

INTRODUCED: September 12, 2022

AN ORDINANCE No. 2022-267

To authorize the special use of the property known as 4704 Grove Avenue for the purpose of a single-family dwelling with 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: OCT 10 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 4704 Grove Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family dwelling with off-street parking, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

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

ADOPTED: OCT 10 2022 \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 4704 Grove Avenue and identified as Tax Parcel No. W019-0273/012 in the 2022 records of the City Assessor, being more particularly shown on a plat entitled “Plat Showing Physical Improvements of Lot 16-18, Block 9, Colonial Place Annex Subdivision for Cava Capital, LLC, City of Richmond, Virginia,” prepared by townes, and dated October 11, 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 a single-family dwelling with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plat Showing Physical Improvements of Lot 16-18, Block 9, Colonial Place Annex Subdivision for Cava Capital, LLC, City of Richmond, Virginia,” prepared by townes, and dated October 11, 2021, entitled “4704 Grove Avenue, Special Use Permit Request, City of Richmond, Virginia,” prepared by townes, dated April 11, 2022, and last revised April 21, 2022, and entitled “New Construction,” prepared by Pinnacle Design, and dated August 25, 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 a single-family dwelling with off-street parking, substantially as shown on the Plans.

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

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

(d) No less than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, 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.

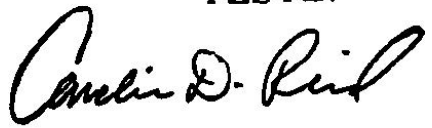
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as

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, 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.2022.0250

### O & R Request

**DATE:** August 16, 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, Director, Department of Planning and  
Development Review

**RE:** To authorize the special use of the property known as 4704 Grove Avenue for the purpose of  
a single-family dwelling with off-street parking, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 4704 Grove Avenue for the purpose of a  
single-family dwelling with off-street parking, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit which would allow for a single-family  
dwelling, with off street parking, within an R-5 Single-Family Residential District. The proposed use does  
not meet the current lot area and width requirements within 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 October 3, 2022, meeting.

**BACKGROUND:** The property is located in the Colonial Place neighborhood on Grove Avenue, between  
Wisteria and Bunting Avenues. The property is currently a vacant 3,250 sq. ft. (.075 acre) parcel of land.  
The application is for a single-family dwelling with off street parking.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (p. 54)

The current zoning for this property is R-5 Single-Family Residential District. The surrounding land uses are primarily single-family residential with some multi-family residential in the vicinity.

**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:** September 12, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** October 10, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 3, 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:** 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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

**Zoning**

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

**Proposed Use**

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**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

*May 10<sup>th</sup>, 2022*

*Special Use Permit Request  
4704 Grove Avenue, Richmond, Virginia  
Map Reference Number: W019-0273/012*

---

|               |   |
|---------------|---|
| Submitted to: | <b>City of Richmond</b><br>Department of Planning and Development Review<br>Land Use Administration<br>900 East Broad Street, Suite 511<br>Richmond, Virginia 23219 |
| Submitted by: | Mark Baker<br>Baker Development Resources<br>530 East Main Street, Suite 730<br>Richmond, VA 23219  |

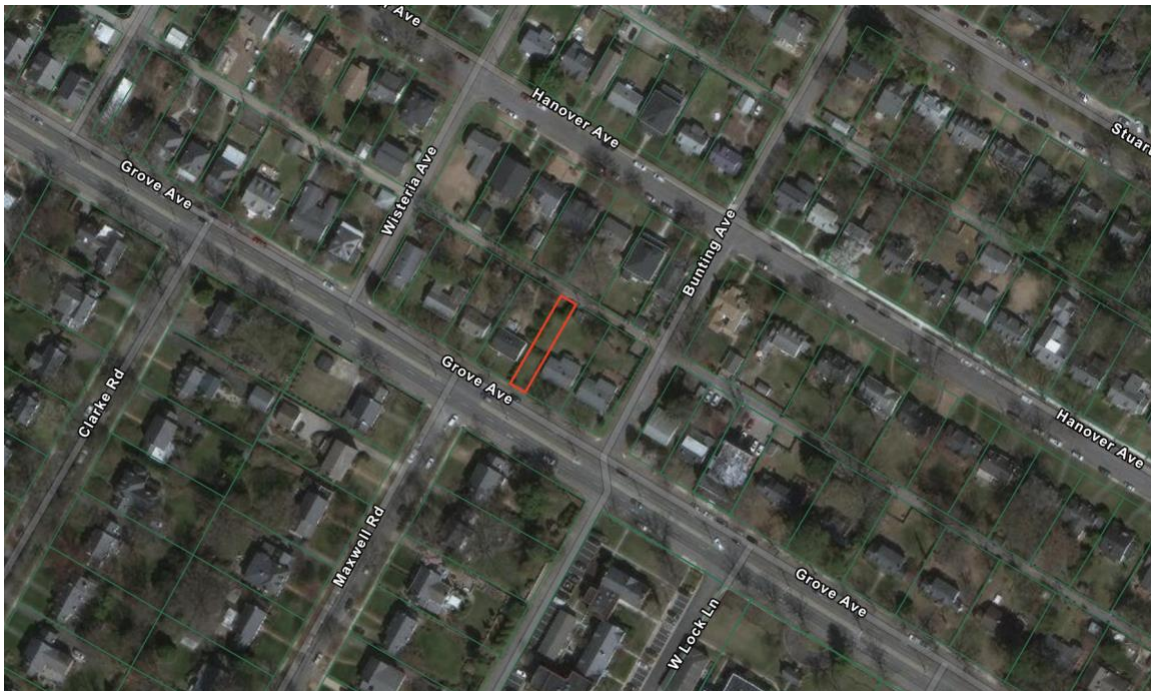
## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 4704 Grove Avenue (the "Property"). The SUP would authorize the construction of a single-family detached dwelling on the currently vacant parcel. While the single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, the applicable feature requirements for lot width and area cannot be met. Therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the north side of Grove Avenue between Wisteria and Bunting Avenues. It is referenced by the City Assessor with a tax parcel number of W019-0273/012. The Property is 25 feet in width and 130 feet in depth, contains approximately 3,250 square feet of lot area, and is currently unimproved. Access is provided by an east-west alley located to the rear of the Property.



