



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:

[Handwritten signature]

T. Preston Lloyd, Jr., On behalf of Owner a/u Land Use Power of Attorney

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)



Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the City's Master Plan to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval; it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

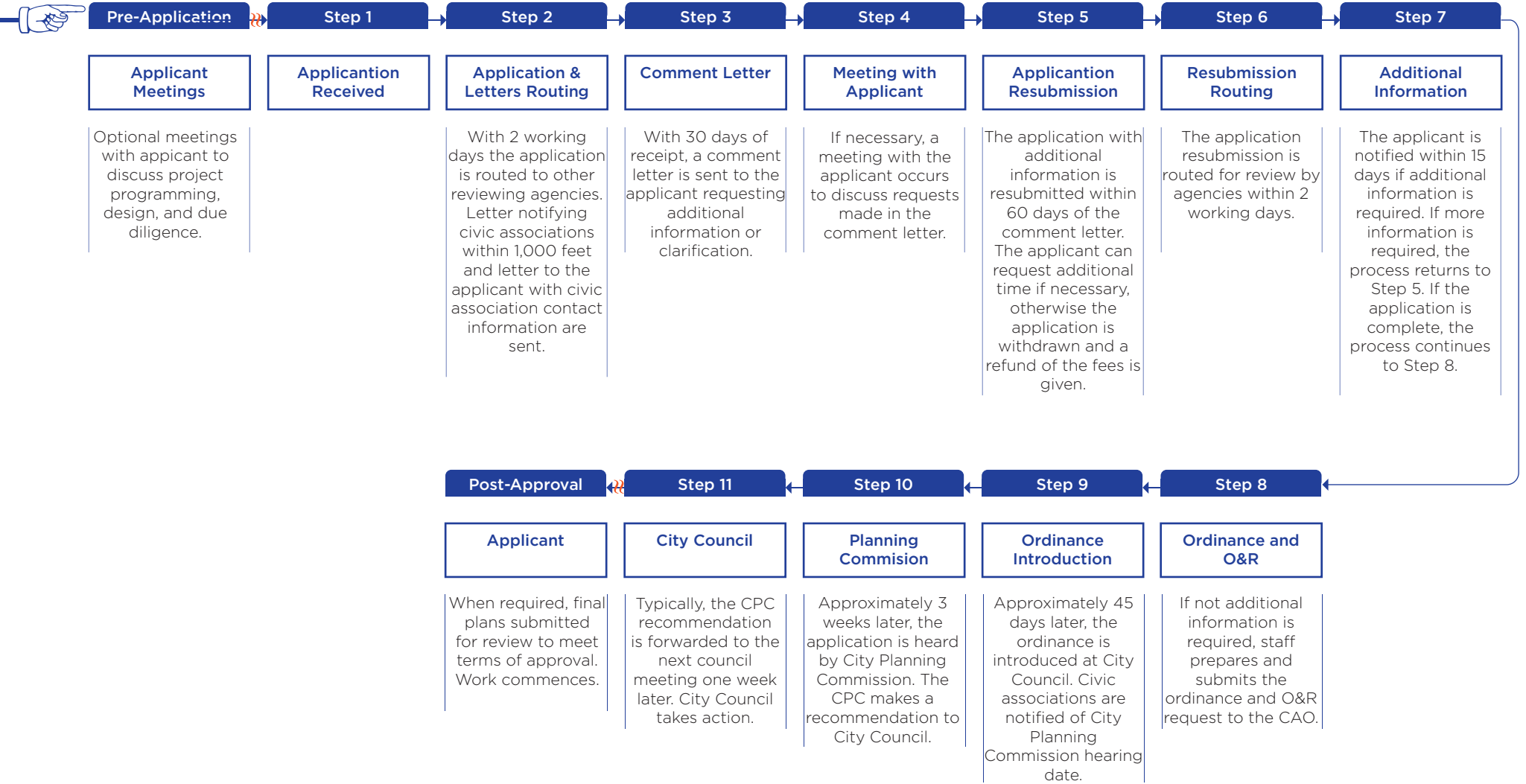
The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month. **Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.**

Legislative Land Use Application Process





FILING

Special use permit applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

- 1. Application form, including a completed checklist;**
- 2. Application fee;**
- 3. Applicant's report;**
- 4. Electronic PDF plans; and**
- 5. Survey plat.**

- 1. Application Form:** All the owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
- 2. Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
- 3. Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimate of the amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will ***not:***
 - a.** be detrimental to the safety, health, morals and general welfare of the community involved;
 - b.** tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - c.** create hazards from fire, panic or other dangers;
 - d.** tend to cause overcrowding of land and an undue concentration of population;
 - e.** adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - f.** interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***



FILING

- 4. Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:

- a.** Site Plan
- b.** Elevation Plans
- c.** Floor Plans
- d.** Landscape Plans
- e.** Signage Plan & Details
- f.** Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at: DCDLanduseadmin@richmondgov.com.

- 5. Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a.** North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
 - b.** Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.



