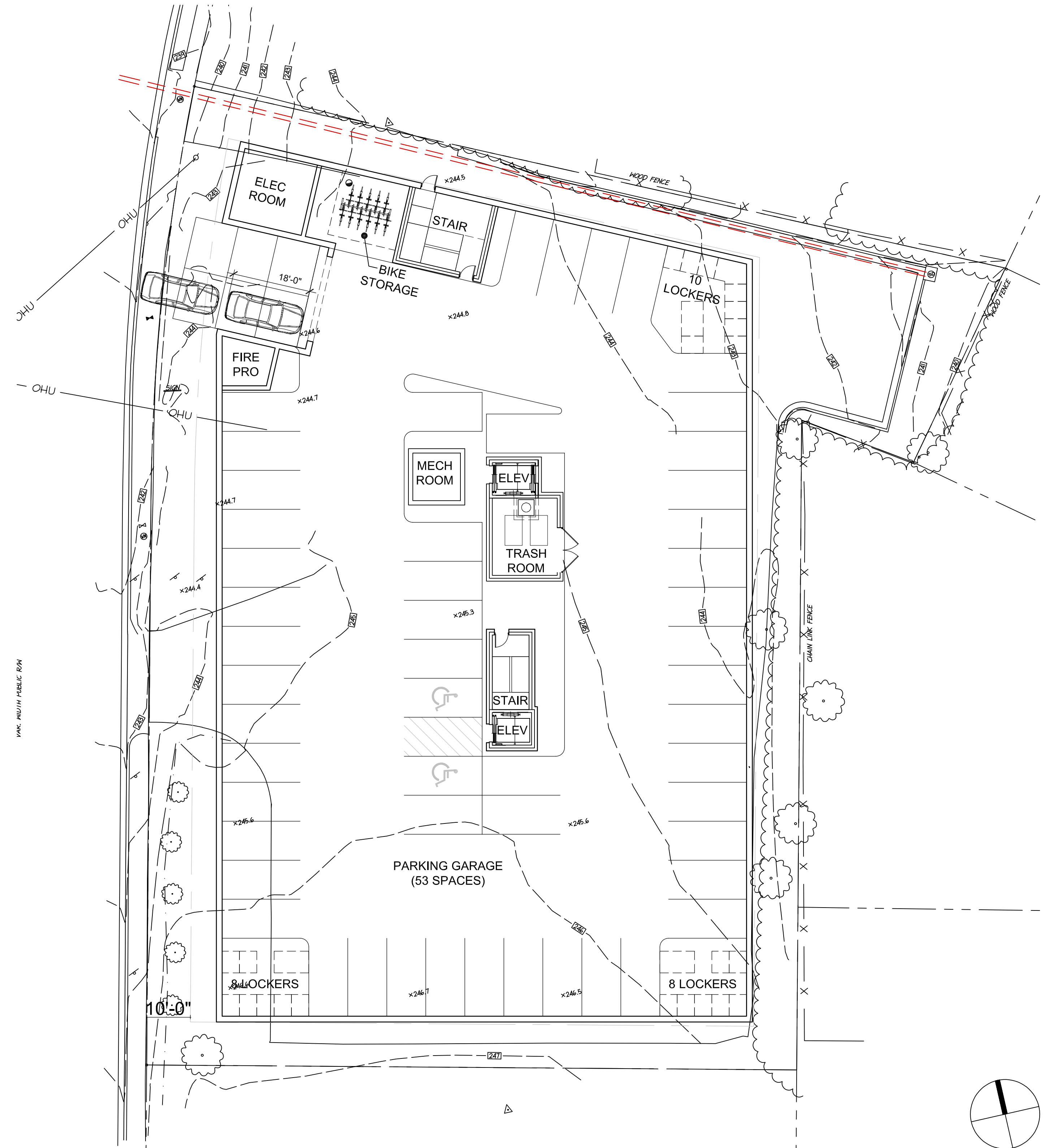
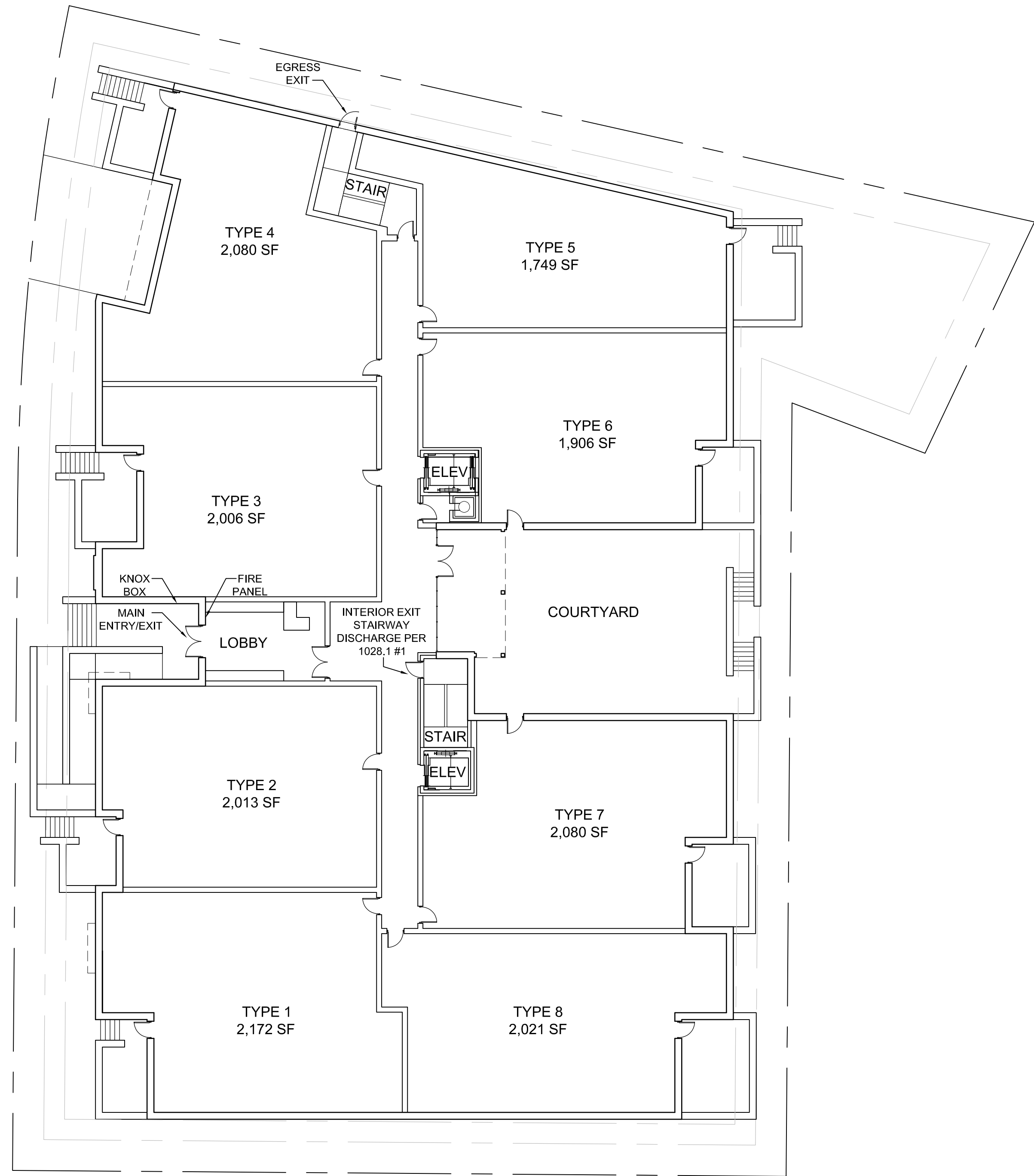
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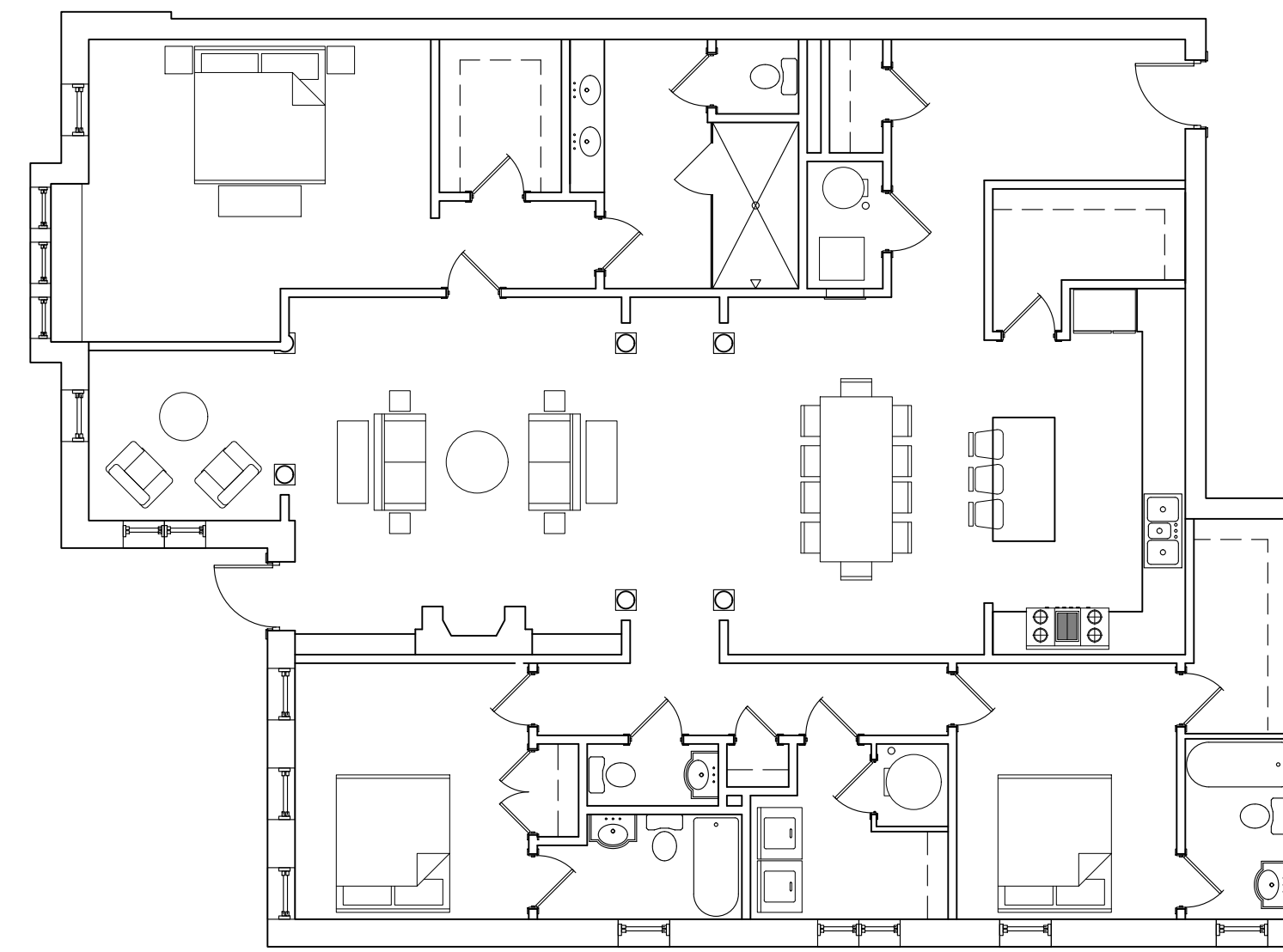
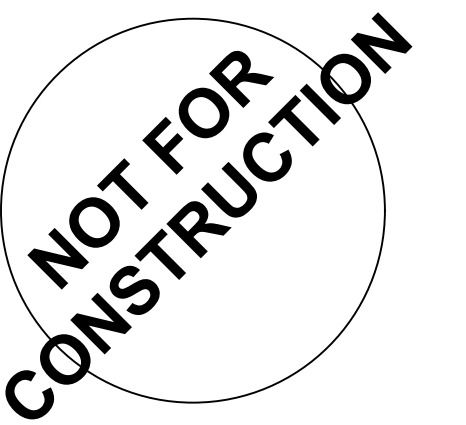
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- 2 11/24/21 PLANNING COMMENTS
- 3 01/13/22 TRAFFIC COMMENTS