The properties in the vicinity primarily contain single-family detached dwellings, though two-family dwellings can be found in the area. In addition, across Grove Avenue to the southeast lie the Lock Lane Condominiums which contain more than 50 multi-family dwelling units.

## **EXISTING ZONING**

The Property and the surrounding properties on the northern line of Grove Avenue are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. To the south, across Grove Avenue lies a R-3 zoning district. The Lock Lane Condominiums, located across Grove Avenue and to the east are zoned R-48. Along Grove Avenue, to the east and west can also be found RO-1 and R-53 zoning districts.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts.

# **Proposal**

## **PURPOSE OF REQUEST**

The SUP would permit the construction of a new, single-family detached dwelling. The new dwelling would be located on the existing parcel which is 25 feet in width and contains roughly 3,250 square feet of lot area. The Property is an original subdivision lot (Lot 18 of Block 9) of the Colonial Place Annex Subdivision. While it is an original subdivision lot, it does not meet the current R-5 lot area and width requirements. All other aspects of the underlying zoning requirements, including the requirement that off-street parking be provided, would be met.

## PROJECT DETAILS/DESIGN

The proposed dwelling would be two stories in height and would be of a modern and distinctive design as recommended by Objective 4.1 (b) and (h) in the High-Quality Places chapter of the Richmond 300 Plan. The two-story dwelling would include approximately 2,016 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to meet the needs of families in today's market. The first floor will contain an open kitchen and living area while the second floor will contain three bedrooms including a primary bedroom suite with en suite bath and walk-in closet. A covered rear porch is included in the design and would provide additional outdoor living space for the occupants. An off-street parking space is proposed for the dwelling which will be accessible from the rear alley.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional dwelling will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

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

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

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

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

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

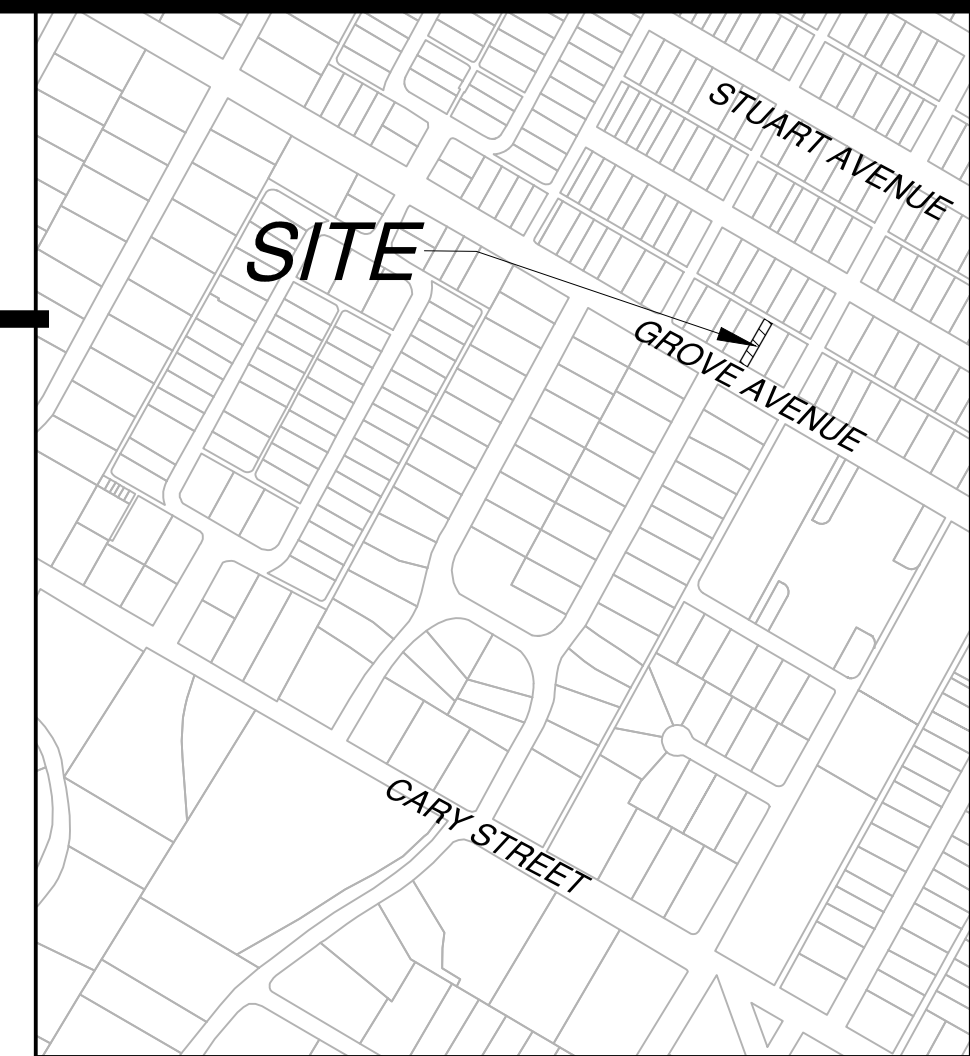
The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

## Summary

In summary we are enthusiastically seeking approval for the construction of a new, single-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality residence consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the existing dwellings in the surrounding neighborhood.

CITY OF RICHMOND SUBDIVISION NOTES

4704 GROVE AVENUE SPECIAL USE PERMIT REQUEST CITY OF RICHMOND, VIRGINIA



LOCATION MAP: 1" = 2000'

APPLICANT'S NAME: CAVA CAPITAL LLC

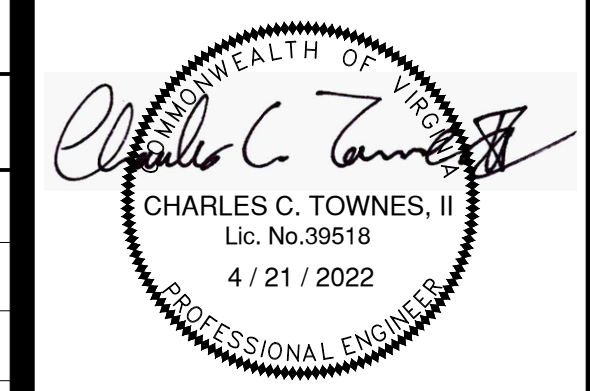
ZONING & CASE #: R-5

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



4704 GROVE AVENUE SPECIAL USE PERMIT REQUEST CITY OF RICHMOND, VIRGINIA COVER SHEET

DATE: APRIL 11, 2022 SCALE: N/A PROJECT NUMBER: 20210666 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, 4/21/2022, CLIENT COMMENTS