COMMUNITY UNIT PLAN

Preliminary	\$3,000 + \$100/acre ¹
Extension of Preliminary Approval	\$1,500
Final	\$1,500 + \$100/acre ¹
Amendment	\$1,500 + \$100/acre ¹

CONDITIONAL USE PERMIT

Initial	\$1,500 + \$100/acre ²
Amendment	\$1,000 + \$100/acre ²

PLAN OF DEVELOPMENT

Floor area & Land disturbed ≤5,000 square feet	\$500 + \$100/acre ²
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	\$1,000 + \$100/acre ²
Floor area & Land disturbed ≥50,001 square feet	\$1,500 + \$100/acre ²

REZONING/CONDITIONAL REZONING

Each continuance caused by the applicant	\$1,500 + \$100/acre ²
	\$250

SPECIAL USE PERMIT

<i>Use</i>	<i>Initial</i>	<i>Amendment</i>
Day Nursery	\$300	\$200
Single- or two-family detached or attached dwelling	\$300	\$200
Outdoor dining	\$300	\$200
Mobile food business	\$300	\$200
Sign	\$300	\$200
Multi-family dwelling (3 to ten units)	\$1,800	\$1,200
Commercial or industrial equal to or less than 5,000 sq ft	\$1,800	\$1,200
Multi-family dwelling (more than 10 units)	\$2,400	\$1,800
Commercial or industrial more than 5,000 sq ft	\$2,400	\$1,800

Each continuance caused by the applicant \$250

SUBDIVISION

Preliminary Plat	\$500 + \$15/lot
Extension of Preliminary Plat Approval	\$150
Final Plat	\$500 + \$15/lot
Subdivision Confirmation Letter	\$100
Continuance*	\$50
Plat of Correction	\$100

A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.

¹For Community Unit Plans (CUP), the first 10 acres are included in the base price.

²For Conditional Use Permits, Plans of Development, and Rezoning, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2*100 (for the 1.3 acres over the first acre))

* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

September 19, 2022

VIA E-MAIL

City of Richmond Department of Planning and Development Review
Land Use Administration Division
Attn. Alyson Oliver, Acting Secretary, Planning Commission

Re. Special Use Permit Application | 2-4 Manchester Road

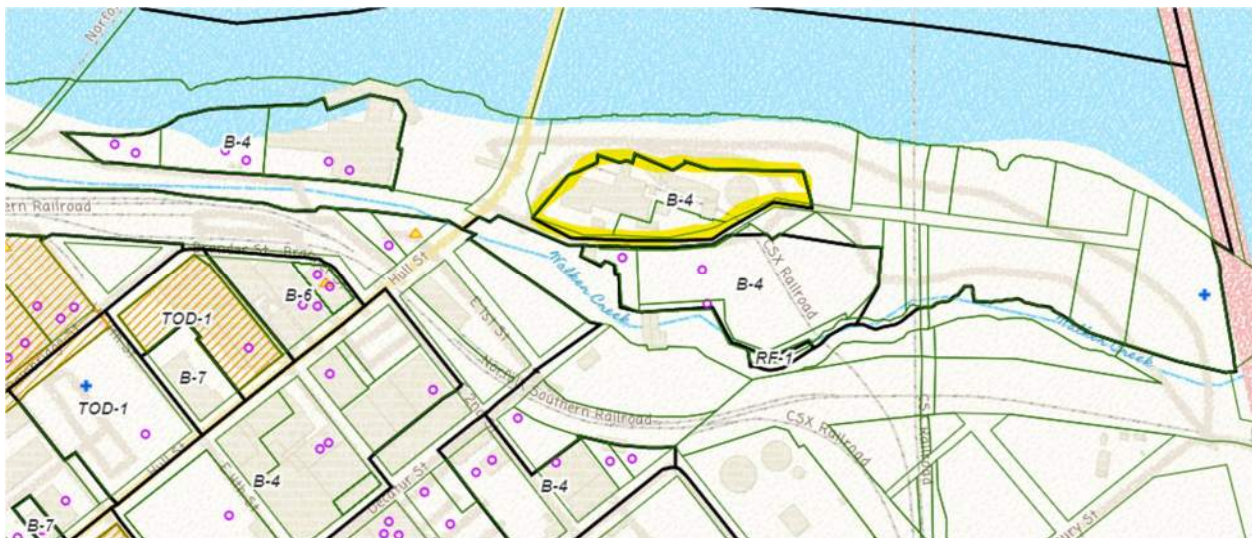
Ladies and Gentlemen:

This firm is counsel to Riverfront Silos II, LLC (the “Applicant”), on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the “Application”) to request approval of the special use of certain property owned by Riverfront Silos LLC pursuant to Section 30-1050.1 *et seq.* of the Code of the City (the “Code”). This letter will serve as the Applicant’s Report.

Property

The subject property, presently owned by Riverfront Silos, LLC, is 2.16 acres, more or less, located south of the James River flood wall, along the northern right-of-way line of Manchester Road and east of Hull Street in Historic Manchester, is comprised of two (2) tax parcels described immediately below (the “Property”).