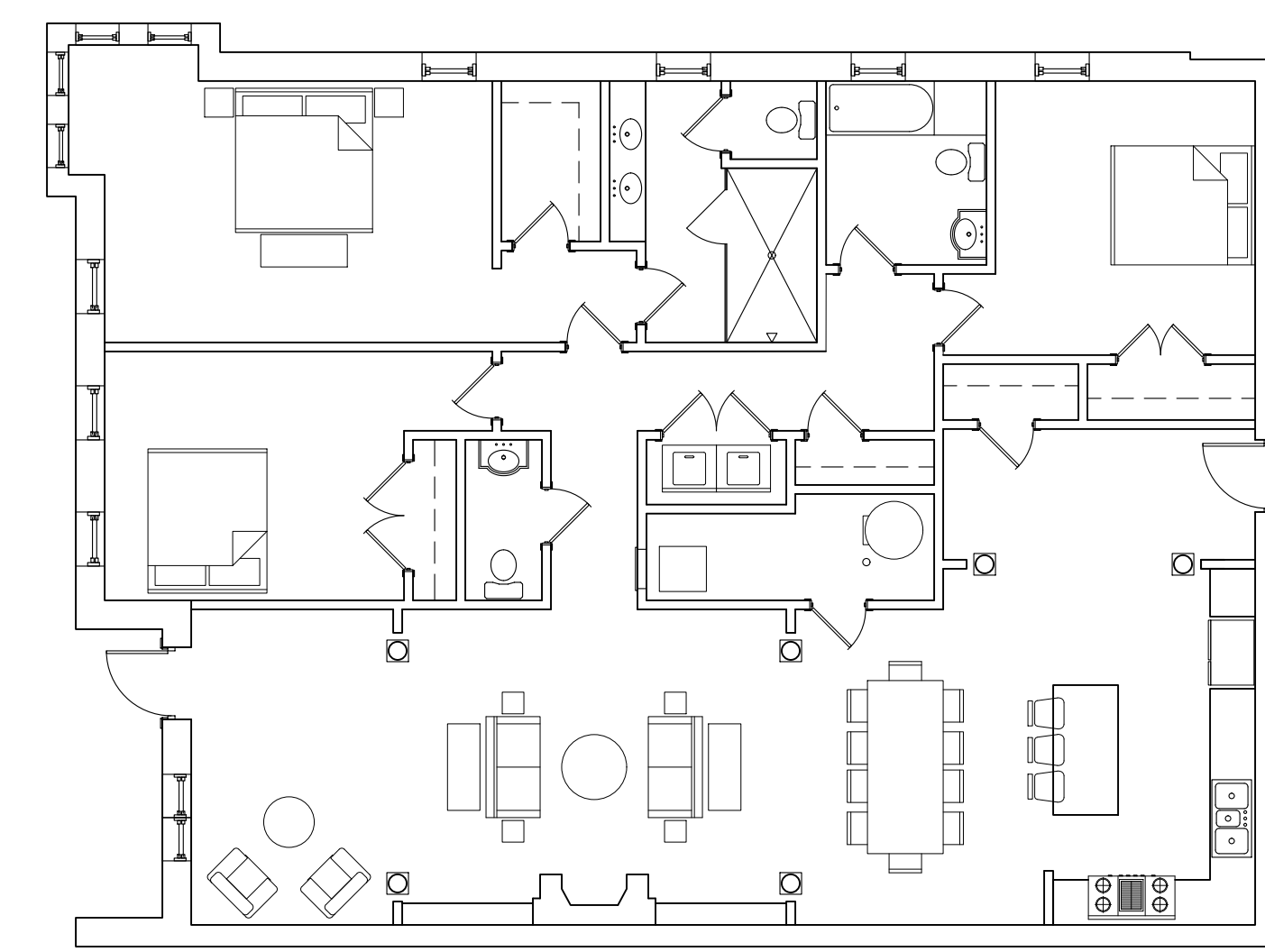
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**5A GROUND LEVEL PLAN**  
SCALE: 1/16" = 1'-0"