This drawing and the design shown is the property of townes, pc. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action. © 2022 townes, pc

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 AS2110 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" (1-800-552-7001) 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: 37.5496655 LONGITUDE: -77.4071675 RECEIVING CHANNEL / WATERS: JAMES RIVER VAH06 WATERSHED CODE: JL01

SITE SUMMARY AND NOTES

- 1. OWNER / DEVELOPER .....CAVA CAPITAL LLC
2. PARCEL ID'S ..... W0190273012
3. SITE ADDRESS ..... 4704 GROVE AVENUE
4. ZONING ..... R-5 (RESIDENTIAL - SINGLE FAMILY)
5. SITE AREA .....0.075 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 5101290009D, 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 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, contours, elevations, waterlines, valves, hydrants, erosion control devices like safety fence, silt fence, inlet protection, diversion dike, and sediment trap.

PROJECT NAME

4704 GROVE AVENUE

CONTACT INFORMATION

DEVELOPER NAME: CAVA CAPITAL LLC

ADDRESS: 5310 MARKEL ROAD SUITE 104

RICHMOND, VIRGINIA 23230

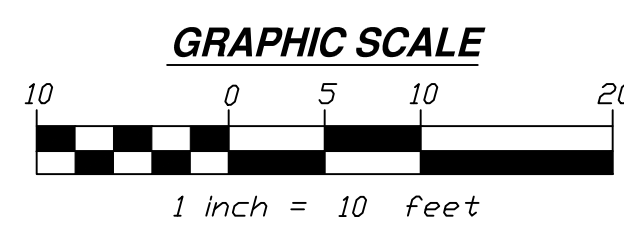
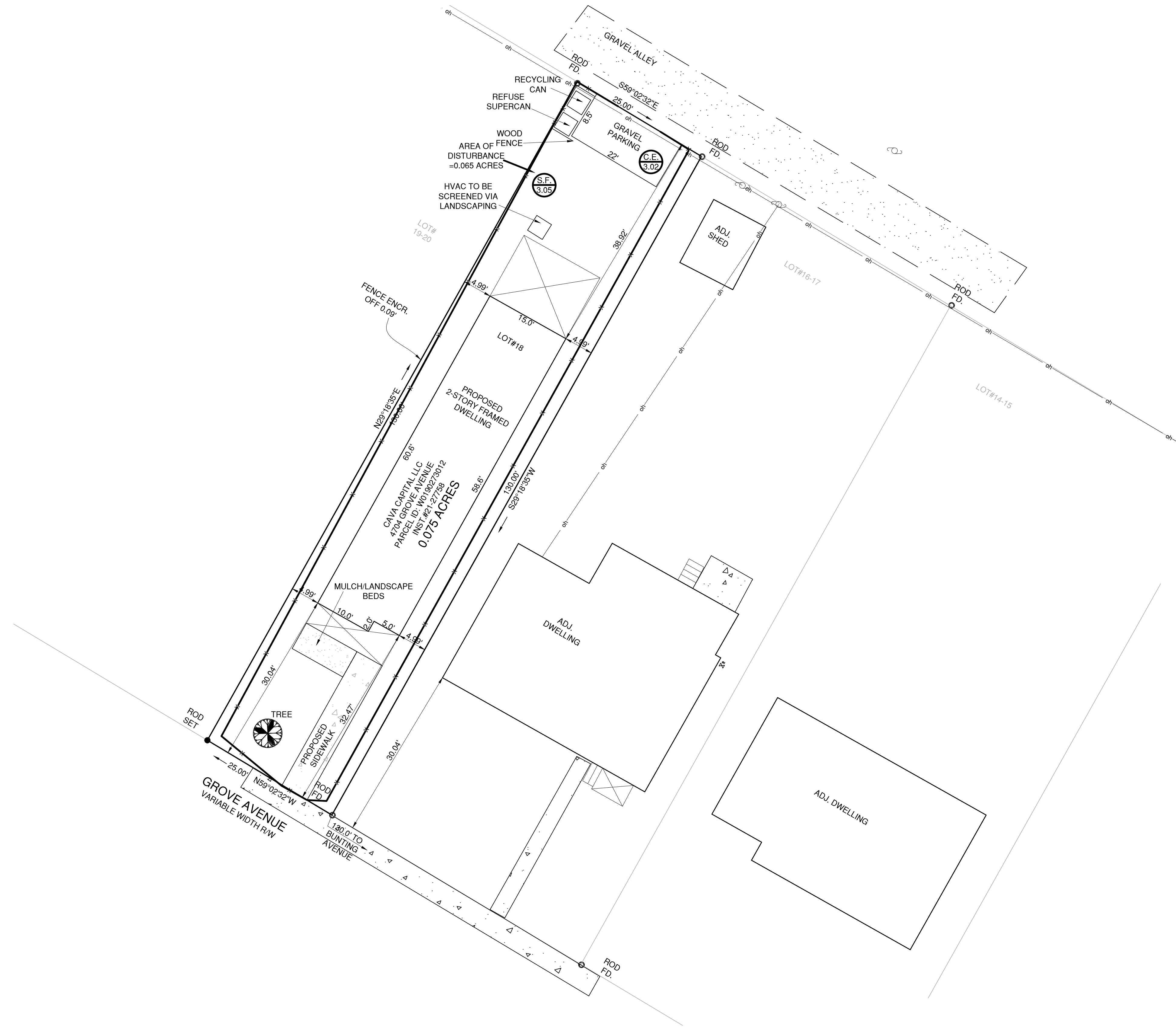
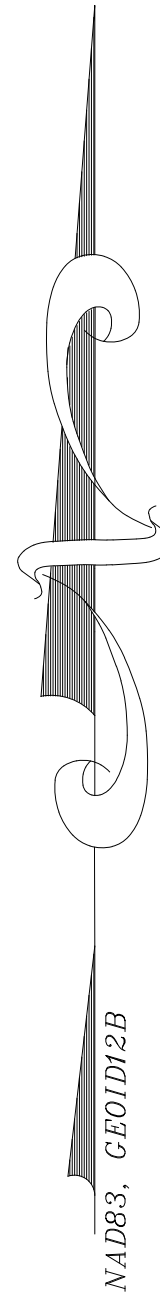
CONTACT PERSON: AMANDA SCHWARTZ

