INTRODUCED: July 25, 2022

AN ORDINANCE No. 2022-232

As Amended

To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, 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: SEP 12 2022 AT 6 P.M.

WHEREAS, the owner of the properties known as 3301 Park Avenue and 3303 Park Avenue, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of four single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-412.4(2)(a), concerning density, 30-412.4(2)(b), concerning lot area, 30-412.5(2)(a), concerning front yards, 30-412.5(2)(b), concerning side yards, 30-412.5(2)(c), concerning rear yards, 30-412.6, concerning lot coverage, 30-412.7, concerning driveways from streets, and 30-412.8, concerning height, of the Code of the City of Richmond (2020), as amended; and

AYES: 6 NOES: 2 ABSTAIN: _____

ADOPTED: DEC 12 2022 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other

dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 3301 Park Avenue and 3303 Park Avenue and identified as Tax Parcel Nos. W000-1518/017 and W000-1518/016, respectively, in the 2022 records of the City Assessor, being more particularly shown on a survey entitled "Physical Survey of Property Located at the Southwest Corner of Park Avenue and Tilden Street, Also Known as Lots 1 and 2, Block 12, in the Plan of Lee Annex, 3301 and 3303 Park Avenue, City of Richmond, Virginia," prepared by ThomaSurveying, PC, dated September 1, 2021, and revised December 9, 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 four single-family attached dwellings, with off-street parking, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Park & Tilden Row Houses, New Construction, 3301 Park Avenue, Richmond, VA 23221," prepared by 510 Architects, and dated [~~June 20~~] October 28, 2022, and entitled "Park & Tilden Row Houses, Special Use Permit Plan, City of Richmond, Virginia," prepared by Sekivsolutions, dated December 17, 2021, and last revised [~~May 19~~] November 1, 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 four single-family attached dwellings, with off-street parking, substantially as shown on the Plans.

(b) No fewer than [~~eight~~] six on-site parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

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

(d) All building materials, elevations, and site improvements, shall be substantially as shown on the Plans, subject to the applicable regulations of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended. Vinyl siding shall not be permitted.

§ 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) The Owner shall make improvements within the public right-of-way, including new street trees along Tilden Street and Park Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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.

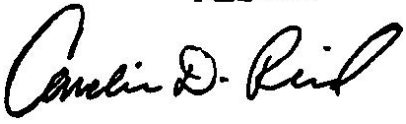
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

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

RECEIVED
By City Attorney's Office at 8:50 am, Jun 24, 2022
RECEIVED
By CAO Office at 1:29 pm, Jun 02, 2022

2022-159

City of Richmond

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

Item Request

File Number: PRE.2022.0220

O & R Request

DATE: May 31, 2022 **EDITION:**1

TO: The Honorable Members of City Council

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

THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 3301 and 3303 Park Avenue for the purpose of up to four single-family attached dwellings, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ___

PURPOSE: To authorize the special use of the property known as 3301 and 3303 Park Avenue for the purpose of up to four single-family attached dwellings, with off-street parking, upon certain terms and conditions.

REASON: The applicant is proposing to construct (4) single-family attached dwellings, with off-street parking, upon two individual lots. This use, among other things, does not meet the requirements of sections 30-412.4(2)a, 30-412.4(2)b, 30-412.5(2)a, 30-412.5(2)b, 30-412.5(2)c, 30-412.6, 30-412.7, and 30-412.8 regarding density, lot area, front yards, side yards, rear yards, lot coverage, driveways, and height, respectively, of the Code of the City of Richmond (2020), as amended. 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 July 18, 2022 meeting.

BACKGROUND: The subject properties are currently zoned R-4 Single-Family Residential. The property consists of two contiguous parcels that are a total of 6,969 sq. ft., or .16 acres, improved with a 1,770 sq. ft. vacant, 2-story dwelling constructed, per tax assessment records, in 1917. The ordinance would allow for four (4) single-family attached dwellings, with off-street parking. The property is within the Museum District neighborhood.

The City's Richmond 300 Master Plan designates this property as Neighborhood Mixed Use. This use is comprised of existing "…or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Adjacent and nearby properties are all zoned R-6 Single Family Residential. The density of the proposed development would be 50 units per acre.

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: June 27, 2022

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 18, 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, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

3301 & 3303 Park Avenue – Special Use Permit - Applicant Report
December 17, 2021

General Project Description

The subject property for the requested Special Use Permit is at two contiguous parcels, 3301 and 3303 Park Avenue. The City Parcel Numbers are W0001518016 and W0001518017 containing 0.08 acres each for a total of 0.16 acres of land in the R-6 Single Family Attached Zoning District. There is a single-family residential home on 3301 Park Avenue built in 1917. The development project proposes to demolish the single-family home, subdivide the property into 4 single family attached residential units (townhouses) and a residual parcel owned by an association. The development project proposes two units facing Park Avenue and two units facing the Tilden Street. Parking for the units will be provided in garages accessed from a private drive off of Tilden Street.

The proposed development fits with the character of the area as several single family attached unit are in the blocks surrounding the development

The density within the R-6 Zoning District is 10 units per acre. The SUP proposes an increase to 25 units per acre (4 Units on 0.16 Acres).

The minimum lot size required in the R-6 Zoning District for Single Family Attached Residential Units is 5,000 Square Feet with a minimum lot width of 50 Feet. The existing lots are 25 Feet in width. The SUP proposes a reduction of the minimum lot size to 1,200 Square Feet and a reduction of the minimum lot width to 23 Feet.

The minimum front yard required in the R-6 zoning is 15 Feet. The SUP proposes a reduction in the minimum front yard setback to 0 Feet. The minimum side yard setback required in the R-6 zoning is 3 Feet for detached units and 10 Feet at the end of series of units. The SUP proposes a reduction in the minimum side yard setback to 0 Feet along Tilden Street and 3 Feet between 3303 Park Avenue and the adjacent property at 3305 Park Avenue.

The maximum lot coverage in the R-6 zoning is 55 percent. The SUP proposes that this requirement be eliminated as the units will consume the majority of their respective lots.

The maximum building height in the R-6 Zoning District is 35 Feet. The SUP proposes to increase the maximum building height to 45 Feet.

The townhouse units are intended to be a for sale, fee simple product. The townhouses are intended to be high quality architectural units as shown in the architectural plans provided with the Application.

Community Engagement

On December 1, 2021, the Development Team began communications with the neighboring properties, however, no specific feedback has been provided at this time and the conversations thus far have been preliminary and will be ongoing throughout the SUP process. We understand that here are a number of Civil Associations that may be active within this area of the city and we are committed to conversations with area Civic Associations.

Safety, Health, Morals and General Welfare of the Community

The proposed development will be high quality residential units consistent with the residential units along Park Avenue and the neighboring subdivisions. The development should not pose any detrimental safety, health, or moral conditions upon the community and will be consistent with the general welfare of the neighboring community.

Congestion in Streets, Roads, Alleys and other Public Ways

The four units proposed will not be a significant generator of traffic on the area roads, alleys, or public ways.

There is sidewalk along the Park Avenue and Tilden Street as well as some trees along the roadside. We have noticed these trees have heaved the sidewalk, particularly along the Park Avenue Frontage and are overhanging the development property and would need to be limbed up to the right of way line at the very least to facilitate construction. As such, we have identified trees to be removed and proposed a specific streetscape in replacement. With this SUP we are requesting that the streetscape proposed be sufficient to satisfy Urban Forestry and that no further mitigation will be required. The streetscape will be mutually beneficial as the City will achieve a repaired sidewalk and fresh landscaping and the project will not have broken and heaving sidewalks directly out their front door.

Hazards from Fire, Panic or Other Dangers

The proposed development will be required to meet current Building Code requirements including Fire and Life Safety requirements. Many of these requirements were not in place when the original structure on the property was built in 1917. As such, we believe the hazard from a Fire, Panic, or Other Dangers standpoint will be mitigated naturally by the Code required design.

Interference with Public or Private Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation or other Public Requirements, Conveniences, and Improvements

The proposed development will take place entirely on private property with the following exceptions:

1. Modifying the existing connection to Tilden Street
2. Water service connection(s) in Park Avenue and/or Tilden Street
3. Sanitary sewer service connection in Park Avenue and/or Tilden Street

With the limited number of residential units proposed we do not anticipate any negative impacts to public or private schools, parks, or playgrounds. Per preliminary discussions with the Department of Public Utilities, it appears there is adequate water and sewage disposal capacity within the existing lines to service the development.

Interference with Adequate Light and Air

Since the property is already developed and will be replaced with single family residential units; the light pollution created by the development will be limited.

Conclusion

The Special Use Application request at 3301 and 3303 Park Avenue requests relief from the minimum lot sizes, setbacks, and minimum lot widths required within the R-6 Zoning District. It also requests a slight increase in building height from 35 Feet to 45 Feet. The proposed development will be a high-quality single family attached development with four units. The development is consistent with other multi-Unit developments within area of Park Avenue and developments in the Museum District.

We believe the redevelopment of this property to a higher and better use will contribute an enduring quality and character to the neighborhood and we look forward to working with the City of Richmond to bring this project to fruition.