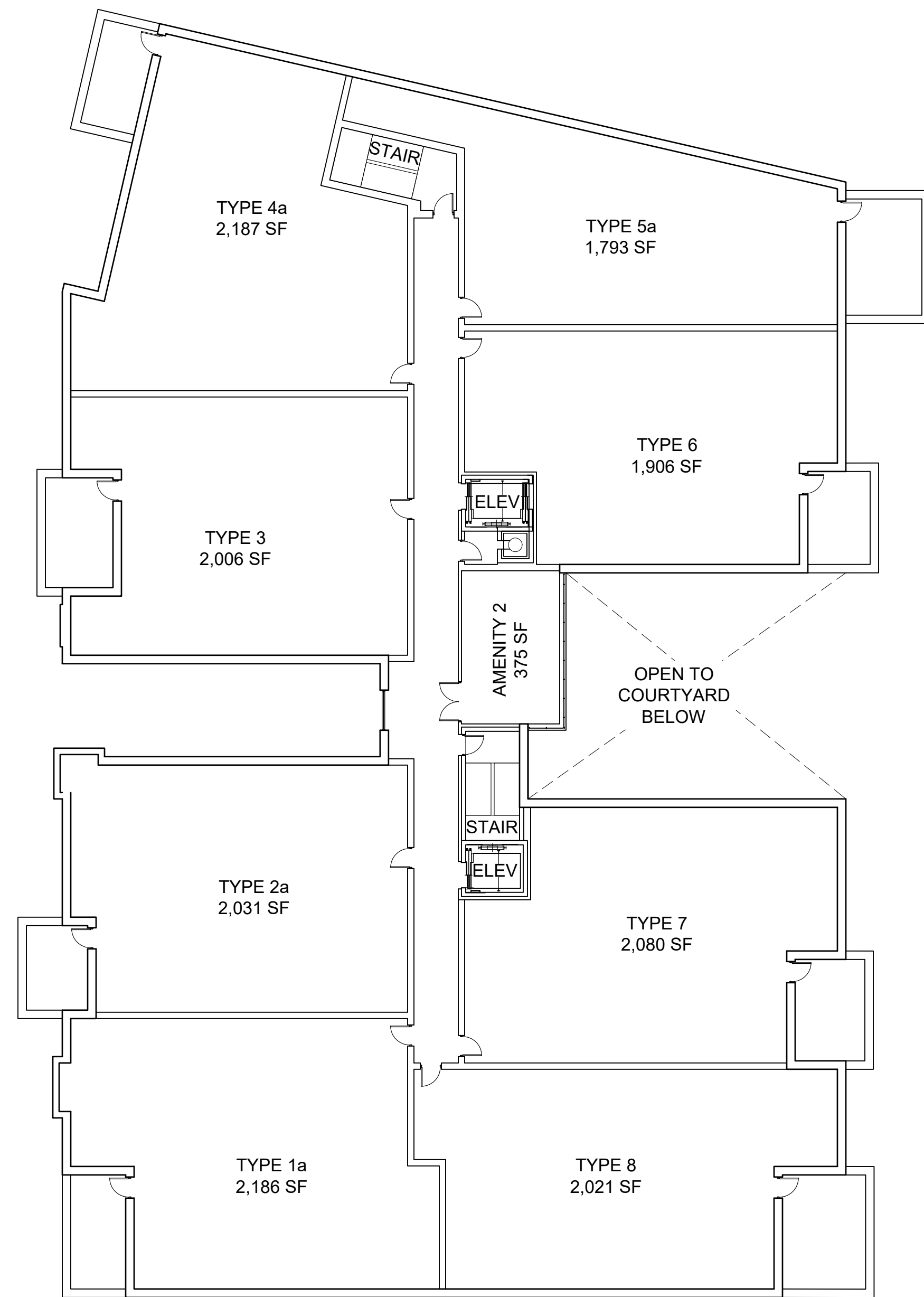
**3A PARKING LEVEL PLAN**  
SCALE: 1/16" = 1'-0"



