

INTRODUCED: June 26, 2023

AN ORDINANCE No. 2023-204

To authorize the special use of the properties known as 2 Manchester Road and 4 Manchester Road for the purpose of a mixed-use development, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 24 2023 AT 6 P.M.

WHEREAS, the owner of the properties known as 2 Manchester Road and 4 Manchester Road, which are situated in a B-4 Central Business District, desires to use such properties for the purpose of a mixed-use development, which use, among other things, is not currently allowed by sections 30-440.4:1, concerning requirements for areas devoted to parking or circulation, and 30-440.6, concerning height, of the Code of the City of Richmond (2020), as amended; and

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

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 24 2023 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (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 2 Manchester Road and 4 Manchester Road and identified as Tax Parcel Nos. S000-0101/006 and S000-0101/005, respectively, in the 2023 records of the City Assessor, being more particularly shown on a survey 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, and last revised June 24, 2004, 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 mixed-use development, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “The Silos,” prepared by Timmons Groups, dated September 14, 2022, and last revised February 24, 2023, and “Silos Mixed Use,” prepared by Kahler Slater, Inc., and dated August 31, 2022, 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 mixed-use development, substantially as shown on the Plans.

(b) Approval of a plan of development for the Special Use in accordance with Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended, shall be a condition precedent to the issuance of any building permit for the Special Use, except that review by the Urban Design Committee of pedestrian plazas or outdoor dining areas located within front yards pursuant to section 30-440.3(1)(d) of the Code of the City of Richmond (2020), as amended, shall not be required prior to approval of the plan of development.

§ 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.

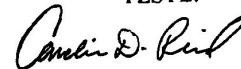
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

RECEIVED
By CAO Office at 10:59 am, Apr 14, 2023


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


Item Request File Number: PRE.2022.1270


O & R Request


DATE: April 11, 2023 **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  for KJV

RE: To authorize the special use of the property known as 2 and 4 Manchester Road for the purpose of a development containing residential multi-family, office, and commercial uses, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 2 and 4 Manchester Road for the purpose of a development containing residential multi-family, office, and commercial uses, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow a proposed development containing a building that does not meet inclined plane setback requirements and vehicle circulation between the building and street within the B-4 - Business (Central Business) 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.

BACKGROUND: The property is located in the Old Town Manchester neighborhood at 2 and 4 Manchester Road, between Hull Street and Maury Street. The property is currently 94176.4 sq. ft. (2.16 acre) in size, is currently used for industrial purposes and is proposed to be used for multi-family, office, and commercial uses. The application requests to allow a proposed building to encroach within the inclined planes setback requirement along Manchester Road and to allow areas devoted to the circulation of vehicles located between the proposed building and Manchester Road.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed-Use. This designation is defined as a "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government.

The property is located in the B-4 - Business (Central Business) zone. Adjacent properties are zoned the same B-4 zone and RF-1; surrounding land uses include multi-family and industrial. The property is located just south of the Manchester Floodwall.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 8, 2023

CITY COUNCIL PUBLIC HEARING DATE: June 12, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 5, 2023

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: Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467



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)