TELEPHONE: (804) 385-6587

FACSIMILE:

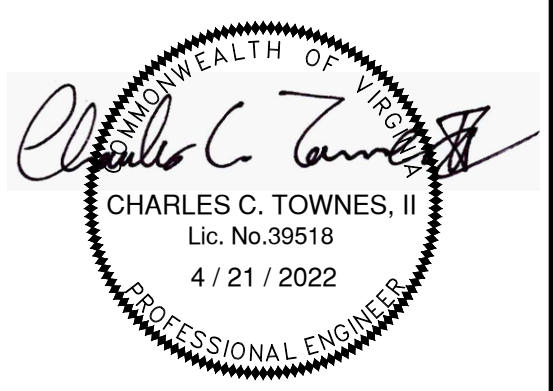
EMAIL:

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



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

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



**4704 GROVE AVENUE  
 SPECIAL USE PERMIT REQUEST  
 CITY OF RICHMOND, VIRGINIA**

SITE LAYOUT

DATE:  
 APRIL 11, 2022

SCALE:  
 1" = 10'

PROJECT NUMBER:  
 20210666

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

CHECKED BY:

REVISIONS:

| REV. | DATE      | ITEM            |
|------|-----------|-----------------|
| 1    | 4/21/2022 | CLIENT COMMENTS |
|      |           |                 |
|      |           |                 |
|      |           |                 |
|      |           |                 |

This drawing and the design shown is the property of townes, pc. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.  
 © 2022 townes, pc

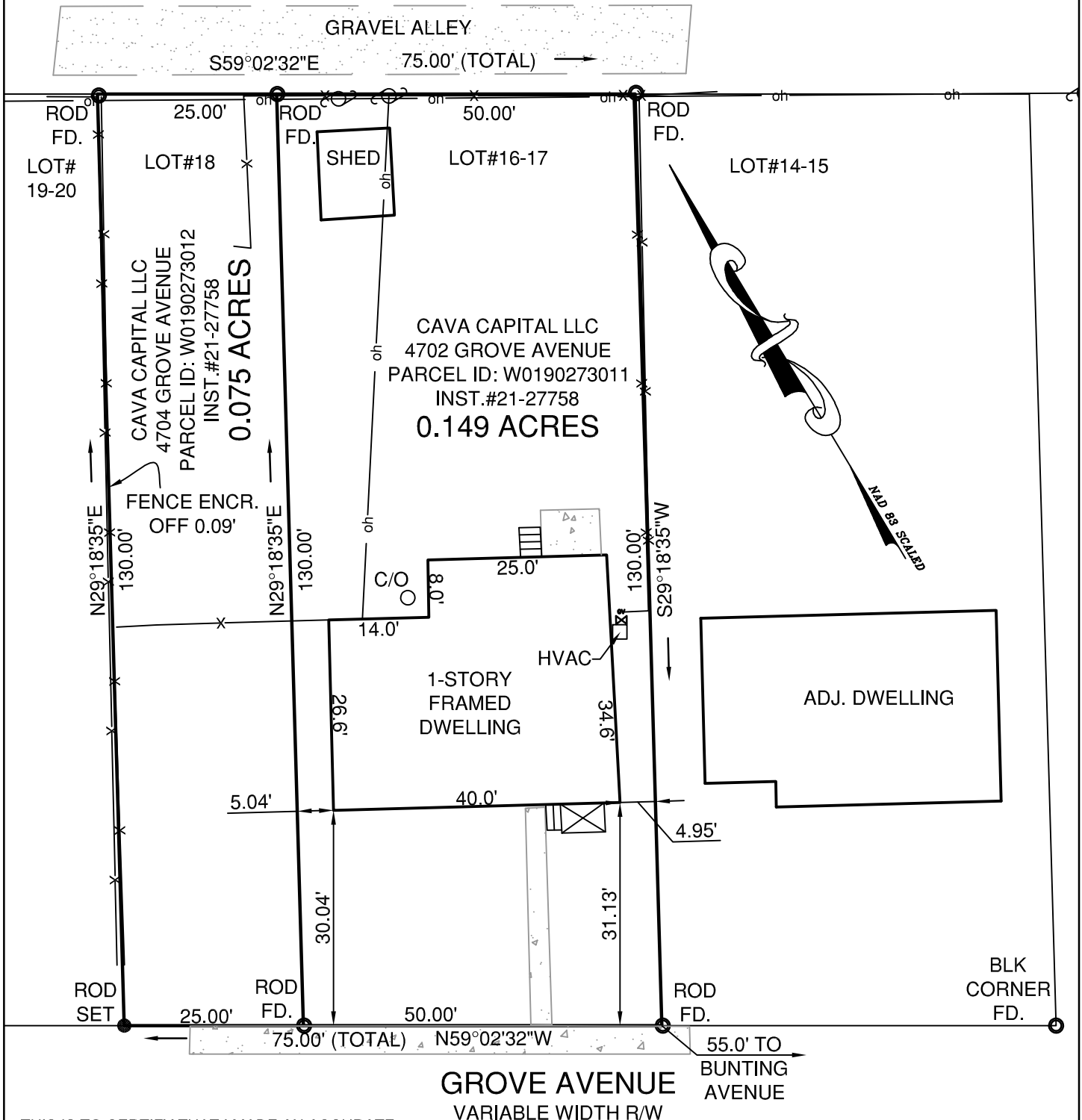


THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290009D, EFFECTIVE DATE APRIL 2, 2009.

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 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.