Address	Tax Parcel ID	Acreage	Existing Zoning
2 Manchester Road	S0000101006	0.29	B-4
4 Manchester Road	S0000101005	1.87	B-4



Current Use & Zoning District Regulation

The Property is currently comprised of vacant grain silos and ancillary structures formerly occupied by Southern States. The Property is designated as B-4 Central Business District on the Zoning Map of the City, pursuant to City Council approval of Ord. 2021-115 (the “Rezoning Approval”), which proposed the redevelopment of the Property as a mixed-use project, comprised of uses that may include multi-family residential, office, and hotel over a podium of structured parking and street-front retail (the “Project”). Surrounding properties are designated as RF-1, with the notable exceptions of two properties in the vicinity designated as B-4 Central Business District, as shown on the Zoning Map excerpted above.

Proposed Special Use

The Applicant requests certain exceptions from the zoning regulations applicable to the Property in connection with pursuing the Project. These include the following:

1. Authorization of penetration by portions of the building of the inclined plane from Manchester Road established pursuant to Sec. 30-440.6(1) of the Code of the City, as more particularly shown on the Inclined Plane Exhibit, enclosed herewith; and
2. Authorization of an area devoted to the parking and circulation of vehicles located between the main building on the Property and the northern right of way line of Manchester Road, notwithstanding the prohibition established in Sec. 30-440.4:1 of the Code of the City, as more particularly shown on the Conceptual Layout Plan, enclosed herewith.
3. Notwithstanding any provision of the City Code to the contrary, as a condition of special use permit approval, the Applicant will still be required to obtain plan of development approval for the Project.

Conformance with Richmond 300 Master Plan

The Property is located within the Priority Growth Node for Manchester, as referenced in the Richmond 300 Master Plan, adopted by City Council on December 14, 2020 (the “Master Plan”). The Master Plan’s vision for the Manchester neighborhood includes the following observation: “Manchester continues to increase in population and economic activity to support a thriving business corridor along Hull Street. The formerly industrial part of Manchester provides jobs as well as housing.” The proposed Project continues to align with this vision, by providing a mix of residential, office and retail uses.

The Property is designated as “Destination Mixed-Use” on the Future Land Use Map of the Master Plan. This designation contemplates both a development style and intensity consistent with that of the proposed Project, as enumerated in the following (emphasis added):

Master Plan Features	Elements of Project
<p>Development Style: Higher density, transit-oriented development encouraged on vacant or underutilized sites. <i>New development should be urban in form, may be of larger scale than existing context</i>, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed use.</p>	<p>While the inclined plane within the B-4 promotes light and air in an effort to avoid a narrow canyon of space between tall structures within the downtown area, this property is surrounded on three sides by the flood wall and undevelopable open space. Furthermore, the property located across Manchester Road has recently been redeveloped as multifamily buildings at a considerably lower height. These factors sufficiently mitigate the impact of the requested relief from the inclined-plane rule on light/air for the surrounding properties.</p>
<p>Ground Floor: <i>Ground floor uses engage with, and enliven, the street.</i> Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.</p>	<p>As required by zoning, commercial uses are proposed along the primary street frontage of Manchester Road in the vicinity of its intersection with Hull Street.</p>
<p>Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. <i>Driveway entrances are required to be off alleys whenever possible</i>; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking</p>	<p>Primary vehicular ingress and egress to the structured parking podium will be from the rear access way (functionally equivalent to an alley). However, to maximize use of ride-sharing and ensuring a safe location for dropoff/pickup, the Project proposes an area for vehicular circulation and temporary parking in the vicinity of the Manchester Road entrance to the Project.</p>
<p>Intensity: Buildings typically a <i>minimum</i> height of five stories</p>	<p>By maximizing height, this project will provide greater housing supply for the City’s growing residential population.</p>
<p>Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space</p>	<p>The Project offers consistency with these primary uses.</p>

In outlining its priorities for the Manchester Priority Growth Node, the Master Plan alludes to the prior recommendations of the Riverfront Plan, adopted by City Council in November of 2012, which “redefines the City-River relationship, dramatically expanding both visual and direct physical access to the James River.” The Riverfront Plan includes an exhibit, excerpted below, which labels the Property as “Southern States Silos” and overlays a designation for “development”.



The Riverfront Plan offers the following guidance for areas designated for development: “The Plan anticipates incremental redevelopment of under-utilized parcels and languishing former industrial sites. Development strategies should favor mixed use, with an emphasis on street level retail where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activity at street level through infill development with sufficient density to be an attractor and destination of activity. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting a safer and more vibrant city.”

Charter Requirements

Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) 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 cause overcrowding of land and 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.

Conclusion

The proposed special use permit authorizes a project that will further catalyze the significant growth and revitalization of Historic Manchester, which is presently undergoing significant reinvestment and development after decades of decline. The proposed exceptions to the zoning ordinance will allow a higher density mix of commercial and residential uses, consistent with the land use policy priorities of City Council evidenced in the Richmond 300 Master Plan and Riverfront Plan. The proposed Project is consistent with the character of the surrounding properties and meets each of the criteria set forth in Section 17.11(b) of the Charter of the City of the Charter of the City.