GENERAL NOTES

1. OWNER/DEVELOPER: PARK TILDEN,, LLC
2756 E. BRIGSTOCK RD
MIDLOTHIAN, VA 23113
ATTN: ROBERT ENGLANDER
EMAIL: BOB@CATHFORDCONSULTING.COM
PHONE: 804.405.8787

2. ENGINEER: SEKIV SOLUTIONS
14207 POND CHASE PLACE
MIDLOTHIAN, VA 23113
ATTN: KEITH STANLEY
EMAIL: KSTANLEY@SEKIVSOLUTIONS.COM
PHONE: 804.363.0394

3. PROPERTY ADDRESS: 3301 & 3303 PARK AVENUE
RICHMOND, VA 23221

4. PROPERTY ZONING: R-6 - SINGLE FAMILY ATTACHED RESIDENTIAL

5. MAP REFERENCE NUMBER: W0001518016 & W0001518017

6. PROJECT SUMMARY: THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 4-UNIT SINGLE FAMILY ATTACHED DEVELOPMENT WITH A IN GARAGE PARKING

7. EXISTING USE: SINGLE FAMILY

8. PROPOSED USE: SINGLE FAMILY ATTACHED DWELLINGS

9. ACREAGE: TOTAL PARCEL ACREAGE: 0.16± ACRES
DISTURBED ACREAGE: 0.16± ACRES

10. BUILDINGS: 4 - SINGLE FAMILY ATTACHED DWELLINGS
SQUARE FOOTAGE: TBD BY BUILDING PERMIT
HEIGHT: 45± FEET

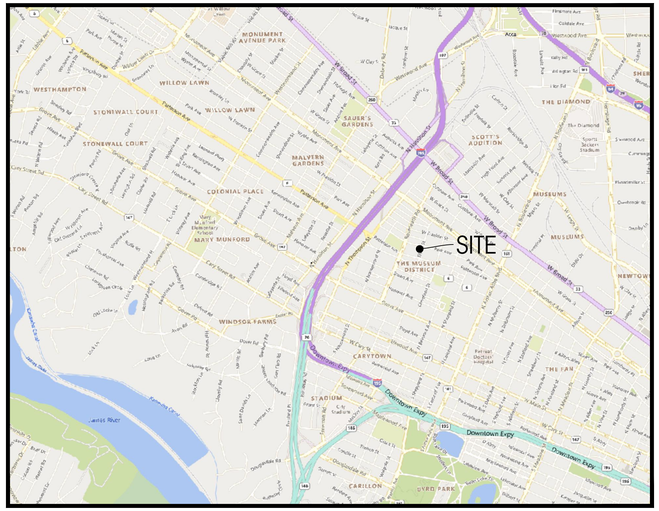
11. PARKING: SINGLE FAMILY ATTACHED:
1 SPACE PER DWELLING UNIT
4 SPACES REQUIRED

TOTAL PROVIDED:
8 SPACES WITHIN RESIDENTIAL UNITS

BICYCLE PARKING
WITHIN RESIDENTIAL UNITS

PARK & TILDEN ROW HOUSES
SPECIAL USE PERMIT PLAN

CITY OF RICHMOND, VIRGINIA



SOUTH ZONE (NAD83)

VICINITY MAP
SCALE: 1" = 2000'

REQUIRED PERMITS
BUILDING PERMIT
UTILITIES PERMIT
LAND DISTURBANCE PERMIT
TRADE PERMITS
WORK IN STREET PERMIT

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	LAYOUT AND UTILITY PLAN

sekivsolutions
OPTIMIZING YOUR DEVELOPMENT WORLD
14207 POND CHASE PLACE | MIDLOTHIAN , VA | 23113
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com

QUALITY ASSURANCE : S. OWENS
PROJECT MANAGER : K. STANLEY
PROJECT NO. : 10548
SCALE : AS SHOWN

COMMONWEALTH OF VIRGINIA
KEITH D. STANLEY
Lic. No. 045811
2022-11-01
PROFESSIONAL ENGINEER

DATE : DECEMBER 17, 2021

REVISION BLOCK

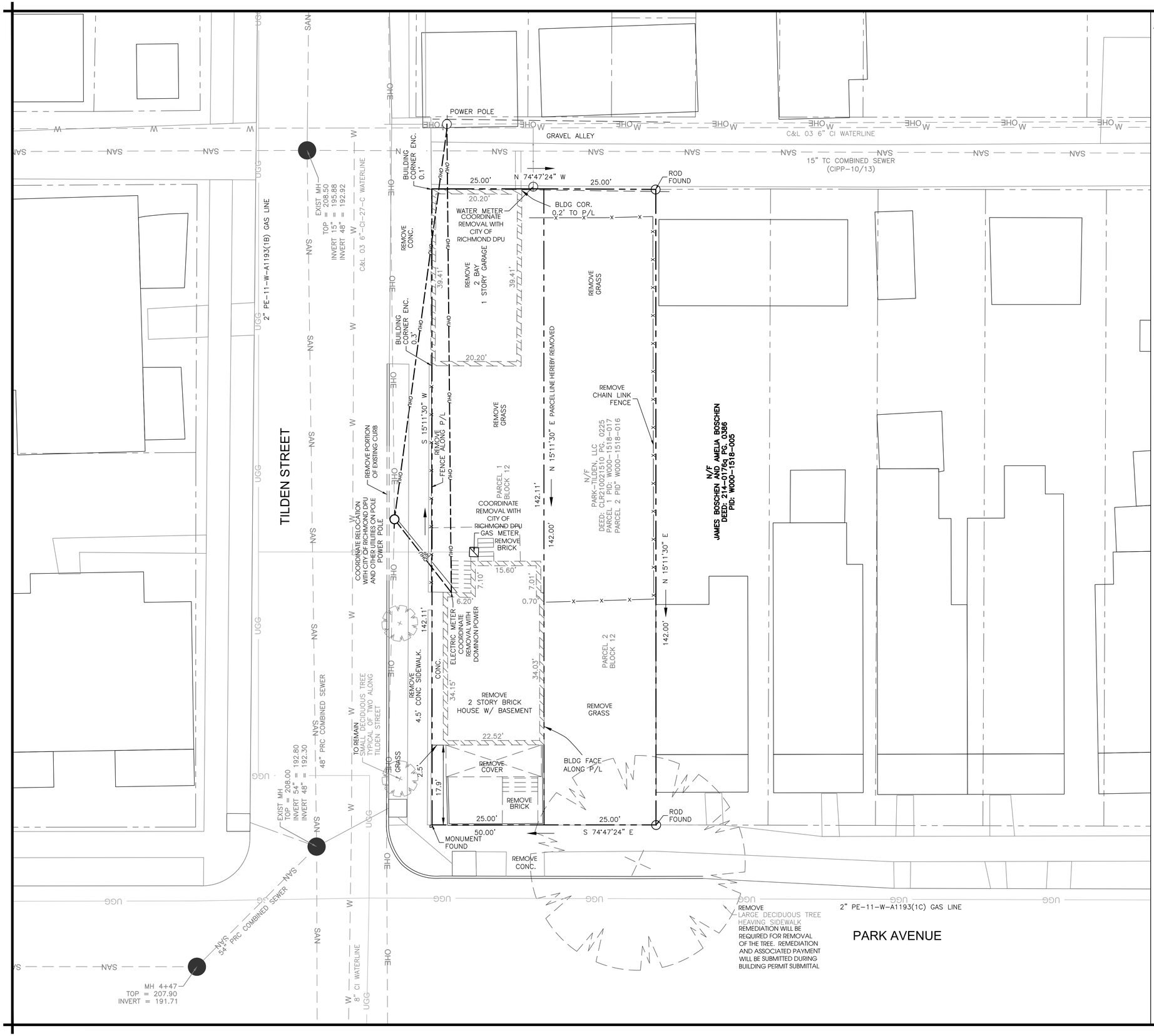
DATE	DESCRIPTION
MAR. 29, 2022	PER CITY COMMENT
SEPT. 1, 2022	PER CITY COMMENT
SEPT. 22, 2022	PER CITY PC RECOMMENDATION
NOV. 1, 2022	PER CITY PC RECOMMENDATION

Robert P. Englander Jr.
CathFord Consulting, LLC
2756 E. Bridgestock Rd.
Midlothian, VA 23113
804.405.8787
bob@cathfordconsulting.com