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

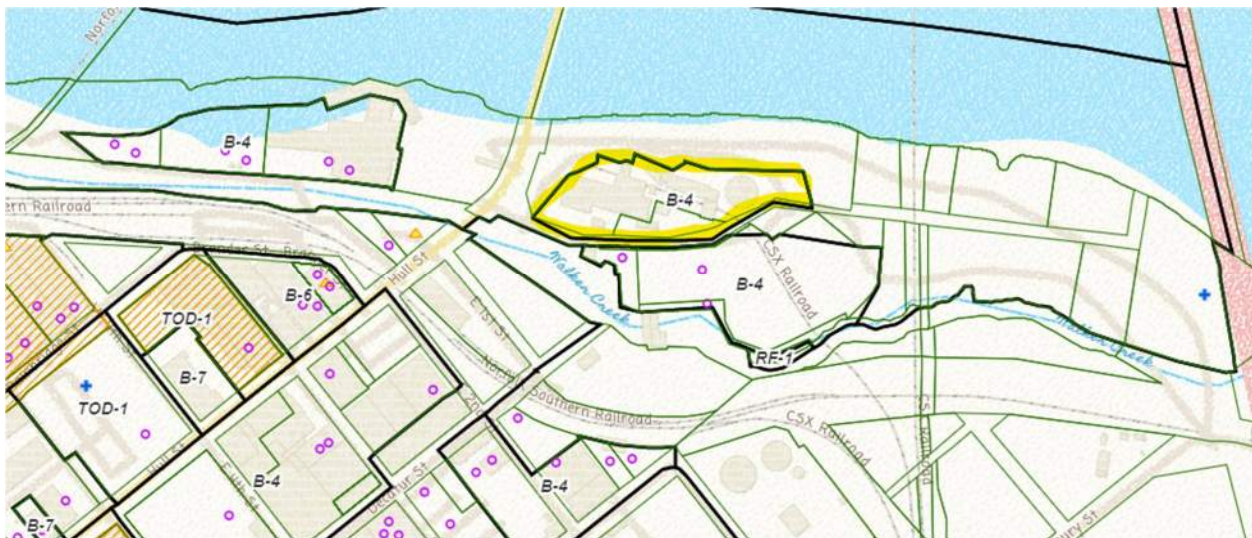
Ladies and Gentlemen:

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.

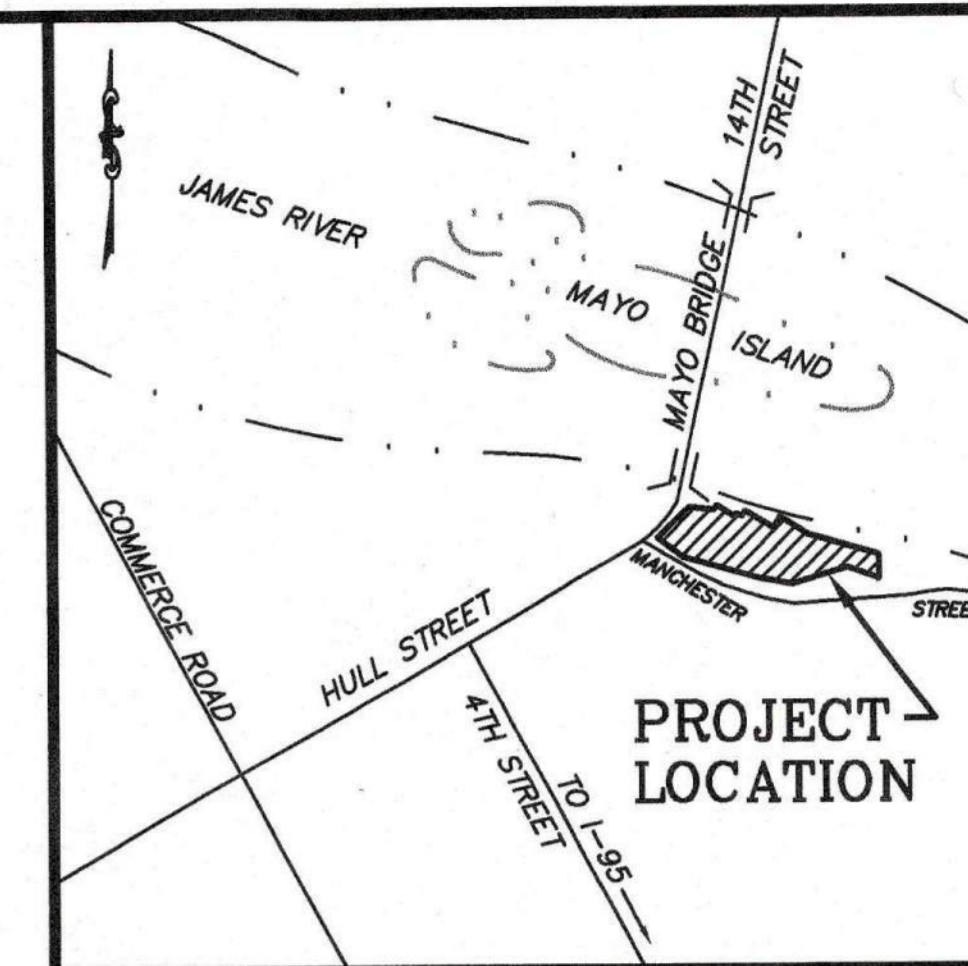
LEGEND

- 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.