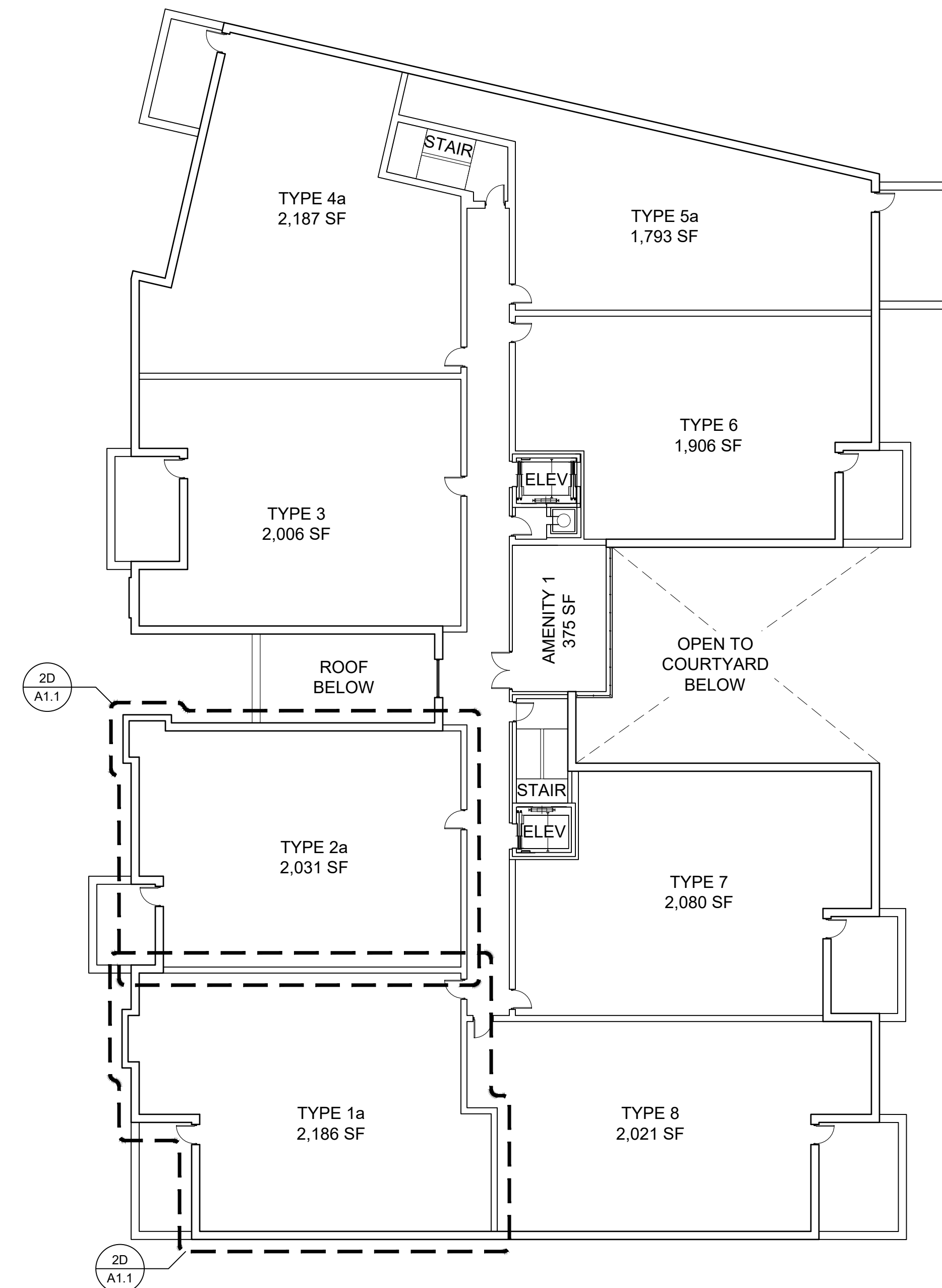
**3D TYPICAL CORNER UNIT PLAN**  
SCALE: 1/8" = 1'-0"