PARK & TILDEN ROW HOUSES
CITY OF RICHMOND, VA

COVER SHEET

SHEET NO.
C-001



DEMOLITION AND E&S NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 72 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, TWO STANDARD SIGNS MUST BE INSTALLED ON EACH SIDE OF THE CONSTRUCTION ACCESS. THESE SIGNS MAY BE INSTALLED ON TRIPOD DEVICES AND SHOULD STATE EITHER "CONSTRUCTION ENTRANCE AHEAD" OR "TRUCKS ENTERING HIGHWAY".
4. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
5. DISTURB ONLY THE PORTION OF THE SITE NEEDED TO INSTALL PERIMETER EROSION CONTROL DEVICES IN ACCORDANCE WITH REGULATIONS IN THE VA E&S HANDBOOK. DISTURBANCE OUTSIDE OF THE PRELIMINARY LIMITS OF DISTURBANCE IS NOT ALLOWED UNTIL ALL PERIMETER MEASURES ARE INSTALLED, FUNCTIONING, AND INSPECTED.
6. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
7. BEGIN BUILDING DEMOLITION.
8. BEGIN REMOVAL OF ANY RETAINING WALLS AND STAIRS. CONTRACTOR SHALL TRANSITION GRADE BACK AT A MAXIMUM 2H:1V TO TIE INTO EXISTING GROUND AND IMMEDIATELY STABILIZE SLOPE WITH TEMPORARY SEEDING IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
9. PLAN SHOWS APPROXIMATE LOCATION OF SANITARY SEWER LATERALS. MISS UTILITY DID NOT LOCATE AND SITE SURVEYS COULD NOT LOCATE ANY EVIDENCE OF LATERAL NOR FIND ANY CLEANOUTS. IF LATERAL(S) ARE FOUND, REMOVE EXISTING SANITARY SEWER LATERALS UP TO THE PROPERTY LINE, CUT AND CAP AT PROPERTY LINE, AND AT MAIN IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITY STANDARDS. CUTTING AND CAPPING THE SEWER LATERALS AT THE MAIN WILL BE PERFORMED BY THE CONTRACTOR VIA WORK IN STREET PERMIT WITH PUBLIC UTILITIES INSPECTIONS
10. PLAN SHOWS LOCATION OF WATER SERVICE WITH 3/4" METER PER SURVEY. REMOVE EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE, CUT AND CAP AT PROPERTY LINE. COORDINATE WITH THE CITY OF RICHMOND FOR ABANDONMENT AT THE MAIN. REMOVAL OF THE METER BOX AND CAPPING AT THE MAIN WILL BE PERFORMED BY THE CITY OF RICHMOND. CONTACT PUBLIC UTILITIES AT 804.646.8298/8337 TO COORDINATE THIS WORK.
11. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT TO PREVENT THE TRANSPORTATION OF ERODED MATERIAL OUTSIDE OF THE CONSTRUCTION LIMITS. TEMPORARY EROSION CONTROL MEASURES SHALL BE EMPLOYED UNTIL SUCH TIME AS THE PERMANENT EROSION CONTROL MEASURES HAVE BECOME ESTABLISHED. ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED AND ALL DRAINAGE IS DIVERTED TO THE PERIMETER EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH IN THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
13. THE PLAN PROVIDED HEREIN IS THE ATTEMPT TO IDENTIFY ALL THE ELEMENTS REQUIRED FOR THE CONSTRUCTION OF THE DEVELOPMENT. HOWEVER, ELEMENTS NOT IDENTIFIED ON THE FIELD SURVEY OR ON RECORD DATA MAY BE ON SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DEMOLISH ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: UTILITY SERVICES, FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE SEEDED BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

sekivsolutions
OPTIMIZING YOUR DEVELOPMENT WORLD
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QUALITY ASSURANCE : S. OWENS
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Robert P. Englander Jr.
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bob@cathfordconsulting.com

PARK & TILDEN ROW HOUSES

CITY OF RICHMOND, VA

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO.

C-101

NOTES

1. BUILDING DIMENSIONS AND LOT SIZES ARE APPROXIMATE. DIMENSIONS MAY VARY AT TIME OF BUILDING PERMIT AND SUBDIVISION SUBMISSION
2. WATER AND SEWER CONNECTION(S) WILL BE MADE IN TILDEN STREET AND BE DESIGNED IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
3. REMEDIATION WILL BE REQUIRED FOR ALL TREES REMOVED WITHIN THE RIGHT OF WAY AT THE TIME OF BUILDING PERMIT SUBMISSION.
4. NO AREA LIGHTING IS PROPOSED. ADJACENT STREET LIGHT PROVIDE ADEQUATE LIGHTING. POST LIGHTS MAY BE INSTALLED IN FRONT OF INDIVIDUAL UNITS AT TIME OF BUILDING PERMIT.
5. BIKE STORAGE WILL BE WITHIN INDIVIDUAL UNITS
6. WASTE/RECYCLING CONTAINER STORAGE WILL BE PROVIDED WITHIN GARAGE OF INDIVIDUAL UNITS AND PLACED IN ALLEY FOR PICK-UP
7. ENTIRE SIDEWALK ALONG PROJECT FRONTAGE IS TO BE REPAIRED AND REPLACED TO SUPPORT STREETSCAPE.

TILDEN STREET

PARK AVENUE

TRASH/RECYCLE PICKUP DAY LOCATION

N 74°47'24" W 25.00'

S 74°47'24" E 50.00'

N 15°11'30" E 142.00'

S 15°11'30" W 142.11'

LOT 1 1,584± SF

LOT 2 1,465± SF

LOT 3 1,537± SF

LOT 4 1,729± SF

LOT 5 - COMMON SPACE 785± SF

29.33'

38.5'

14.33'

23.33'

5.87'

15'

8'

3' SETBACK

7' SIDEWALK

6' PRIVACY FENCE

GRASS GROUND COVER

SMALL DECIDUOUS TREE SPECIES TO MATCH EXISTING TREES ALONG FRONTAGE

EXISTING SMALL DECIDUOUS TREE TO REMAIN

2" CALIPER SHINGLE OAK (QUERCUS IMBRICARIA) PROVIDE HARDWOOD MULCH 5' TO EITHER SIDE OF TREE THE ENTIRE WIDTH OF THE LANDSCAPE STRIP, THEN BEGIN GRASS GROUND COVER

N/F
JAMES BOSCHEN AND AMELIA BOSCHEN
DEED: 214-0176q PG. 0386
PID: W000-1518-005

EXIST MH
TOP = 208.50
INVERT 15" = 195.88
INVERT 48" = 192.92

EXIST MH
TOP = 208.00
INVERT 54" = 192.80
INVERT 48" = 192.30

MH 4+47
TOP = 207.90
INVERT = 191.71

2" PE-11-W-A1193(B) GAS LINE

C&L 03 6"-01-27-C WATERLINE

15" TC COMBINED SEWER (CIPP-10/13)

C&L 03 6" CI WATERLINE

48" PRC COMBINED SEWER

54" PRC COMBINED SEWER

8" CI WATERLINE

2" PE-11-W-A1193(1C) GAS LINE

SOUTH ZONE (1402853) VIRGINIA STATE PLANE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com

QUALITY ASSURANCE : S. OWENS

PROJECT MANAGER : K. STANLEY

PROJECT NO. : 10548

SCALE : AS SHOWN

COMMONWEALTH OF VIRGINIA
KEITH D. STANLEY
Lic. No. 045811
2022-11-01
PROFESSIONAL ENGINEER

DATE : DECEMBER 17, 2021

REVISION BLOCK

DATE	DESCRIPTION
MAR. 29, 2022	PER CITY COMMENT
SEPT. 1, 2022	PER CITY COMMENT
SEPT. 22, 2022	PER CITY PC RECOMMENDATION
NOV. 1, 2022	PER CITY PC RECOMMENDATION

Robert P. Englander Jr.
CathFord Consulting, LLC
2756 E. Bridgestock Rd.
Midlothian, VA 23113
804.405.8787
bob@cathfordconsulting.com

PARK & TILDEN ROW HOUSES

CITY OF RICHMOND, VA

LAYOUT AND UTILITY PLAN

SHEET NO.

C-102

PERSPECTIVES

10.28.2022

PARK & TILDEN ROWHOUSES | NEW CONSTRUCTION

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CONTEXT ELEVATION

10.28.2022

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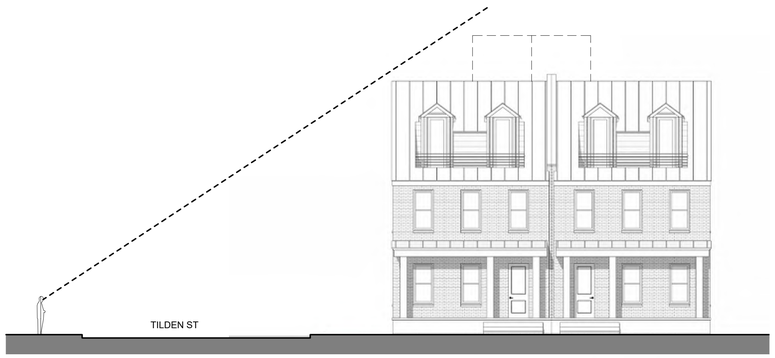
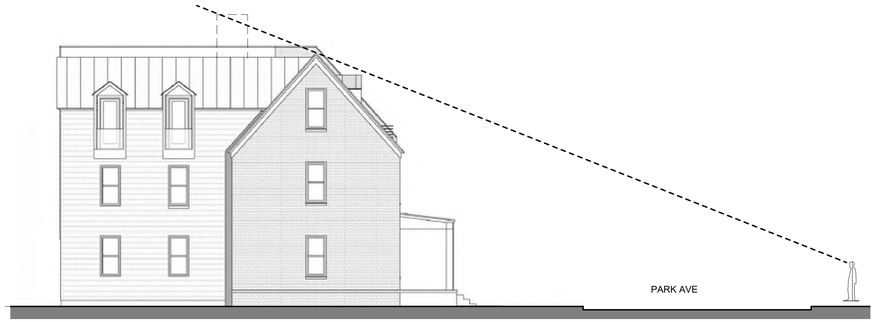