Thank you for your consideration of this matter. Please confirm your determination that the Application has been received and deemed complete by your office, and kindly contact us should you have any questions or require additional materials.

Very truly yours,

/s/

T. Preston Lloyd, Jr.

cc. The Hon. Ellen Robertson, Councilperson for 6th District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)

Enclosures

EXHIBIT A
APPLICATION MATERIALS

In connection with the proposed Special Use Permit Application for 2-4 Manchester Road (Tax Parcel Nos. S0000101006 and S0000101005), the following materials are enclosed:

1. Special Use Permit Application form;
2. Survey of present conditions, entitled “ALTA/ACSM LAND TITLE SURVEY ON THE PROPERTY OF SOUTHERN STATES COOPERATIVE, INC., CITY OF RICHMOND, VIRGINIA”, prepared by Hulcher & Associates, Inc., dated August 10, 2000, as last revised June 24, 2004;
3. Land Use Special Power of Attorney from Riverfront Silos, LLC;
4. Conceptual layout plan entitled “THE SILOS, SITE LAYOUT PLAN” prepared by Timmons Group, dated August 26, 2022 (the “Conceptual Layout Plan”); and
5. Conceptual massing diagram entitled “3D Massing” prepared by Kahler Slater dated August 31, 2022 (the “Inclined Plane Exhibit”).

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, said land being more particularly described as follows:

BEGINNING at a rod found, said rod being S48°09'12"E 53.88' from the intersection of the north line of Manchester Road with the east line of Hull Street; thence from said point of beginning, N31°18'28"E 136.28' to the corner of a wall; thence N80°57'31"E 78.71' to the southwest corner of a block building; thence along the face of said building N16°51'11"E 17.24'; thence S73°36'37"E 59.82' to the northeast corner of said building; thence N49°22'40"E 13.07' to the northwest corner of a block building; thence along the face of said building S73°37'14"E 17.93'; thence departing said building N15°54'20"E 20.29' to a PK nail set; thence S73°49'02"E 25.91' to a point; thence S73°54'25"E 76.06' to the southwest corner of a metal building; thence N14°51'56"E 39.53' to a PK nail set; thence S73°38'34"E 107.38' to a PK nail set; thence S89°14'19"E 228.44' to a rod set; thence S14°58'52"E 76.99' to a rod set on the north line of Manchester Road; thence along the north line of Manchester Road N84°02'22"W 105.00' to a rod set; thence S58°19'08"W 183.10' to a railroad spike set; thence S85°33'38"W 107.02' to a rod found; thence N89°25'52"W 243.51' to a rod found; thence N67°58'22"W 99.93' to the point of beginning, said parcel containing 2.162 acres.

The property hereon described is the same property as described in First American Title Insurance Company, Commitment Number 041028RI dated June 16, 2004 at 8:00 a.m.