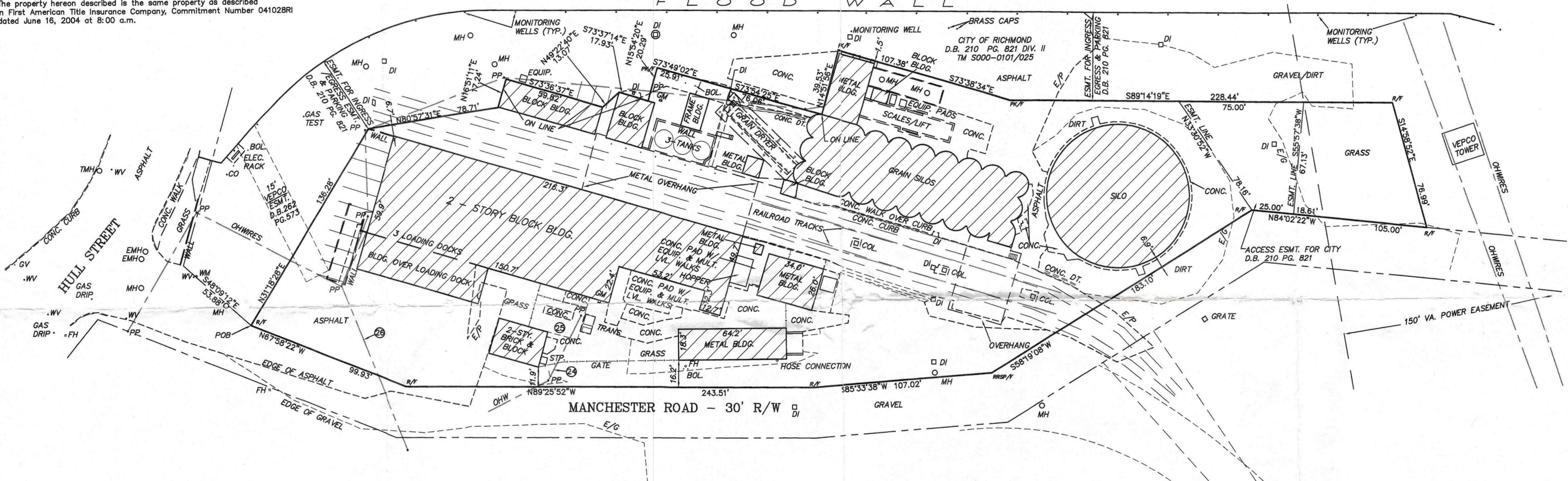
NOTES

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

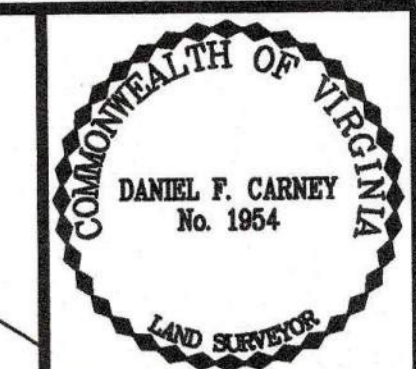
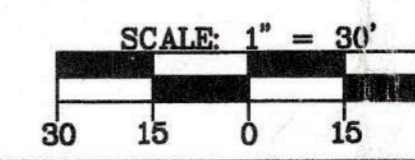
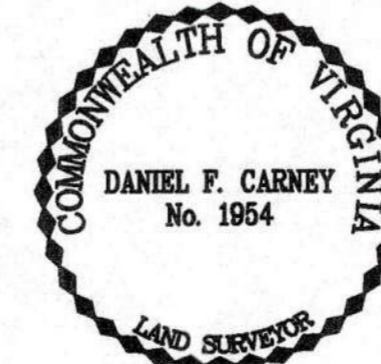
- ⑦ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1949, RECORDED SEPTEMBER 24, 1951, IN DEED BOOK 169, PAGE 478.
- ⑧ AGREEMENT BY AND BETWEEN CARROLL SECURITIES COMPANY AND STANDARD PAPER MANUFACTURING COMPANY, DATED JUNE 27, 1956, RECORDED JULY 3, 1956, IN DEED BOOK 225, PAGE 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."