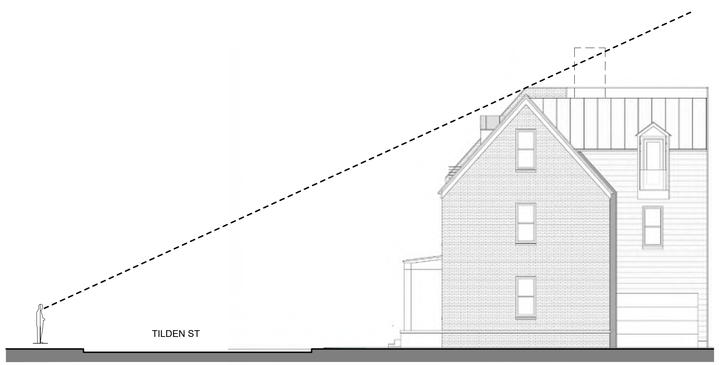
NORTH ELEVATION - PARK - SITE LINE 4

3/32" = 1'-0"



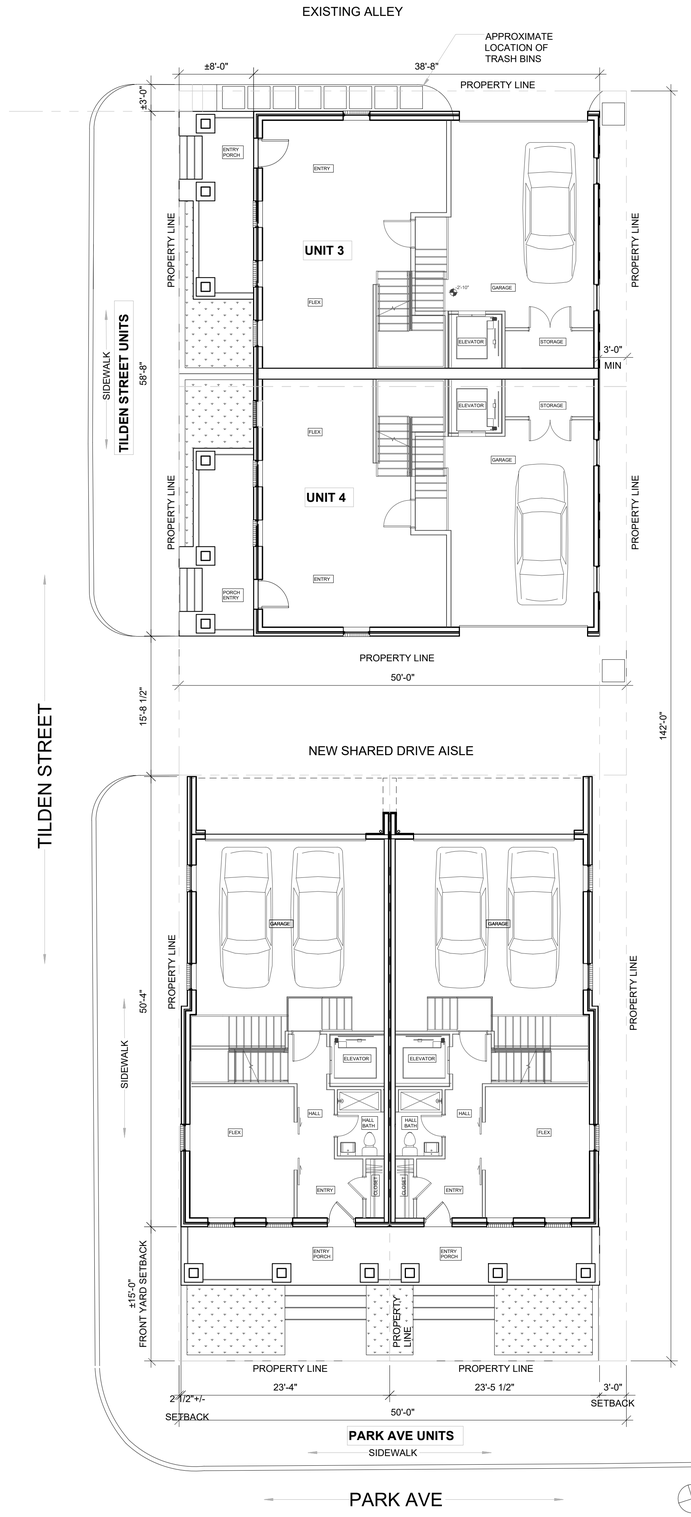
EAST ELEVTION - PARK C - SITE LINE 3

3/32" = 1'-0"



NORTH ELEVATION - TILDEN - SITE LINE 2

3/32" = 1'-0"



ARCHITECTURAL SITE PLAN 1

1/8" = 10'

510 ARCHITECTS

PROGRESS SET
NOT FOR
CONSTRUCTION

PARK & TILDEN ROWHOUSES

NEW CONSTRUCTION

3301 PARK AVENUE | RICHMOND, VIRGINIA 23221

DATE ISSUE

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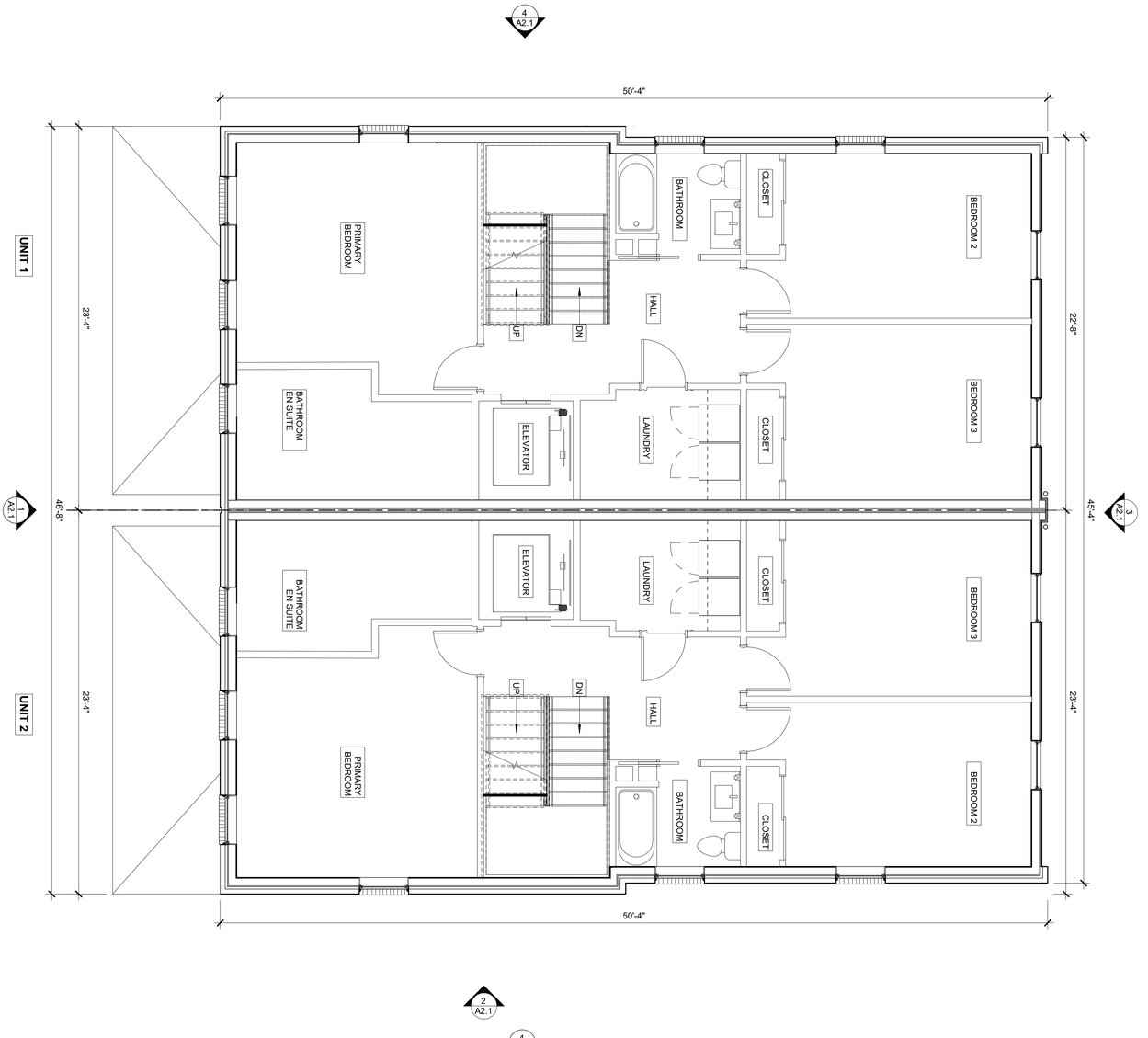
ARCHITECTURAL SITE PLAN