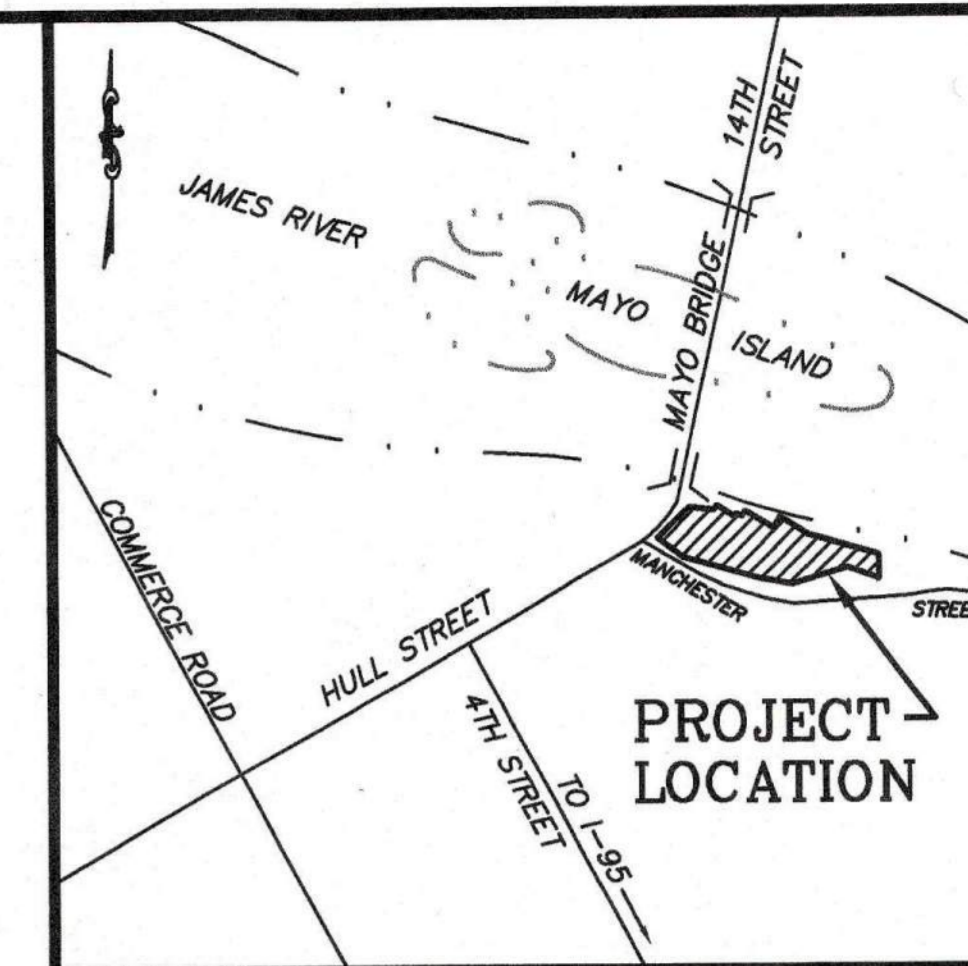
LEGEND

- E/G - EDGE OF GRAVEL
- E/P - EDGE OF PAVEMENT
- MH - MANHOLE
- DI - DROP INLET
- CO - CLEAN OUT
- WV - WATER VALVE
- FH - FIRE HYDRANT
- EMH - ELEC. MANHOLE
- GV - GAS VALVE
- COL - COLUMN
- BOL - BOLLARD
- OHWIRES - OVERHEAD WIRES
- PP - POWER POLE
- CONC - CONCRETE
- GM - GAS METER
- R/S - ROD SET
- RRSP/S - RAILROAD SPIKE SET
- R/F - ROD FOUND
- PK/S - PK NAIL SET
- POB - POINT OF BEGINNING

OWNER:
SOUTHERN STATE COOPERATIVE, INC.
D.B. 225 PG. 483 (DIV. II) & D.B. 259 PG. 71 (DIV. II)
AREA = 2.162 AC.

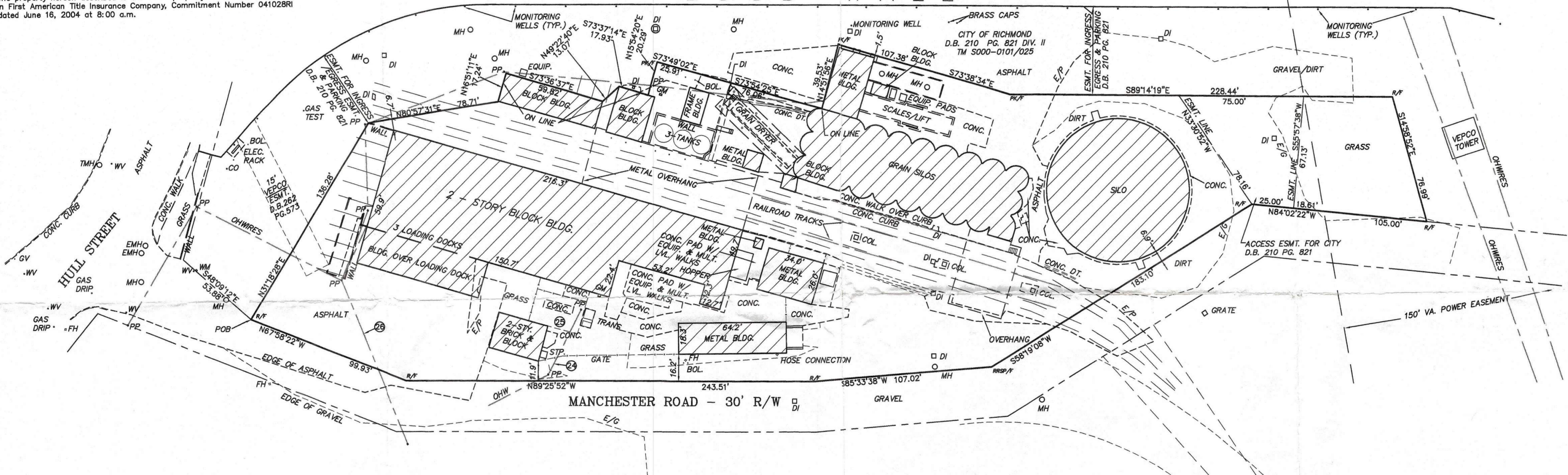
NOTES

OWNER: SOUTHERN STATES COOPERATIVE, INCORPORATED
DB.225 PG.483, DB.259 PG.71
TAX MAP: S000-0101/005 & S000-0101/006
AREA: 2.162 ACRES
ZONING: M-2
MINIMUM BUILDING SETBACKS
FRONT: NO SET BACK
SIDE: NO SETBACK
REAR: NO SETBACK
TITLE REPORT: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 041028RI DATED: JUNE 16, 2004 AT 8:00 A.M.
FLOOD NOTE: THIS PROPERTY IS LOCATED IN ZONE A-23 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 510129 0010B EFFECTIVE DATE JUNE 15, 1979.