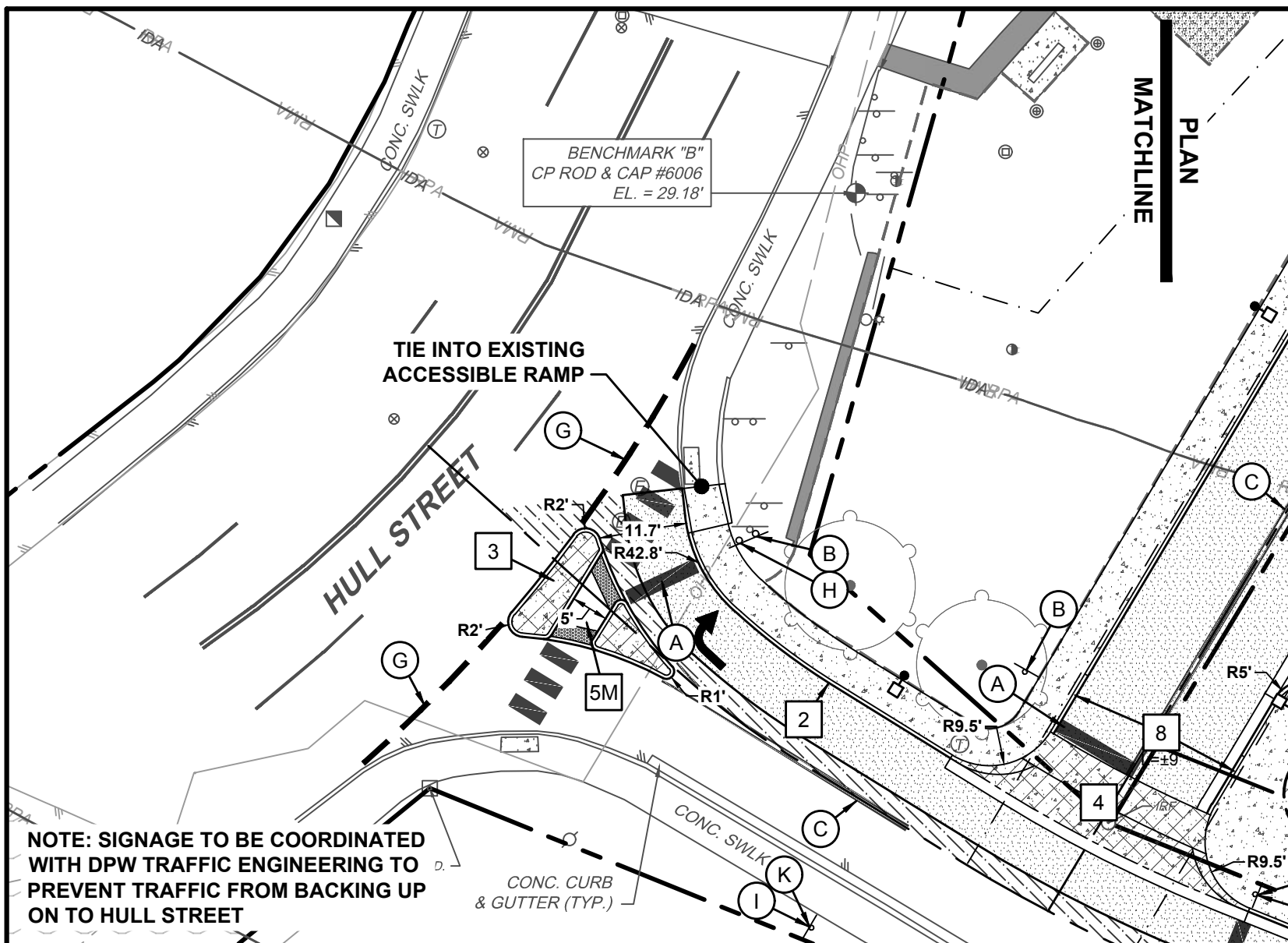
Daniel F. Carney
DATE: 6-25-04
REGISTRATION NO. 001954