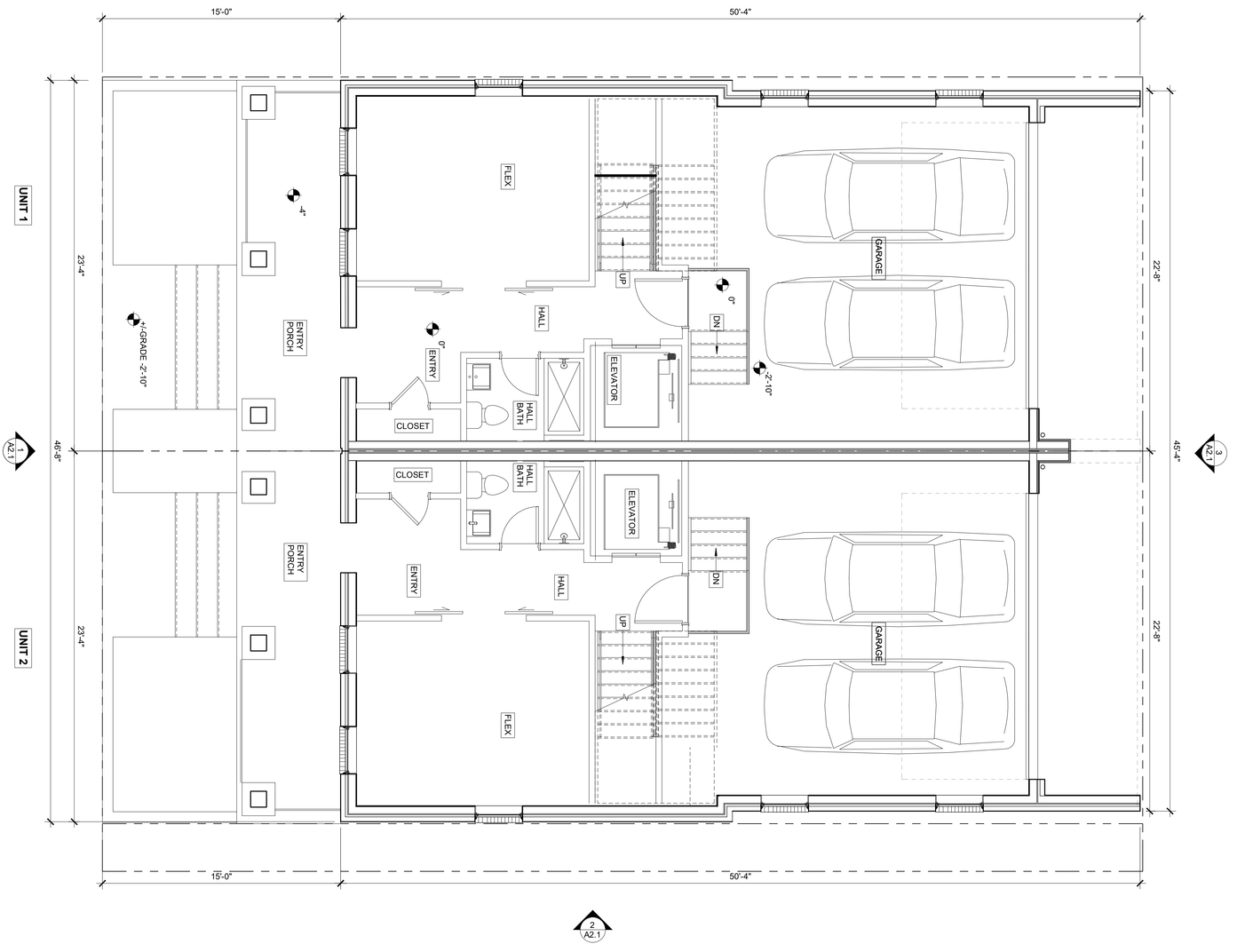
A 0.1



LEVEL 2 - CONSTRUCTION PLAN - PARK

1/4" = 1'-0"

2



LEVEL 1 - CONSTRUCTION PLAN - PARK

1/4" = 1'-0"

1

N

A 1.1 PARK AVE - CONSTRUCTION PLAN

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PARK & TILDEN ROWHOUSES

NEW CONSTRUCTION

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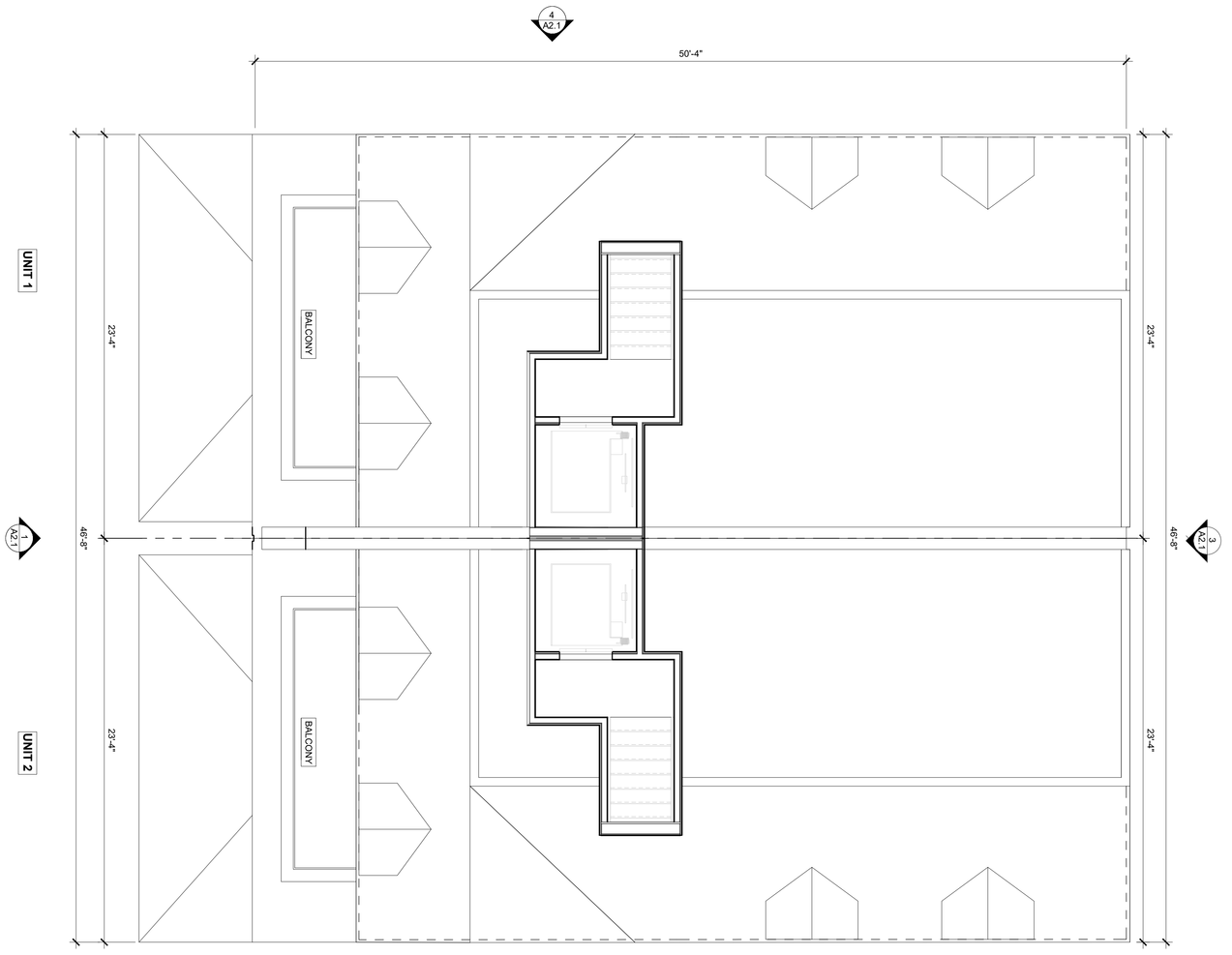
PROGRESS SET NOT FOR CONSTRUCTION