JAMES RIVER

FLOOD WALL



ITEMS CORRESPONDING TO SCHEDULE B, SECTION II

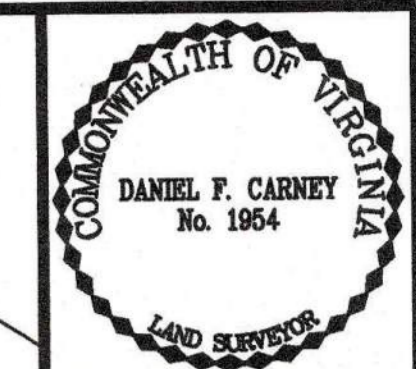
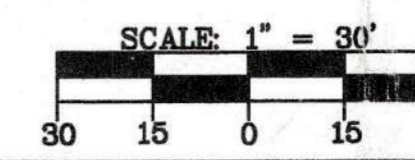
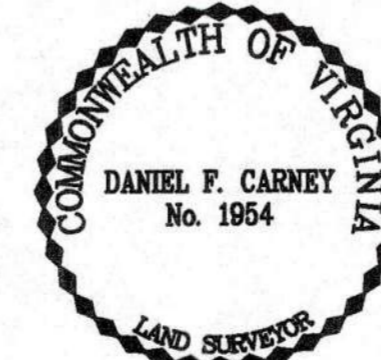
- ⑦ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1949, RECORDED SEPTEMBER 24, 1951, IN DEED BOOK 169, PAGE 478.
- ⑧ AGREEMENT BY AND BETWEEN CARROLL SECURITIES COMPANY AND STANDARD PAPER MANUFACTURING COMPANY, DATED JUNE 27, 1956, RECORDED JULY 3, 1956, IN DEED BOOK 225, PAGE 480 (UNABLE TO DETERMINE LOCATION).
- ⑨ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JANUARY 21, 1946, RECORDED FEBRUARY 6, 1946, IN DEED BOOK 98A, PAGE 449 (UNABLE TO DETERMINE LOCATION).
- ⑩ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1949, RECORDED MARCH 7, 1951, IN DEED BOOK 162, PAGE 405.
- ⑪ AGREEMENT WITH STANDARD PAPER MANUFACTURING COMPANY, DATED DECEMBER 8, 1916, RECORDED FEBRUARY 21, 1917, IN DEED BOOK 44B, PAGE 419 (NOT READABLE).
- ⑫ AGREEMENT BY AND BETWEEN C. B. STOUT AND WANDA STOUT, HIS WIFE AND STANDARD PAPER MANUFACTURING COMPANY, DATED AUGUST 20, 1951, RECORDED SEPTEMBER 12, 1951, IN DEED BOOK 169, PAGE 294 (NOT LOCATED ON SUBJECT PROPERTY).
- ⑬ SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RICHMOND, VIRGINIA, RECORDED OCTOBER 28, 1952, IN DEED BOOK 258, PAGE 167.
- ⑭ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1949, RECORDED SEPTEMBER 24, 1951, IN DEED BOOK 169, PAGE 482 (UNABLE TO DETERMINE LOCATION).
- ⑮ EASEMENT GRANTED TO VIRGINIA RAILWAY AND POWER COMPANY (NOW VIRGINIA ELECTRIC AND POWER COMPANY), DATED APRIL 25, 1916, RECORDED IN DEED BOOK 44A, PAGE 54 (NOT READABLE).
- ⑯ CERTAIN RIGHTS AS RETAINED BY COLONIAL PIPELINE COMPANY FOR AN EASEMENT AS DESCRIBED AND CONTAINED IN EASEMENT SUBORDINATION AGREEMENT DATED SEPTEMBER 7, 1989, RECORDED SEPTEMBER 8, 1989, IN DEED BOOK 213, PAGE 493 (NOT LOCATED ON SUBJECT PROPERTY).
- ⑰ CERTAIN RIGHTS AS RETAINED BY VIRGINIA ELECTRIC AND POWER COMPANY FOR AN EASEMENT AS DESCRIBED AND CONTAINED IN EASEMENT MODIFICATION AGREEMENT DATED SEPTEMBER 14, 1989, RECORDED SEPTEMBER 20, 1989, IN DEED BOOK 214, PAGE 874 (NOT LOCATED ON SUBJECT PROPERTY).
- ⑱ AUTOMATIC REVERTER AS CONTAINED IN DEED BY AND BETWEEN COOPERATIVE MILLS, INCORPORATED, A VIRGINIA CORPORATION AND CARROLL SECURITIES COMPANY, A MINNESOTA CORPORATION, DATED JULY 1, 1956, RECORDED IN JULY 3, 1956, IN DEED BOOK 225, PAGE 483 (NOT A SURVEY MATTER).
- ⑲ RIGHTS OF OTHERS, INCLUDING BUT NOT LIMITED TO, THE STATE AND FEDERAL AUTHORITIES, IN AND TO THE USE, ENJOYMENT AND REGULATION OF THE JAMES RIVER.
- ⑳ RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE NATURAL FLOW AND USE OF THE WATER OF THE JAMES RIVER.
- ㉑ TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK OF THE JAMES RIVER.
- ㉒ U.S. HARBOR LINE AND FLOODWALL ALONG THE NORTHERN PORTION OF INSURED LAND AS SHOWN ON PLATES RECORDED IN PLAT BOOK 7, PAGE 10 AND PLAT BOOK 7, PAGES 84 AND 85.
- ㉓ AGREEMENT BY AND BETWEEN COOPERATIVE MILLS, INCORPORATED; CHARLES B. STOUT AND WANDA STOUT, HIS WIFE; SOUTHERN RAILWAY COMPANY; AND STANDARD PAPER MANUFACTURING COMPANY, DATED JULY 5, 1956 RECORDED SEPTEMBER 6, 1957, IN DEED BOOK 234, PAGE 446.
- ㉔ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MARCH 15, 1957, RECORDED APRIL 17, 1957, IN DEED BOOK 231, PAGE 429.
- ㉕ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MARCH 15, 1957, RECORDED MARCH 29, 1957, IN DEED BOOK 231, PAGE 177.
- ㉖ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED DECEMBER 29, 1953, RECORDED FEBRUARY 18, 1954, IN DEED BOOK 198, PAGE 168.