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



SITE LAYOUT NOTES:
 1. ALL ELEMENTS OF THE PROPOSED WALLS, FENCES, BUILDINGS, STEPS, HARDSCAPES ARE DESIGNED BY OTHERS.
 2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPING & LIGHTING PLANS & DETAILS.
 3. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.
ARCHITECTURAL BUILDING BACKGROUND DATE: 7/14/2022

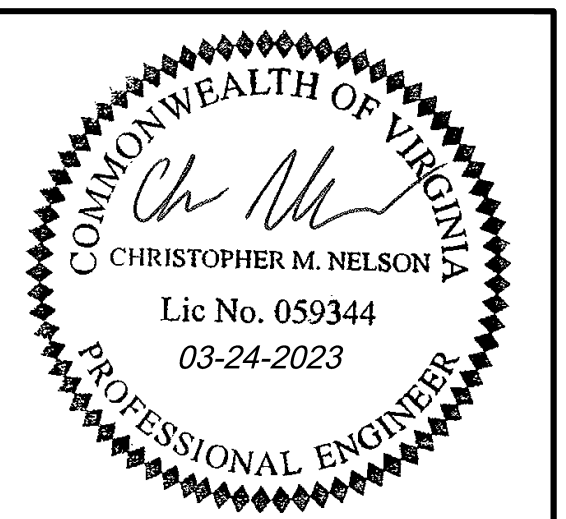
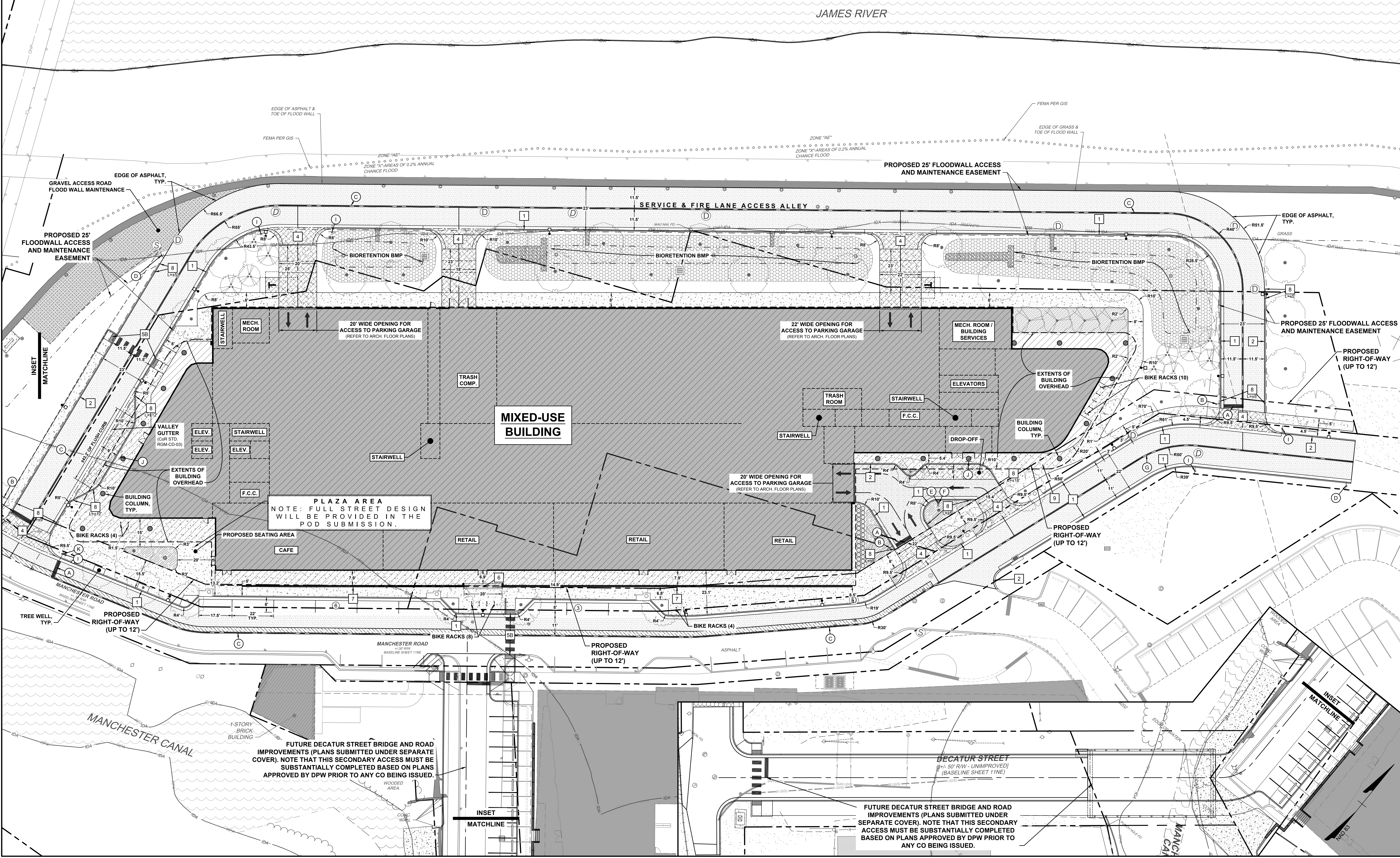
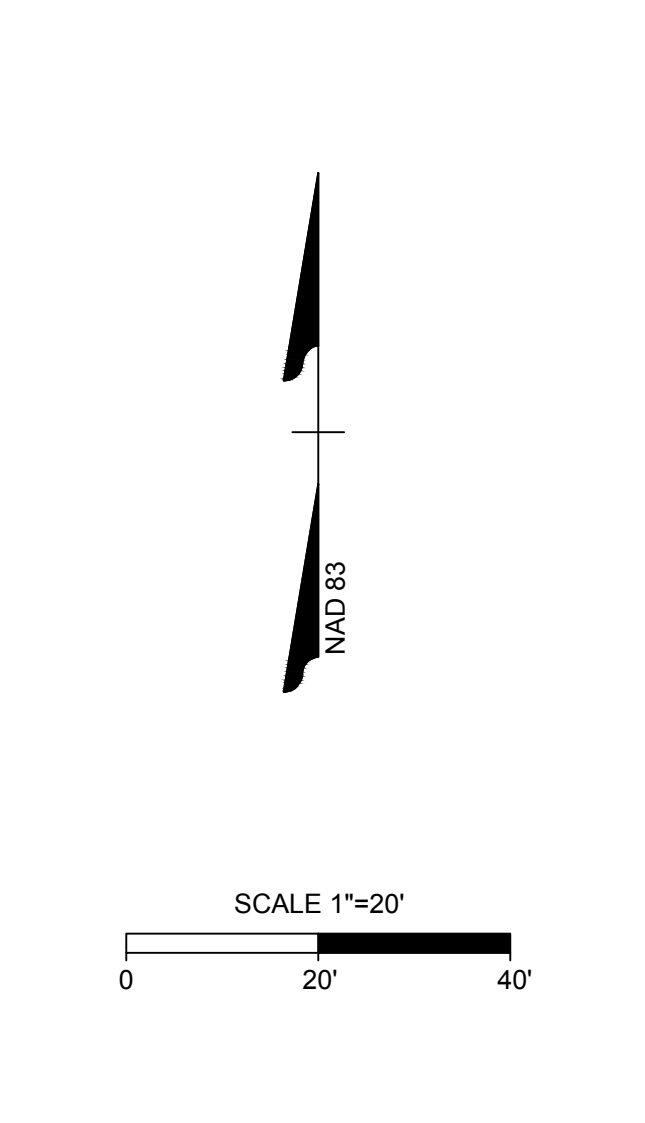
PAVEMENT MARKING NOTES:
 1. ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS 1 UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
 2. ALL PAVEMENT MARKINGS MUST HAVE A PERSON w/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.