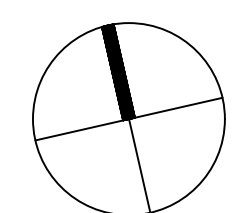
**2D TYPICAL INTERIOR UNIT PLAN**  
SCALE: 1/8" = 1'-0"



**5A THIRD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**3A SECOND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



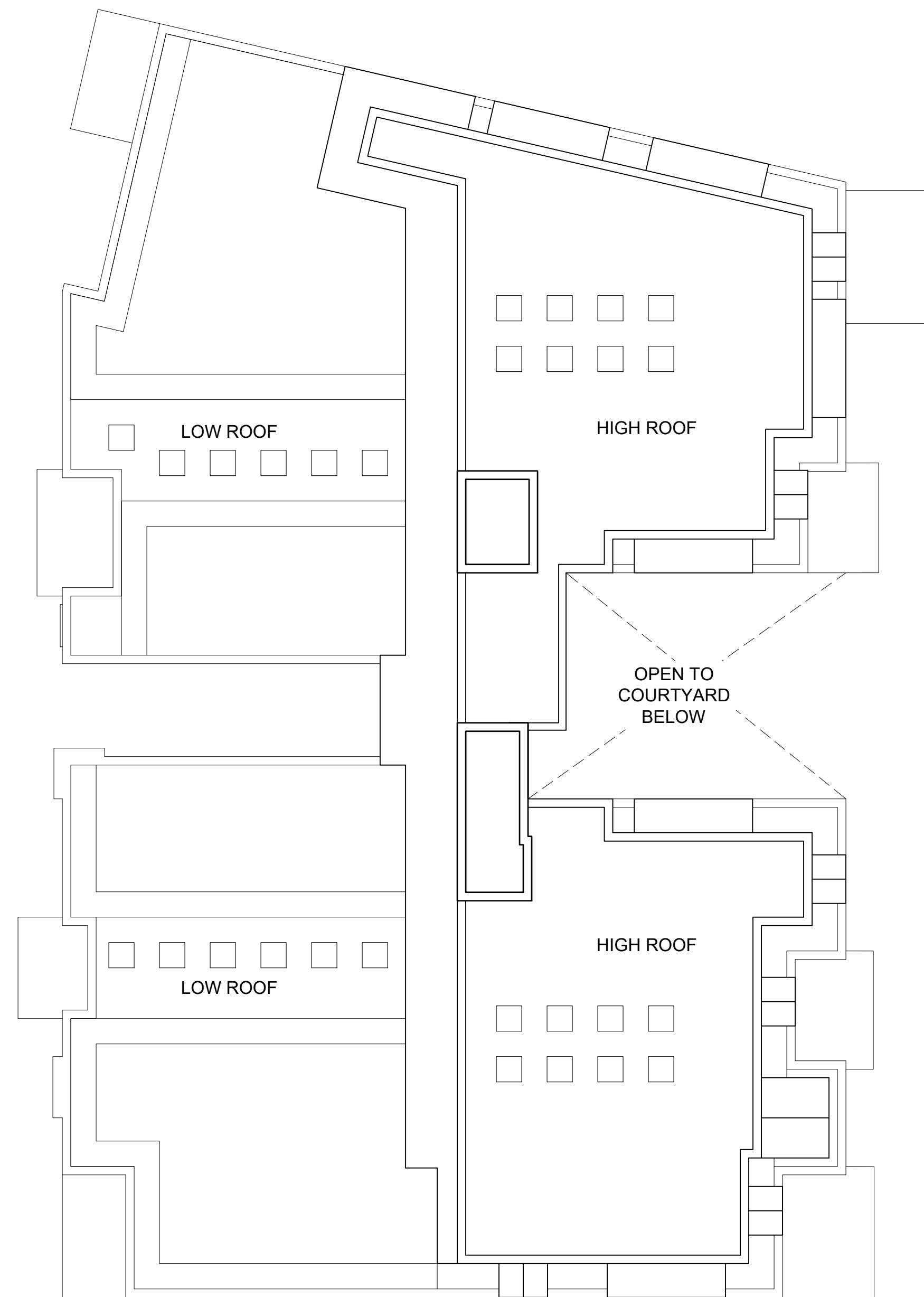




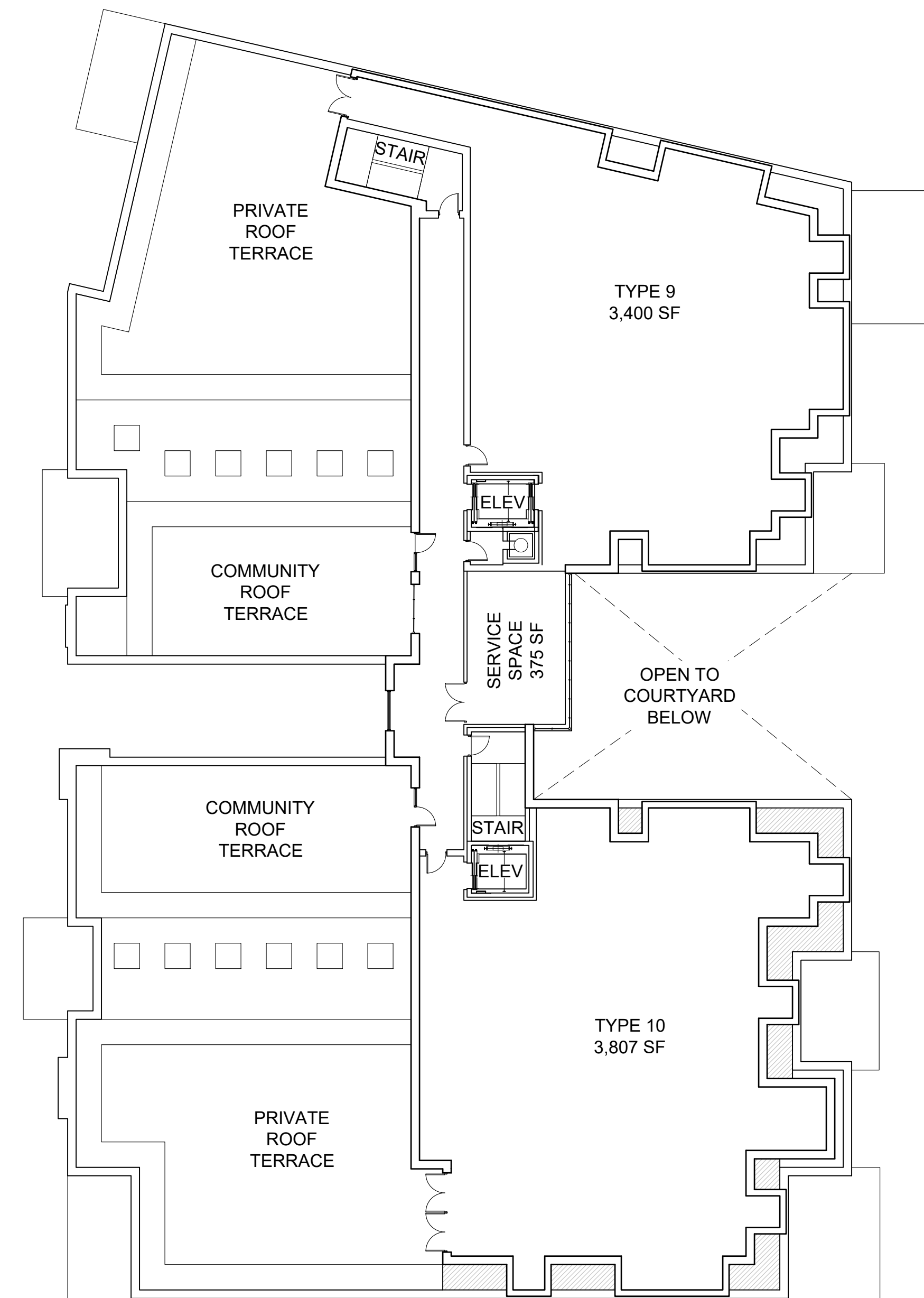
**2D** CONCEPTUAL STREET VIEW  
NOT TO SCALE