SURVEYOR'S CERTIFICATION

TO:
First Merket Bank
First American Title Ins. Corp.
Riverfront Silos, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) (location of utilities per visible, aboveground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Daniel F. Carney
DATE: 6-25-04
REGISTRATION NO. 001954

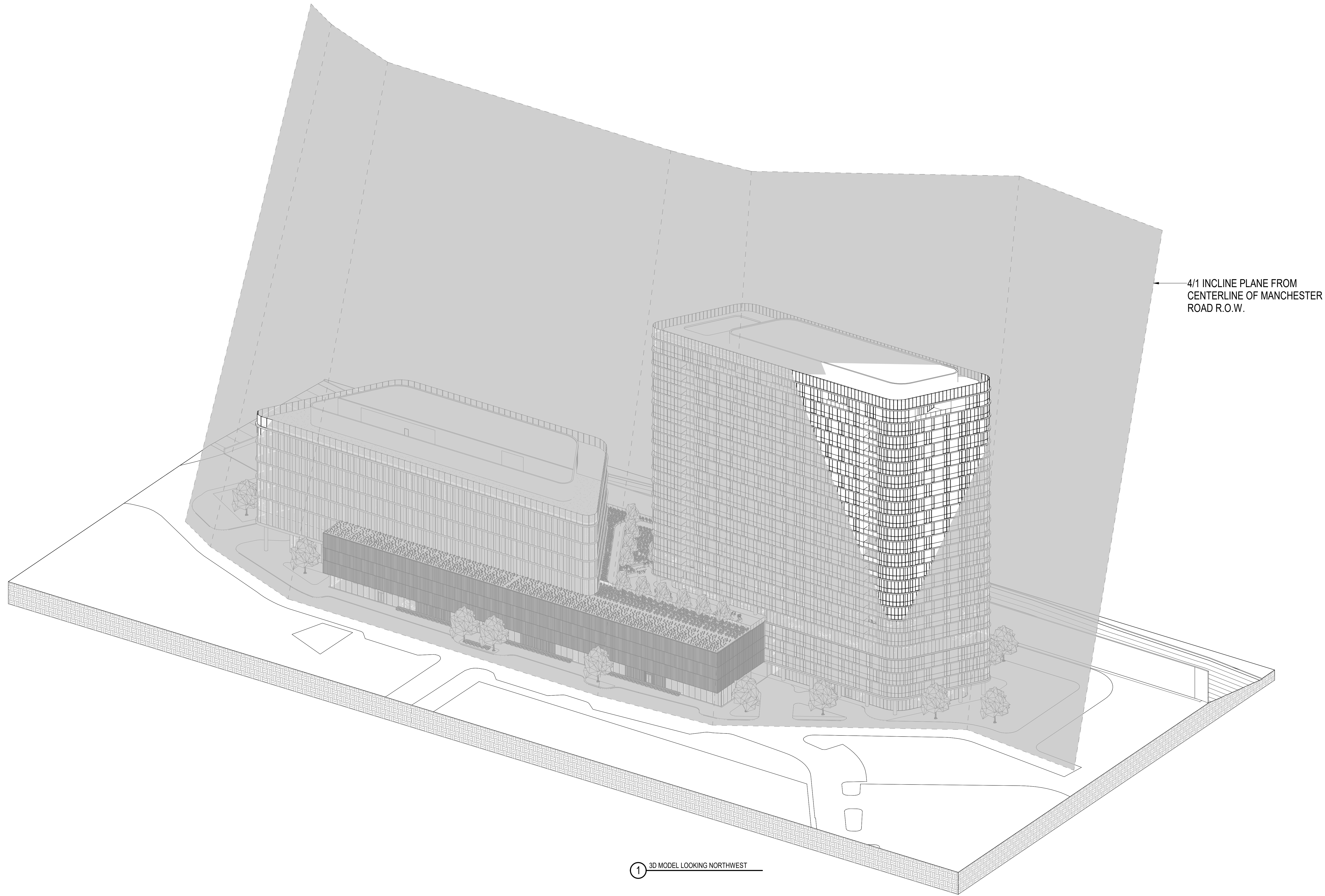


HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
5901 LAKESIDE AVENUE
RICHMOND, VIRGINIA 23228
(804) 262-7622 * FAX: 262-8215