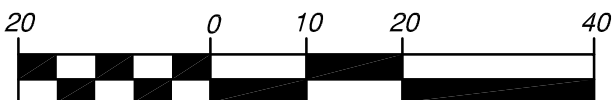
REFERENCE PLAT: PLAT OF COLONIAL PLACE ANNEX. DATED JULY 16, 1912 BY T. CRAWFORD REDD & BRO.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON OCTOBER 6, 2021. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

*Charles C. Townes, II*  
 COMMONWEALTH OF VIRGINIA  
 CHARLES C. TOWNES, II  
 Lic. No. 2803  
 10/11/2021  
 LAND SURVEYOR

**GRAPHIC SCALE**



1 inch = 20 feet

PLAT SHOWING  
 PHYSICAL IMPROVEMENTS OF  
 LOT 16-18, BLOCK 9,  
 COLONIAL PLACE ANNEX  
 SUBDIVISION

FOR  
 CAVA CAPITAL, LLC

CITY OF RICHMOND, VIRGINIA

DATE: OCTOBER 11, 2021 SCALE: 1"=20'

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

**townes**

consulting engineers, planners, and land surveyors

DRAWN BY: TSG

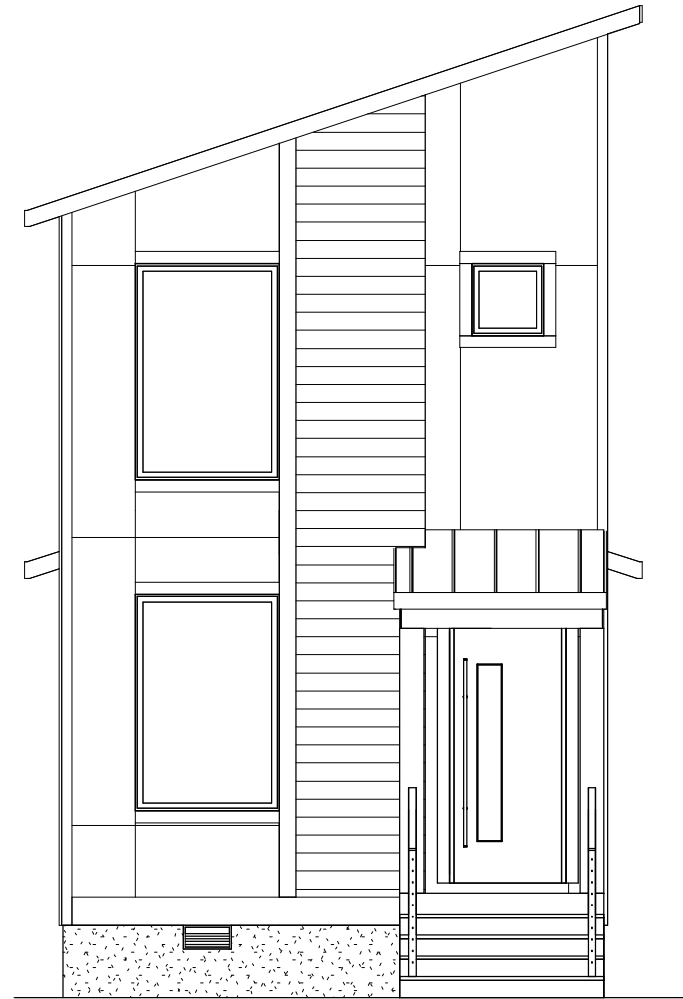
CHECKED BY:

ATTN: AMANDA SCHWARTZ

# CAVA COMPANIES

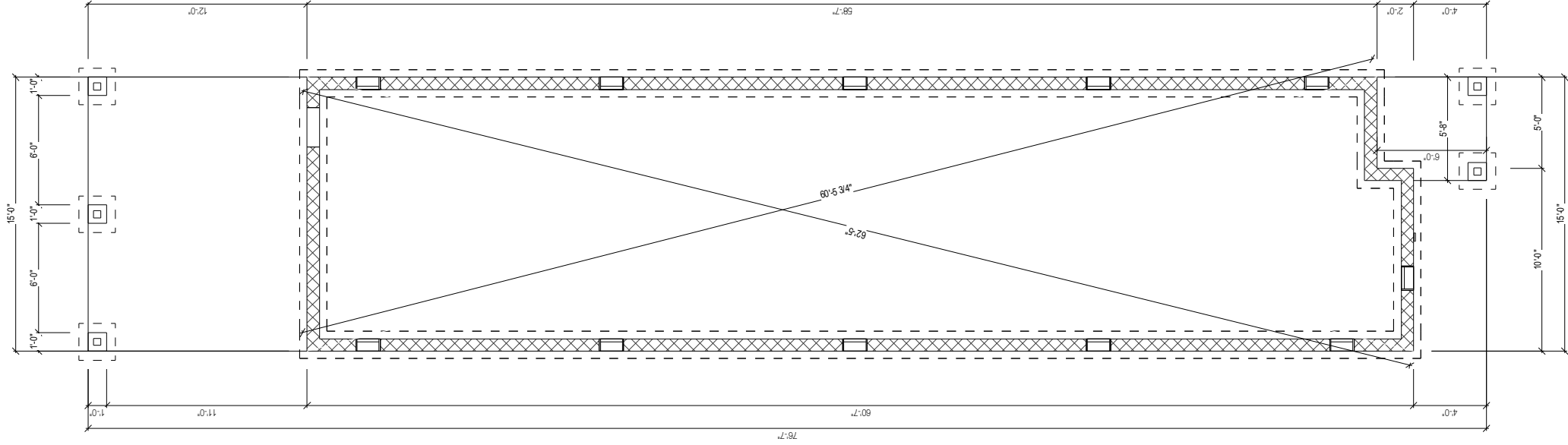
## AREA CALCULATIONS

|                      |                |
|----------------------|----------------|
| <b>Heated Area</b>   |                |
| 1st Floor Livable    | 905 SF         |
| 2nd Floor Livable    | 899 SF         |
|                      | 1804 SF        |
| <b>Unheated Area</b> |                |
| Front Porch          | 32 SF          |
| Rear Porch           | 180 SF         |
|                      | 212 SF         |
| <b>Total</b>         | <b>2016 SF</b> |