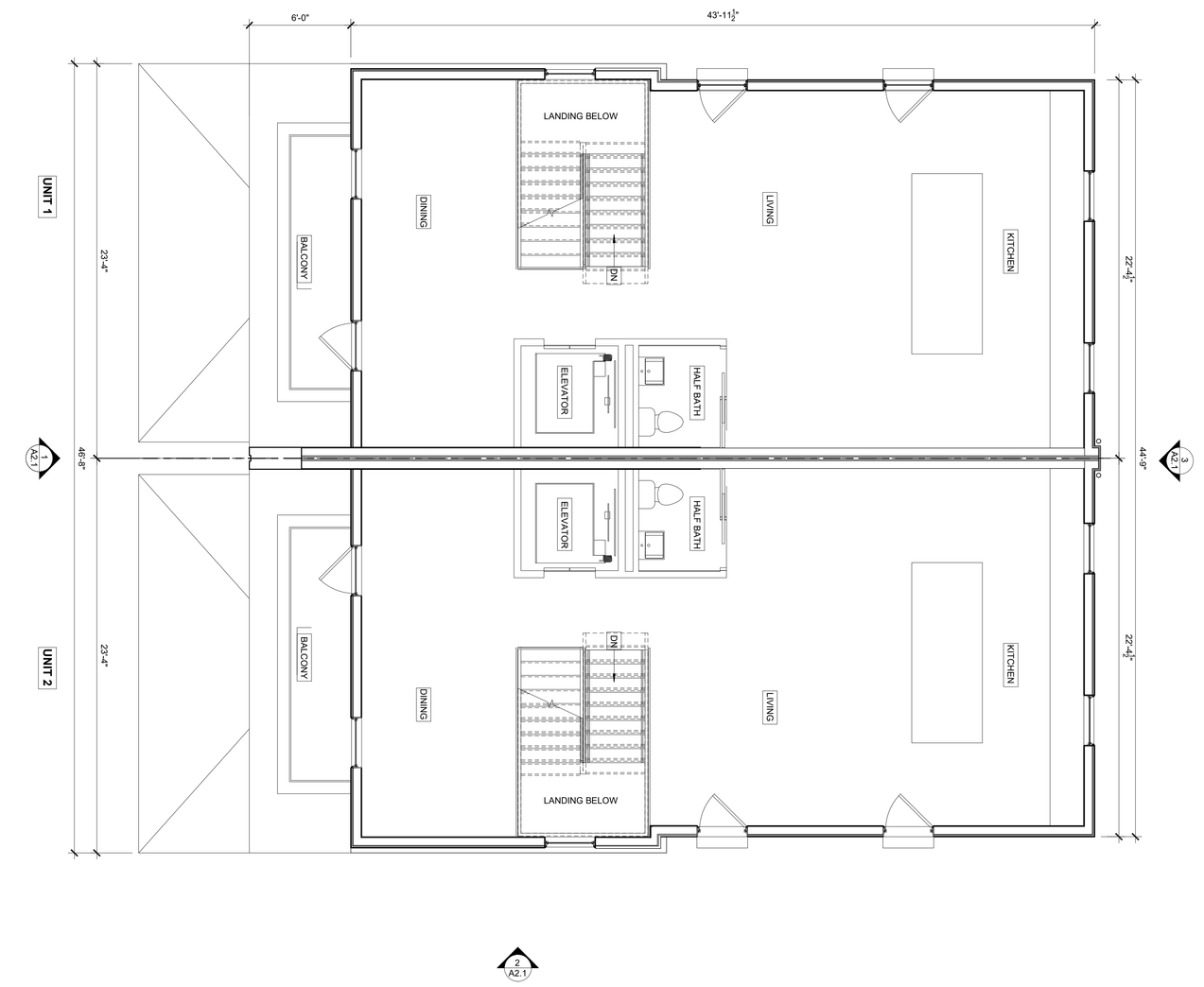
510 ARCHITECTS



ROOF PLAN - PARK

1/4" = 1'-0"

2



LEVEL 3 - CONSTRUCTION PLAN - PARK

1/4" = 1'-0"

1

N

A

1.2

PARK AVE - CONSTRUCTION PLAN

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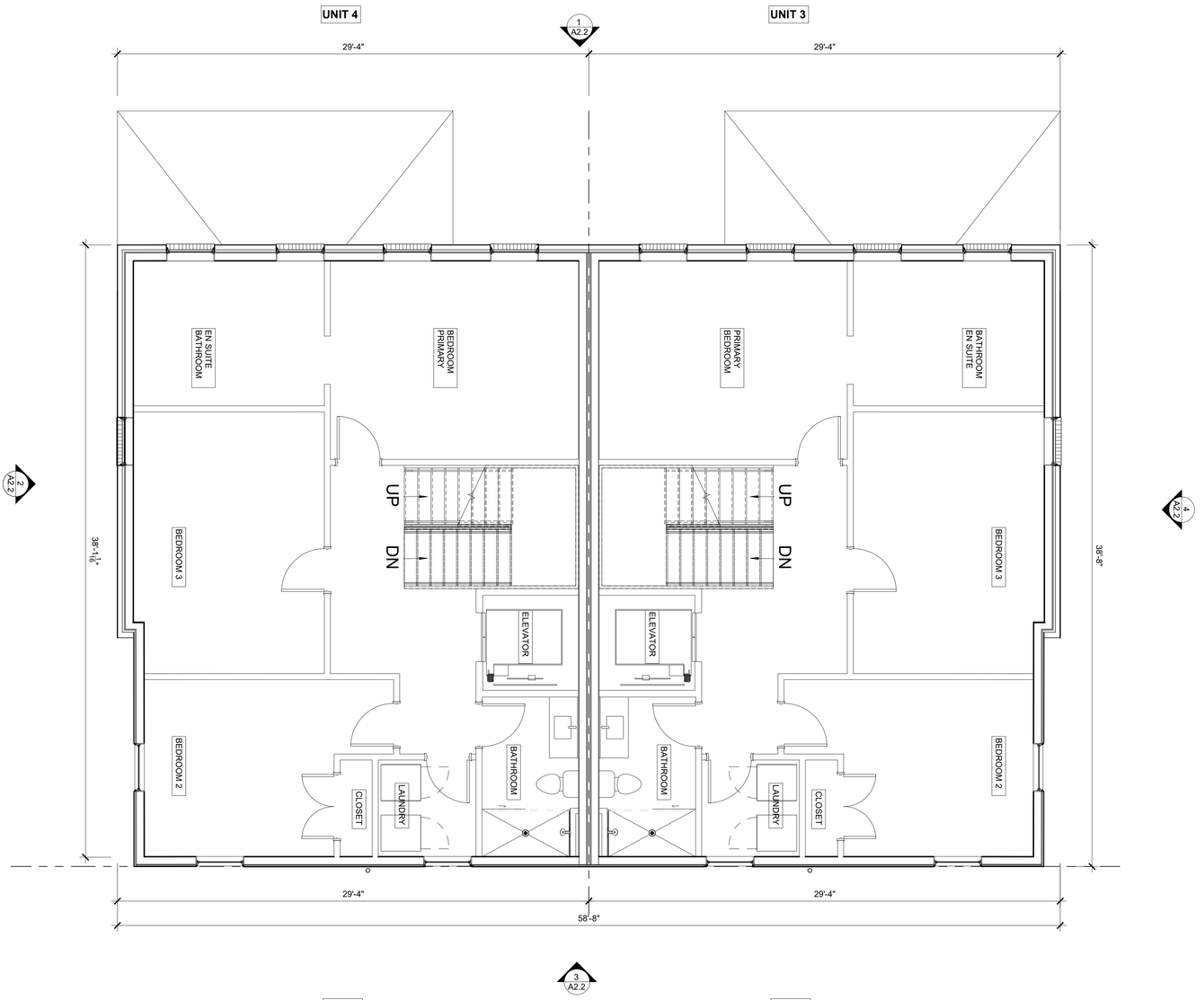
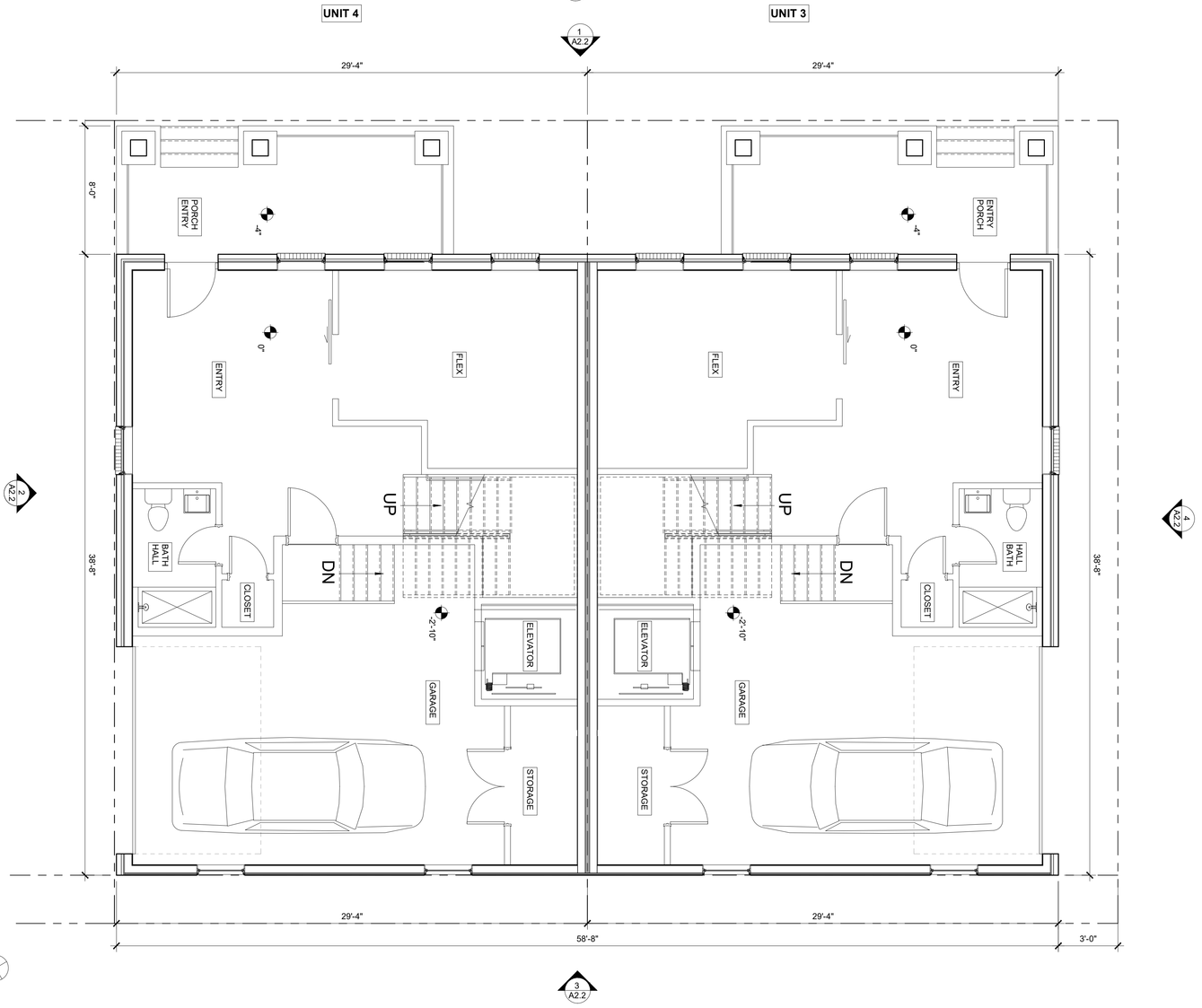