ALTA/ACSM LAND TITLE SURVEY
ON THE PROPERTY OF
SOUTHERN STATES COOPERATIVE, INC.
CITY OF RICHMOND, VIRGINIA

REVISIONS:
DATE: AUG. 10, 2000 UPDATE: OCT. 15, 2001 UPDATE: 6/24/2004
DESIGNED BY:
DRAWN BY: GAE
CHECKED BY: DFC
SCALE: 1" = 30'
1 OF 1
JN.S01058ALTA

NOT FOR
CONSTRUCTION



Revisions

POD SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
8/31/2022

SILOS MIXED USE

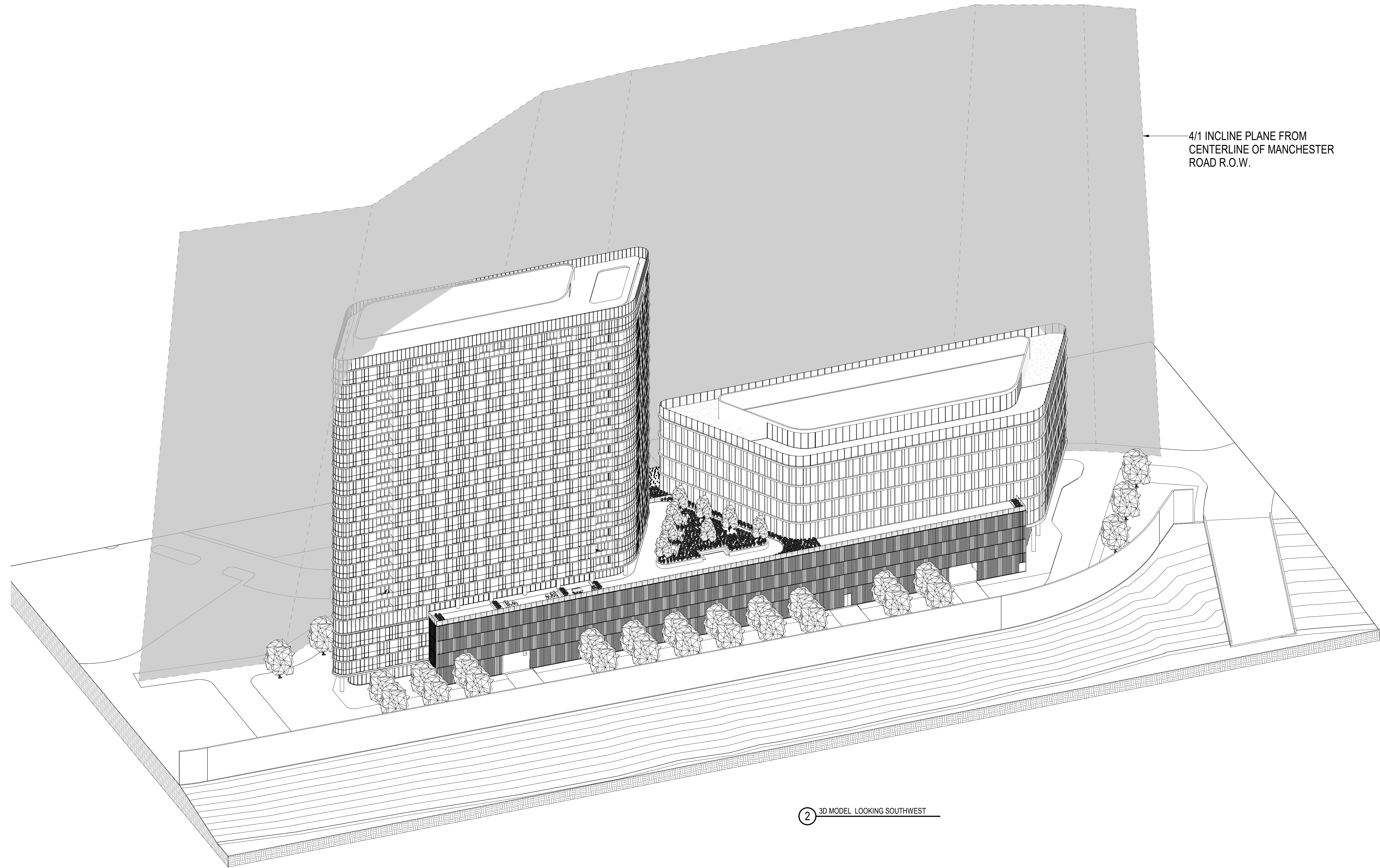
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Project No.	HOURIGAN
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