**COPYRIGHT NOTICE**

APPROVAL SET  
NOT FOR CONSTRUCTION

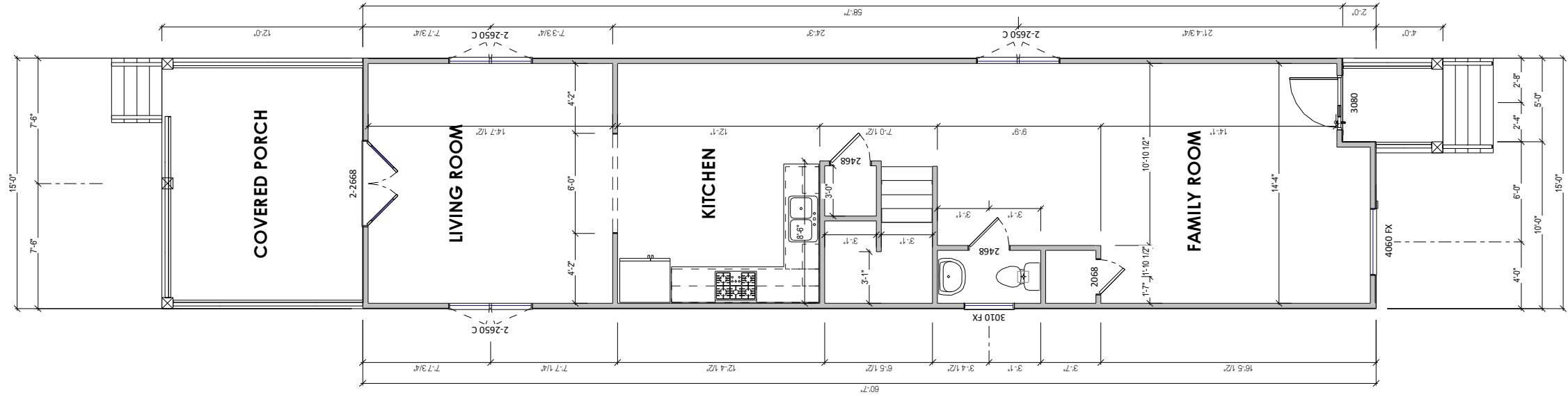


**1 FOUNDATION PLAN**  
A-1 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022  
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.



|              |                  |                 |                |
|--------------|------------------|-----------------|----------------|
| PROJECT      | NEW CONSTRUCTION | CLIENT          | CAVA COMPANIES |
|              | SHEET            | Foundation      | ADDRESS        |
| ISSUE DATE   |                  | 8/25/22         |                |
| DRAWN BY     |                  | PINNACLE DESIGN |                |
| SHEET NUMBER |                  | A-1             |                |

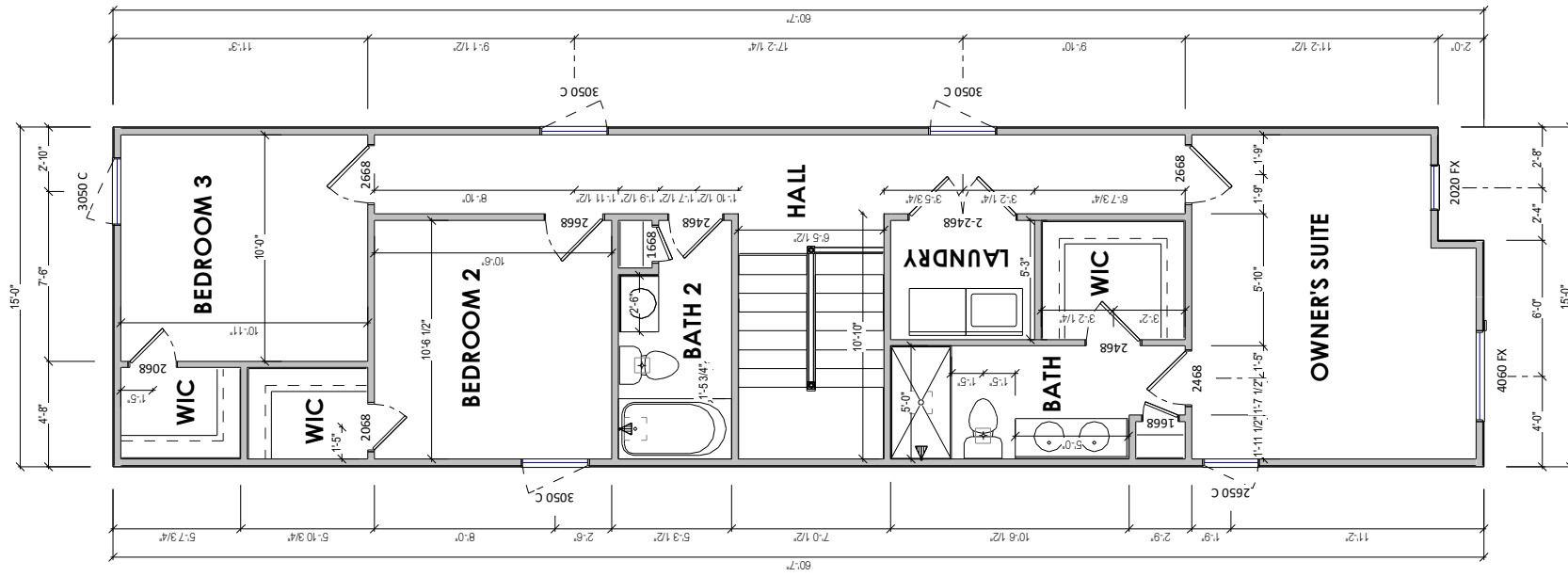


**1 1ST FLOOR PLAN**  
A-2 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022  
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.



|              |                         |         |                       |
|--------------|-------------------------|---------|-----------------------|
| PROJECT      | <b>NEW CONSTRUCTION</b> | CLIENT  | <b>CAVA COMPANIES</b> |
| SHEET        | <b>1st Floor Plan</b>   | ADDRESS | <b>4704 GROVE</b>     |
| ISSUE DATE   | <b>8/25/22</b>          |         |                       |
| DRAWN BY     | <b>PINNACLE DESIGN</b>  |         |                       |
| SHEET NUMBER | <b>A-2</b>              |         |                       |