ECONOMIC DEVELOPMENT APPROVAL
 PERMISSION TO PLACE IMPROVEMENTS UPON PUBLIC LAND ADJACENT TO THE FLOODWALL PER PLANS HEREIN HAS BEEN GRANTED.

SITE LAYOUT NOTE KEY	
1	6" CURB & GUTTER (CITY OF RICHMOND RGM-CD-01)
2	6" CURB (CITY OF RICHMOND RGM-CD-01)
3	SOLID CONCRETE RAISED MEDIAN STRIP (VDOT STD. MS-1)
4	STANDARD ENTRANCE GUTTER (VDOT STD. CG-9D)
5A	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT CG-12, TYPE A)
5B	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT CG-12, TYPE B)
5M	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT CG-12, TYPE M2)
6	CONCRETE STEPS (VDOT STD. S-2 UNLESS OTHERWISE NOTED)
7	STRUCTURAL RETAINING WALL / LANDSCAPED SEAT WALL (REFER TO LANDSCAPE / STRUCTURAL FOR DETAILS)
8	CURB WIPE-DOWN
9	CONCRETE SIDEWALK (CITY OF RICHMOND RGM-CD-04)

SIGN & PAVEMENT MARKING NOTE KEY	
A	24" STOP BAR
B	STOP SIGN (MUTCD STD. R1-1)
C	4" DOUBLE YELLOW LINE
D	AUTHORIZED VEHICLES ONLY SIGN (MUTCD STD. R5-11)
E	ONE WAY / DO NOT ENTER SIGN (MUTCD STD. R5-1)
F	YIELD SIGN (MUTCD STD. R1-2)
G	8" DASHED WHITE LINE (2 LINE, 4" SPACE)
H	RIGHT TURN ONLY SIGN (MUTCD. STD. R3-2)
I	WAYFINDING SIGNAGE
J	15 MIN PARKING / LOADING ZONE SIGN (MUTCD. STD. R7-6)
K	DO NO BLOCK INTERSECTION SIGN (MUTCD. STD. R10-7)

LAYOUT HATCH LEGEND			
[Hatch: Solid Grey]	EXTENTS OF BUILDING AT GRADE	[Hatch: Diagonal Lines /]	EXTENTS OF BUILDING OVERHEAD
[Hatch: Dotted]	HEAVY DUTY ASPHALT PAVEMENT SECTION	[Hatch: Diagonal Lines \]	MILL & OVERLAY SECTION
[Hatch: Light Dotted]	LIGHT DUTY ASPHALT PAVEMENT SECTION	[Hatch: Diagonal Lines / with Dotted]	TRENCH CUT RESTORATION FOR GENERAL UTILITY STREET WORK SECTION
[Hatch: Cross-hatched]	HEAVY DUTY CONCRETE PAVEMENT SECTION	[Hatch: Stippled]	GRAVEL ROAD SECTION
[Hatch: Dotted with Lines]	CONCRETE SIDEWALK PAVEMENT SECTION	[Hatch: Stippled with Dotted]	BIORETENTION BMP



SUP SUBMITTAL
 NOT FOR CONSTRUCTION

DATE	REVISION DESCRIPTION
12/23/2022	REVISED PER CITY POD & SUP COMMENTS
02/24/2023	REVISED PER CITY POD & SUP COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 09/14/2022
 DRAWN BY: L. MADISON
 DESIGNED BY: C. NELSON
 CHECKED BY: C. NELSON
 SCALE: 1" = 20'