LEVEL 2 - CONSTRUCTION PLAN - TILDEN

2

1/4" = 1'-0"



LEVEL 1 - CONSTRUCTION PLAN -TILDEN

1

1/4" = 1'-0"

A
1.3

TILDEN ST - CONSTRUCTION PLAN

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PARK & TILDEN ROWHOUSES

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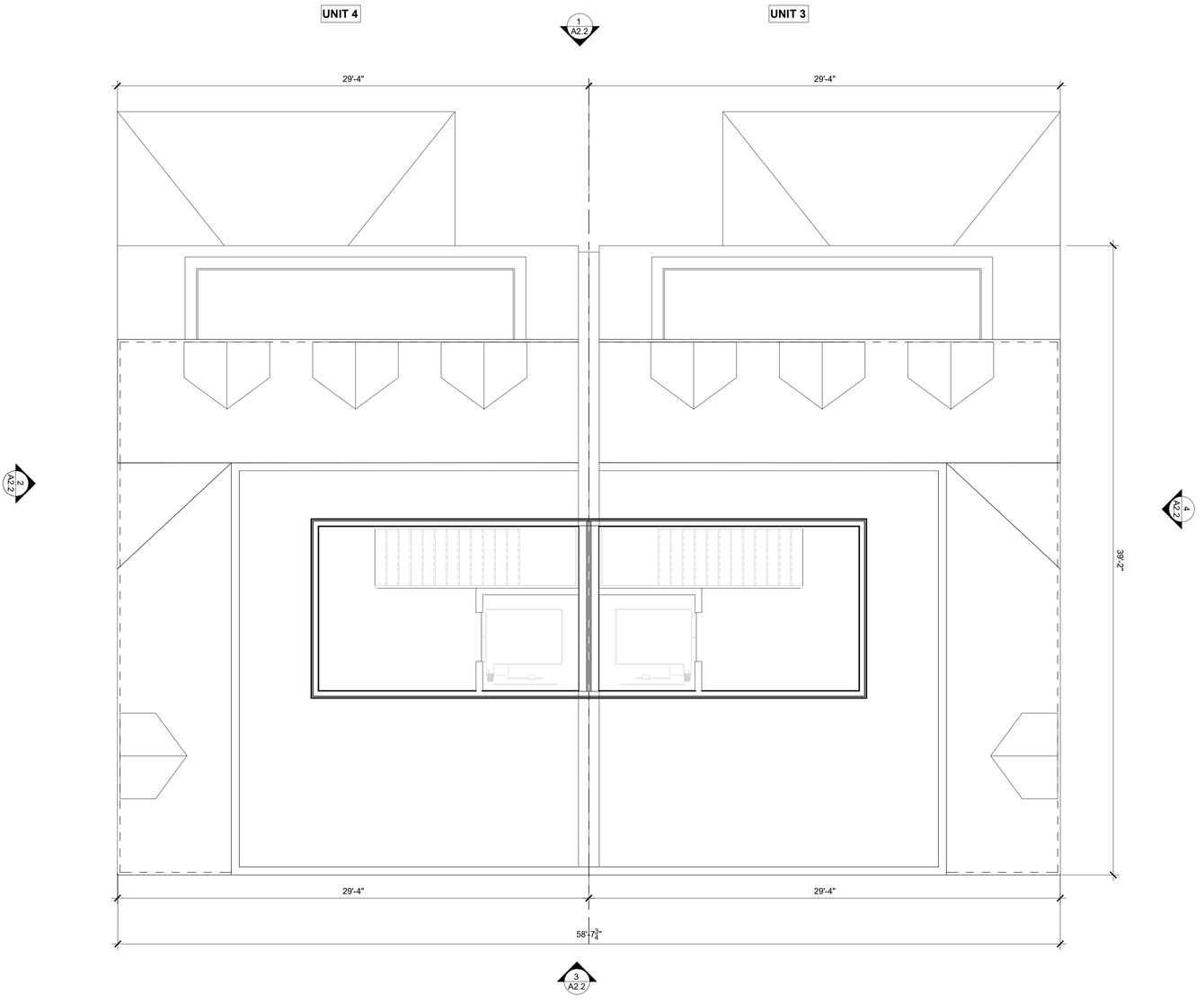
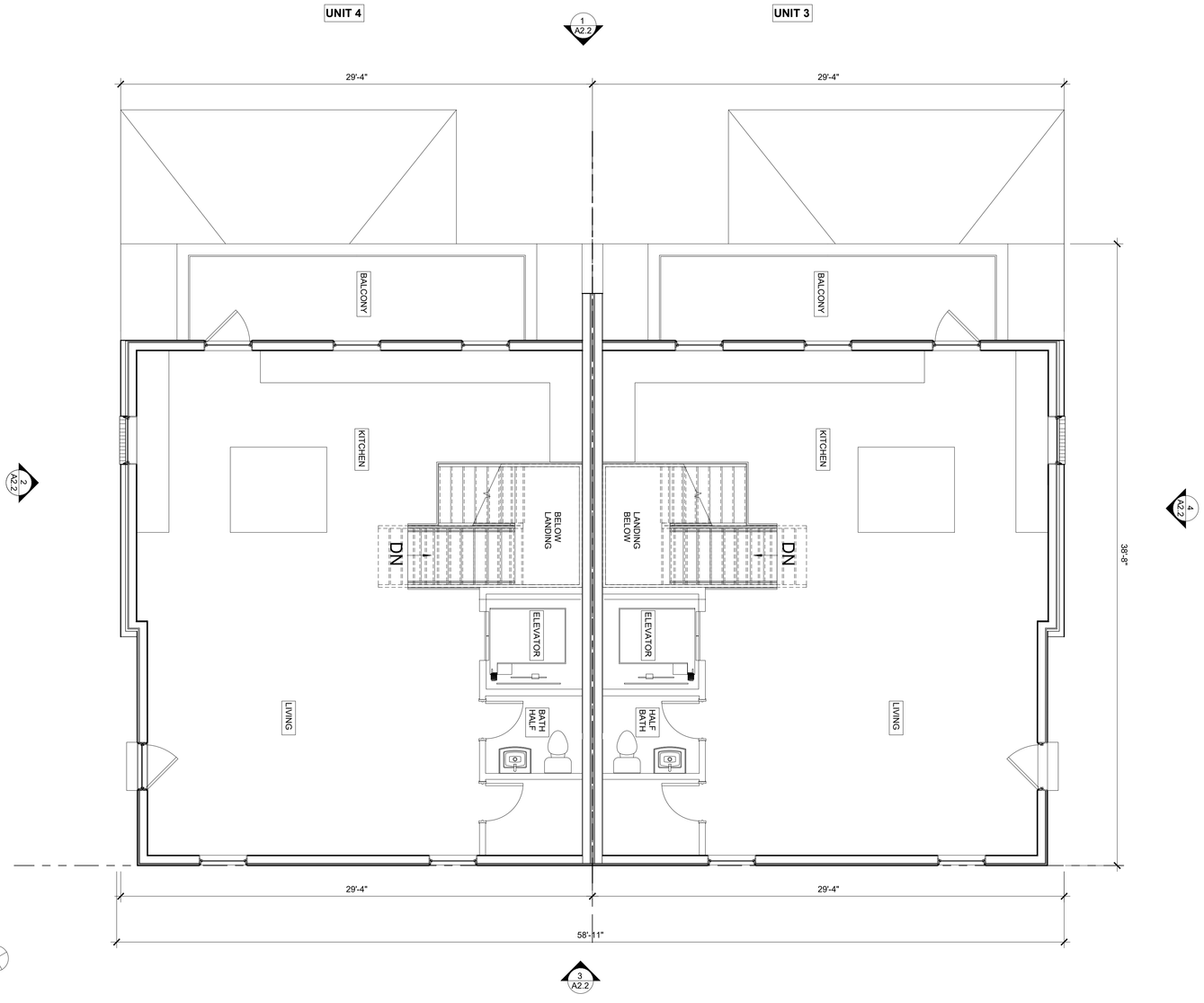


ROOF PLAN - TILDEN

1/4" = 1'-0"

2



LEVEL 3 - CONSTRUCTION PLAN - TILDEN

1/4" = 1'-0"