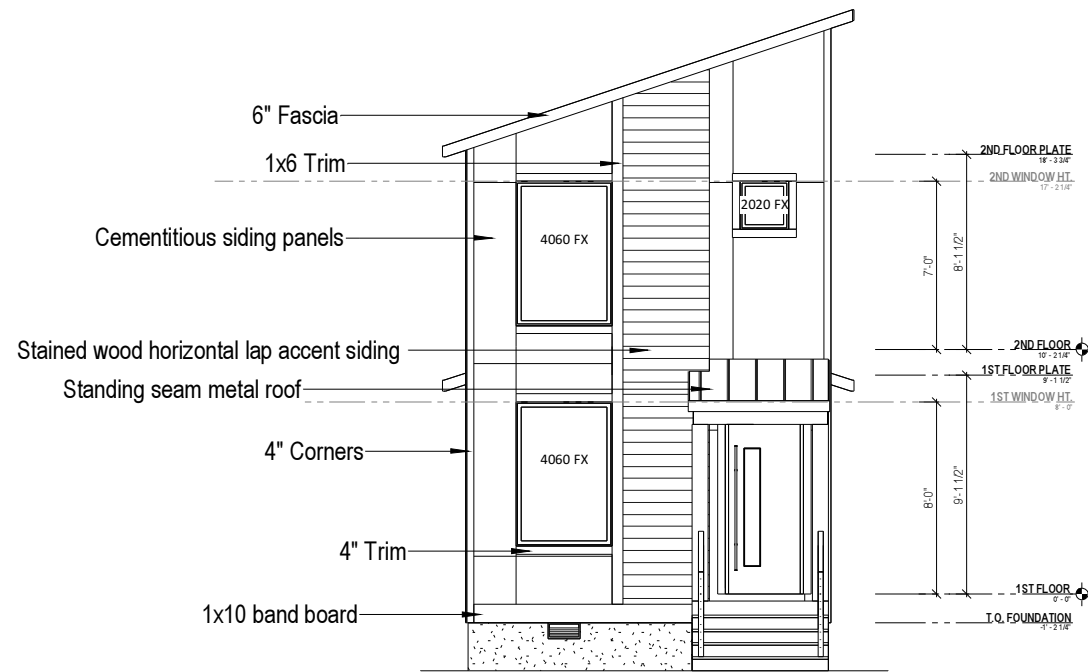


**1 2ND FLOOR PLAN**  
 A-3 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

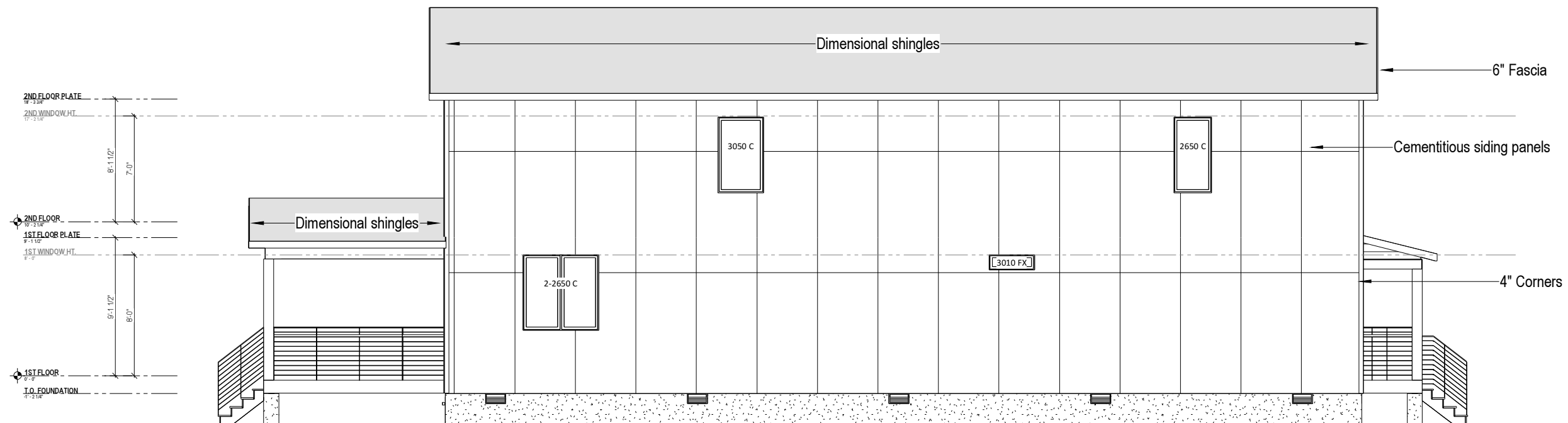
© Copyright 2022  
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.



|              |                  |                |                |
|--------------|------------------|----------------|----------------|
| PROJECT      | NEW CONSTRUCTION | CLIENT         | CAVA COMPANIES |
|              | SHEET            | 2nd Floor Plan | ADDRESS        |
| ISSUE DATE   | 8/25/22          |                |                |
| DRAWN BY     | PINNACLE DESIGN  |                |                |
| SHEET NUMBER | A-3              |                |                |



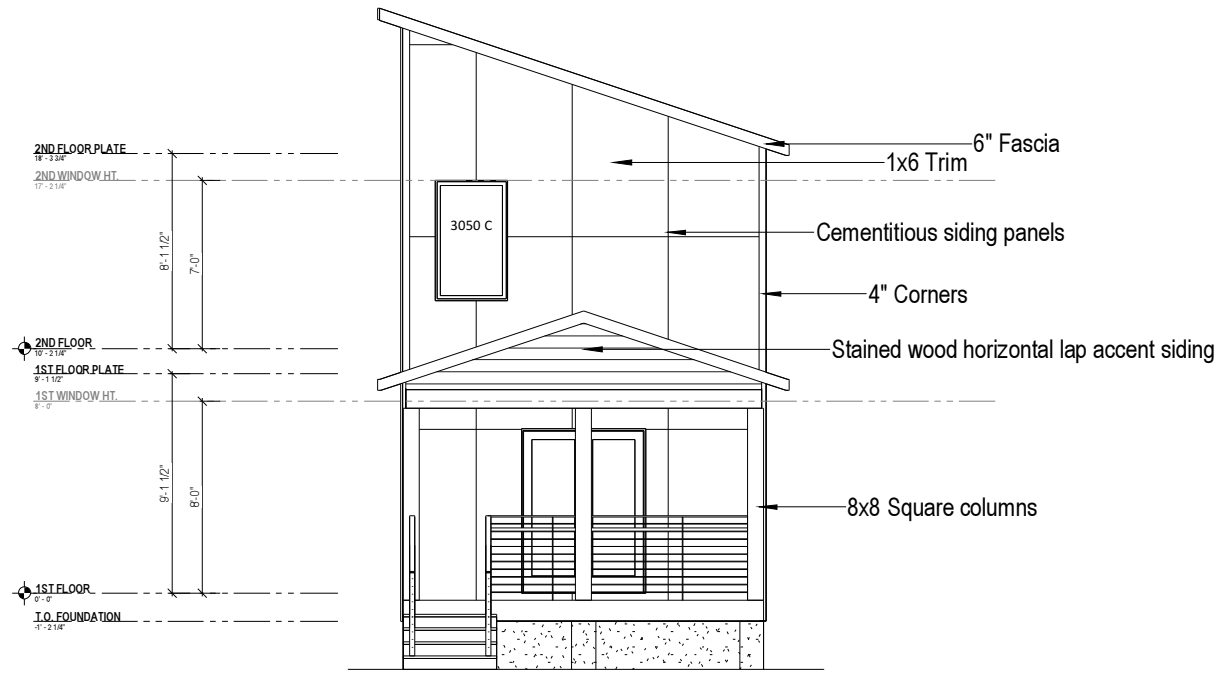
**1 FRONT VIEW**  
 A-5 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