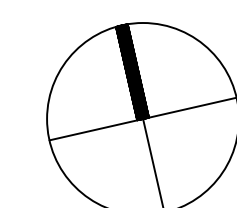
**1D** CONCEPTUAL STREET VIEW  
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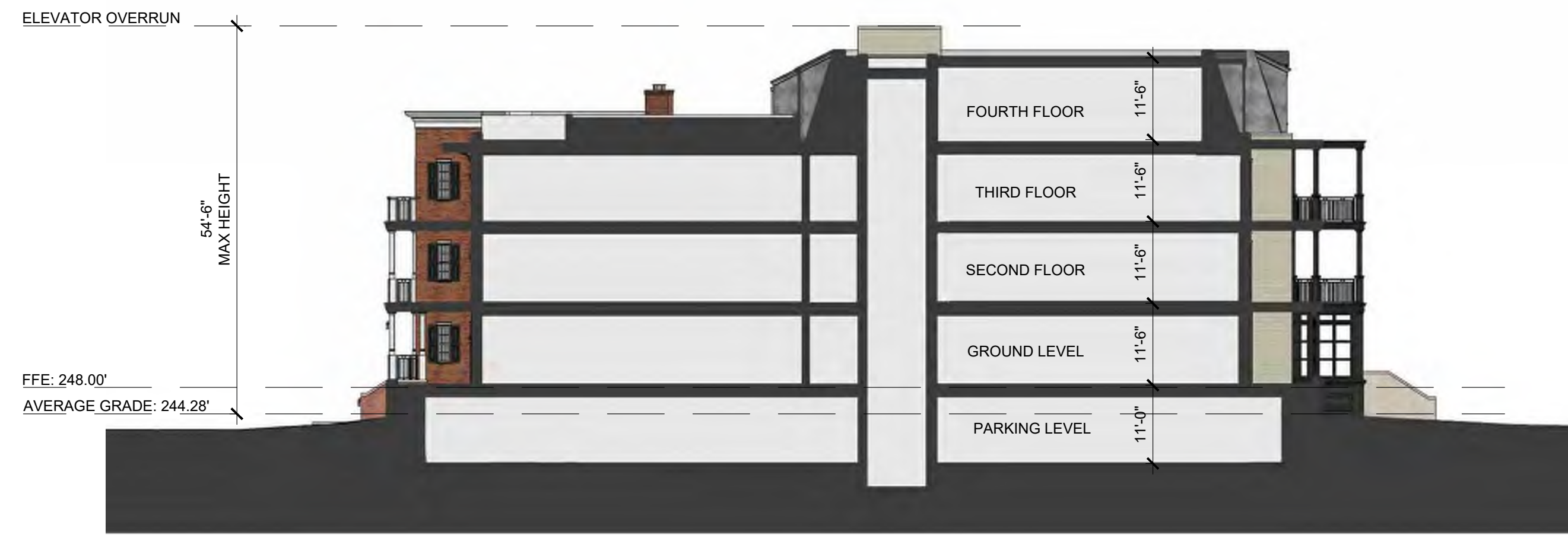
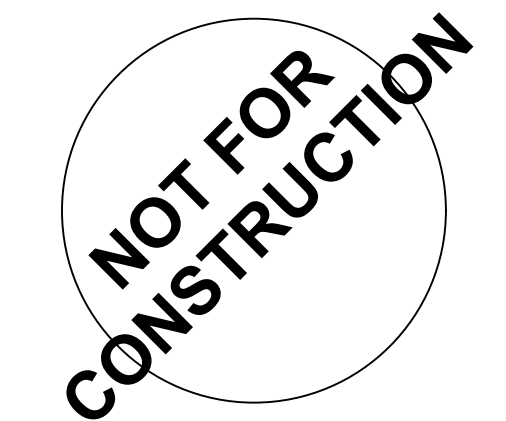