1

A

1.4

TILDEN ST - CONSTRUCTION PLAN

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PARK & TILDEN ROWHOUSES

NEW CONSTRUCTION

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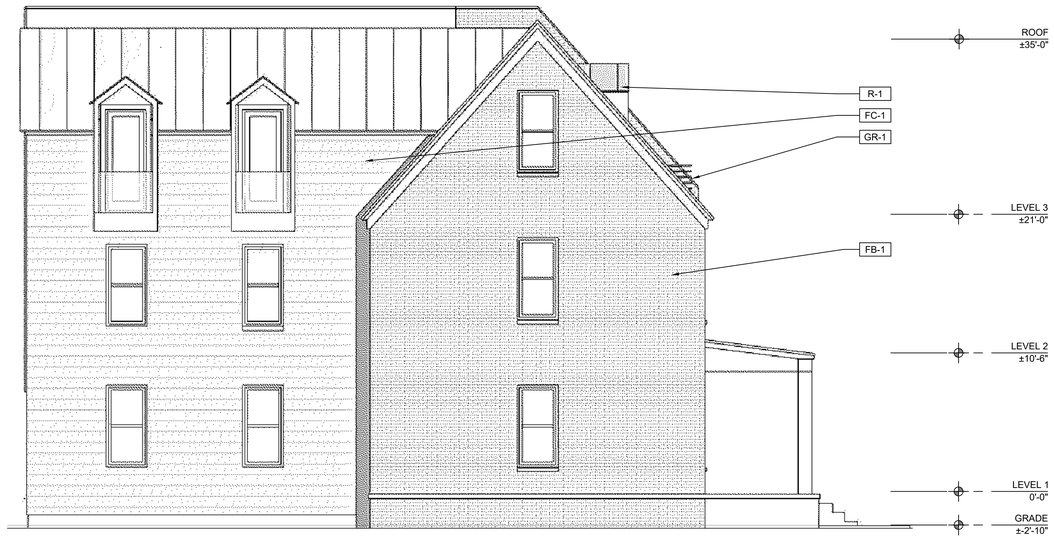
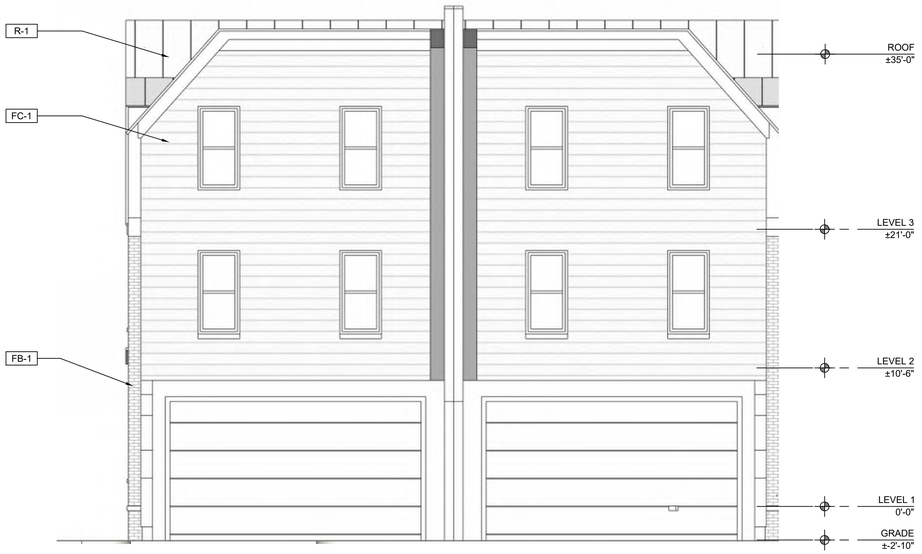
510 ARCHITECTS

EXTERIOR FINISHES SCHEDULE			
TAG	DESCRIPTION	BASIS OF DESIGN	REMARKS
FB-1	FACE BRICK	MODULAR	FINAL COLOR: TBD
FC-1	FIBER CEMENT	LAP SIDING OR PANELIZED REVEAL SYSTEM: SMOOTH , PRIMED FOR PAINT, ALUMINUM TRIM, TYP	SEE DETAILS
GR-1	GUARD RAIL SYSTEM	ALUMINUM GUARDRAIL SYSTEM	SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
PC-1	PRECAST COPING		SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
R-1	ROOFING	STANDING SEAM OR COMPOSITE	FINAL COLOR: TBD



EAST ELEVATION | TILDEN STREET FRONTAGE - PARK 4
3/16" = 1'-0"



SOUTH ELEVATION | PARK 3
3/16" = 1'-0"

WEST ELEVATION | PARK 2
3/16" = 1'-0"

NORTH ELEVATION | PARK AVE STREET FRONTAGE ELEVATION 1
3/16" = 1'-0"

510 ARCHITECTS

PROGRESS SET
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TILDEN ROWHOUSES

PARK & TILDEN NEW CONSTRUCTION

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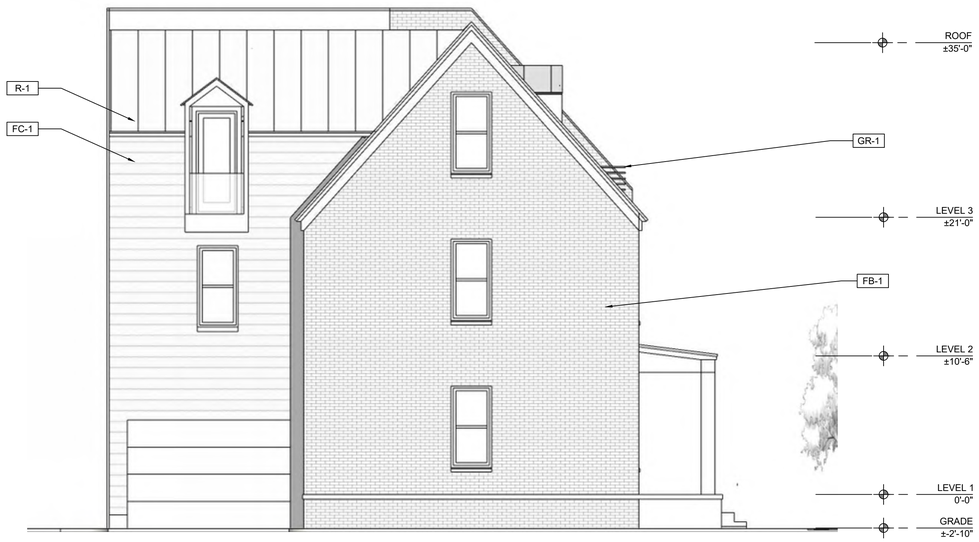
EXTERIOR ELEVATIONS

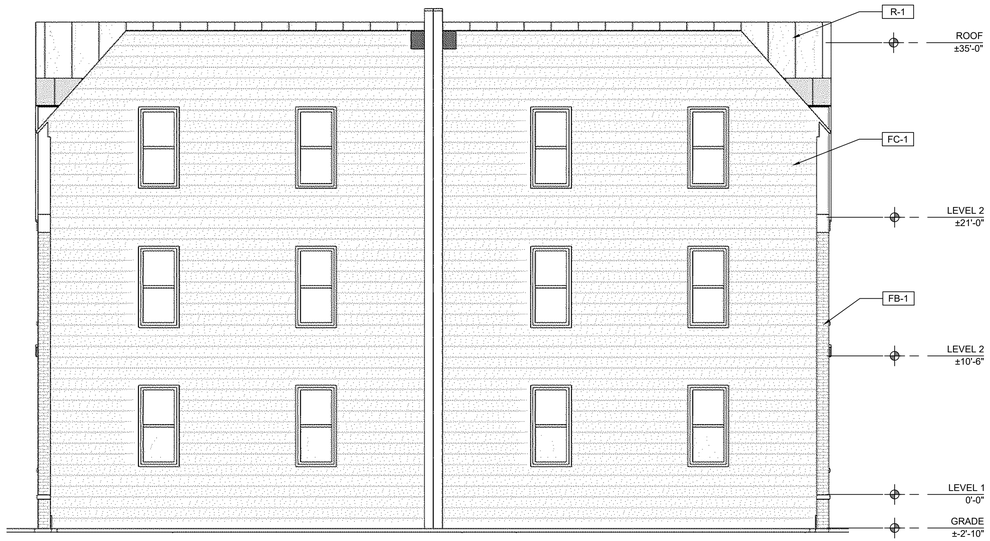
A 2.1

EXTERIOR FINISHES SCHEDULE			
TAG	DESCRIPTION	BASIS OF DESIGN	REMARKS
FB-1	FACE BRICK	MODULAR	FINAL COLOR: TBD
FC-1	FIBER CEMENT	LAP SIDING OR PANELIZED REVEAL SYSTEM: SMOOTH , PRIMED FOR PAINT, ALUMINUM TRIM, TYP	SEE DETAILS
GR-1	GUARD RAIL SYSTEM	ALUMINUM GUARDRAIL SYSTEM	SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
PC-1	PRECAST COPING		SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
R-1	ROOFING	STANDING SEAM OR COMPOSITE	FINAL COLOR: TBD



SOUTH ELEVATION | ALLEY - TILDEN 4
3/16" = 1'-0"

NORTH ELEVATION | TILDEN 2
3/16" = 1'-0"



WEST ELEVATION | TILDEN 3
3/16" = 1'-0"

EAST ELEVATION | TILDEN STREET FRONTAGE - TILDEN 1
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A 2.2