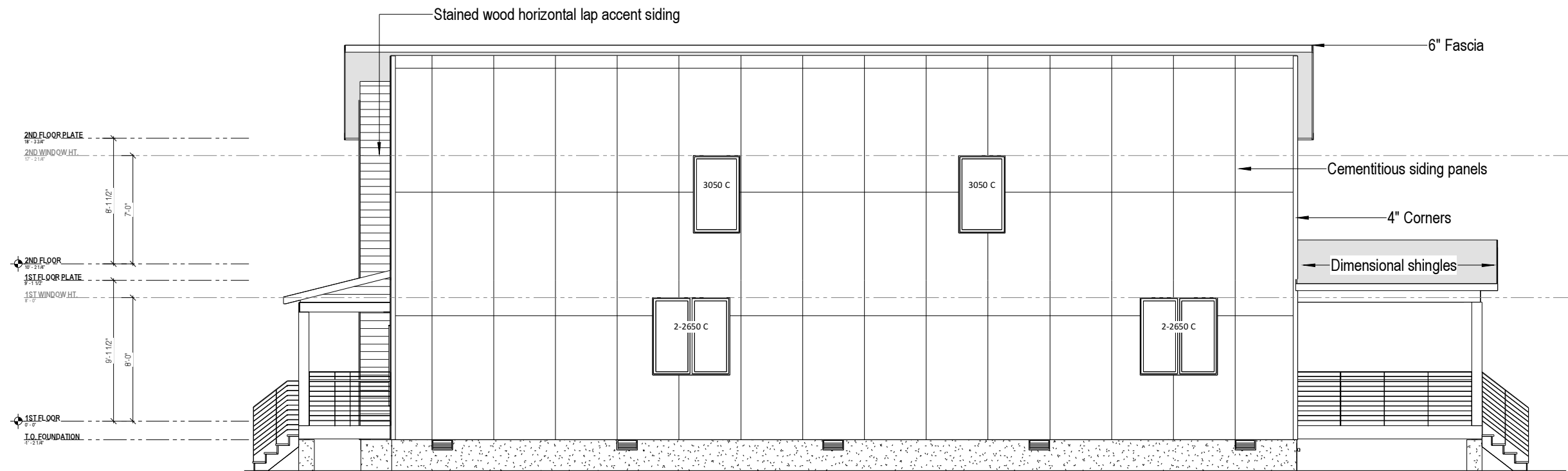
**2 LEFT VIEW**  
 A-5 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022  
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

|              |                  |         |            |
|--------------|------------------|---------|------------|
| CLIENT       | CAVA COMPANIES   | ADDRESS | 4704 GROVE |
| PROJECT      | NEW CONSTRUCTION | SHEET   | Elevations |
| ISSUE DATE   | 8/25/22          |         |            |
| DRAWN BY     | PINNACLE DESIGN  |         |            |
| SHEET NUMBER | A-5              |         |            |



**1 REAR VIEW**  
A-6 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 RIGHT VIEW**  
A-6 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022  
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

|              |                  |         |            |
|--------------|------------------|---------|------------|
| CLIENT       | CAVA COMPANIES   | ADDRESS | 4704 GROVE |
| PROJECT      | NEW CONSTRUCTION | SHEET   | Elevations |
| ISSUE DATE   | 8/25/22          |         |            |
| DRAWN BY     | PINNACLE DESIGN  |         |            |
| SHEET NUMBER | A-6              |         |            |



| DOOR SCHEDULE |       |          |                               |                             |
|---------------|-------|----------|-------------------------------|-----------------------------|
| Type          | Count | Comments | Heat Transfer Coefficient (U) | Solar Heat Gain Coefficient |

|   |   |  |  |  |
|---|---|--|--|--|
| 3080 EXT FRONT DOOR                           | 1 |  |  |  |
| Door_Exterior Double Swing Full Lite 2668     | 1 |  |  |  |
| Door_Interior Double Swing 2468               | 1 |  |  |  |
| Door_Interior Single Swing 1868               | 2 |  |  |  |
| Door_Interior Single Swing 2068               | 3 |  |  |  |
| Door_Interior Single Swing 2468               | 5 |  |  |  |
| Door_Interior Single Swing 2668               | 3 |  |  |  |
| Door_Interior Single Swing - Access Door 2030 | 1 |  |  |  |

Grand total: 17

| FIRST FLOOR WINDOW SCHEDULE |       |          |                               |                             |
|-----------------------------|-------|----------|-------------------------------|-----------------------------|
| Type                        | Count | Comments | Heat Transfer Coefficient (U) | Solar Heat Gain Coefficient |

|                           |    |  |  |  |
|---------------------------|----|--|--|--|
| Vent_Foundation 16"x8"    | 11 |  |  |  |
| Window_Casement 2650      | 1  |  |  |  |
| Window_Casement 3050      | 4  |  |  |  |
| Window_Fixed 2020         | 1  |  |  |  |
| Window_Fixed 3010         | 1  |  |  |  |
| Window_Fixed 4060         | 2  |  |  |  |
| Window_Twin Casement 2650 | 3  |  |  |  |

Grand total: 23

© Copyright 2022

This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

|         |                          |            |
|---------|--------------------------|------------|
| CLIENT  | <b>CAVA COMPANIES</b>    |            |
|         | ADDRESS                  | 4704 GROVE |
| PROJECT | <b>NEW CONSTRUCTION</b>  |            |
| SHEET   | Door and Window Schedule |            |

|              |                        |
|--------------|------------------------|
| ISSUE DATE   | 8/25/22                |
| DRAWN BY     | <b>PINNACLE DESIGN</b> |
| SHEET NUMBER | <b>A-6.00</b>          |