**5A** ROOF PLAN  
SCALE: 1/16" = 1'-0"

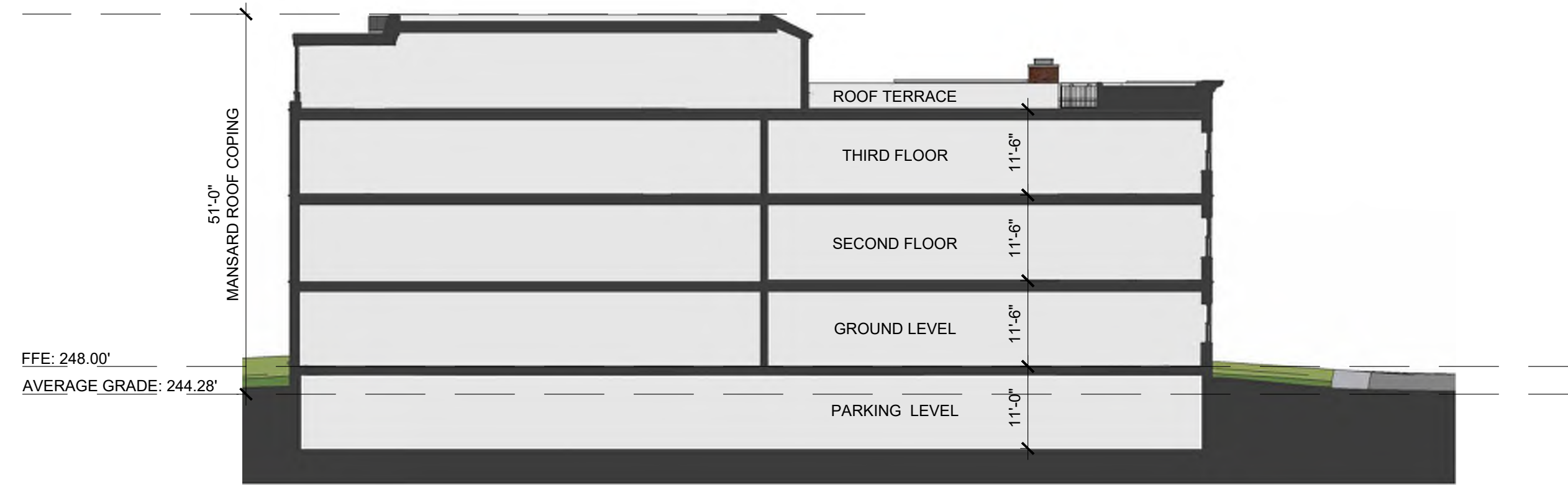


**3A** FOURTH FLOOR & ROOF TERRACE PLAN  
SCALE: 1/16" = 1'-0"

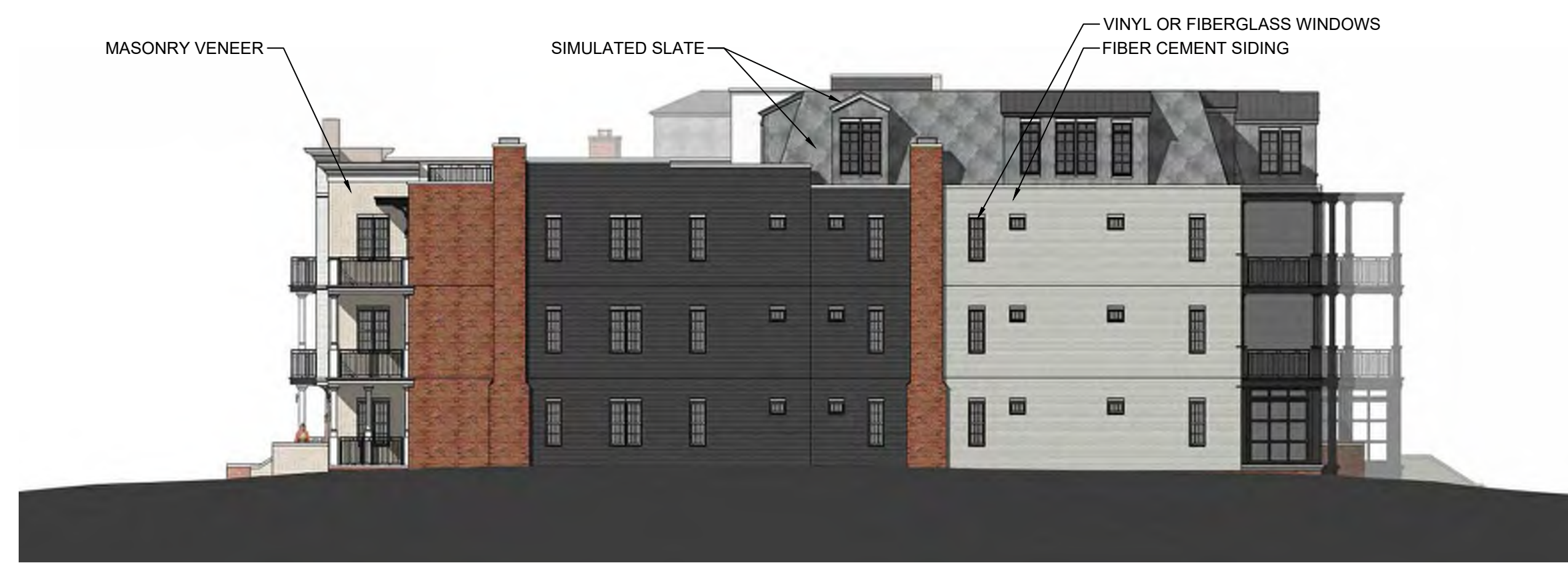




**5D SECTION VIEW**  
NOT TO SCALE



**3D SECTION VIEW**  
NOT TO SCALE



**5C SIDE ELEVATION - SOUTH**  
SCALE: 1/16" = 1'-0"



**3C REAR ELEVATION - EAST**  
SCALE: 1/16" = 1'-0"



**5A SIDE ELEVATION - NORTH**  
SCALE: 1/32" = 1'-0"



**3A FRONT ELEVATION - LIBBIE AVENUE**  
SCALE: 1/16" = 1'-0"

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