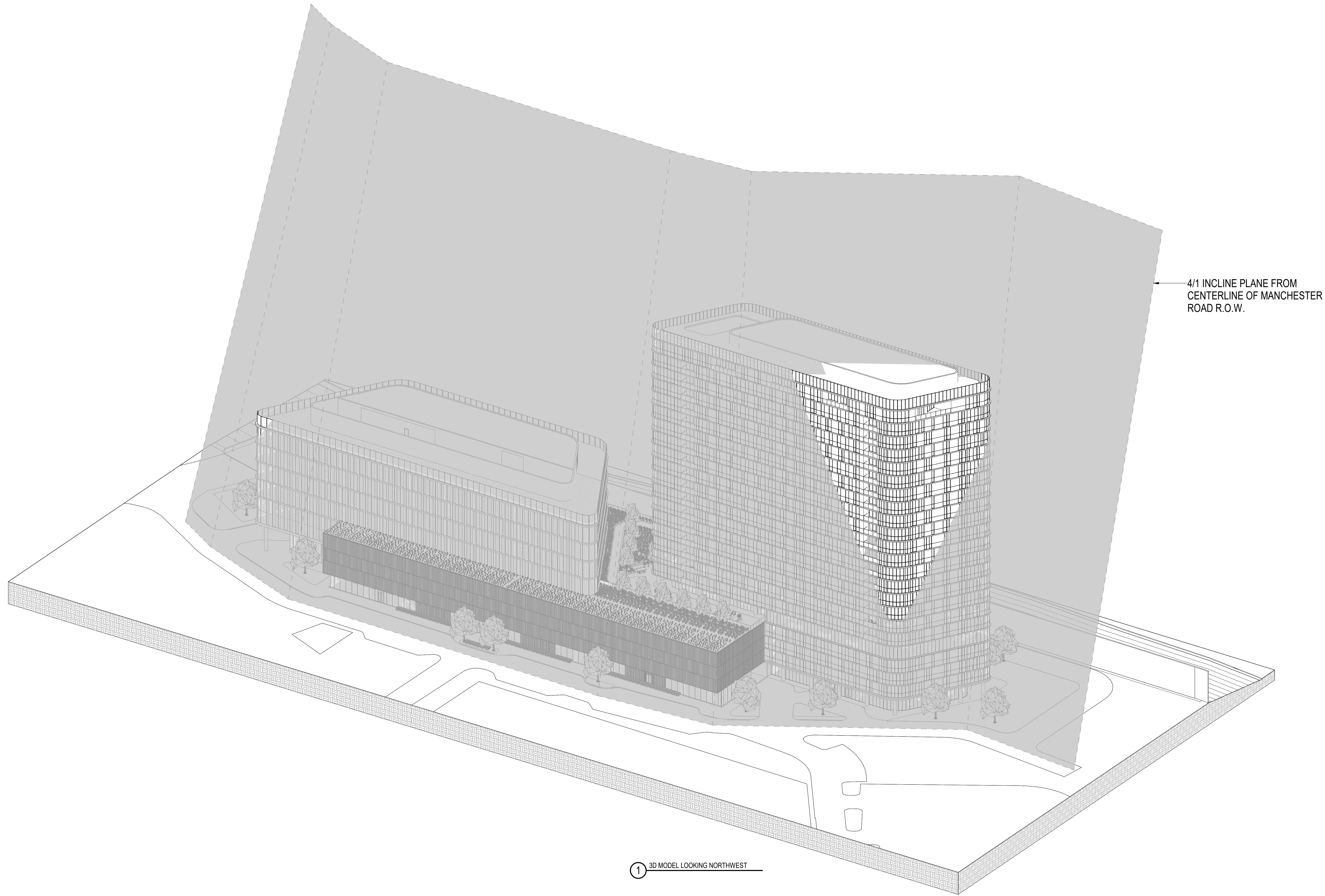
TIMMONS GROUP

THE SILOS
 MANCHESTER INDUSTRIAL DISTRICT - 4, MANCHESTER ROAD, RICHMOND, VA
 SITE LAYOUT PLAN

JOB NO.: 49760
 SHEET NO.: C4.00

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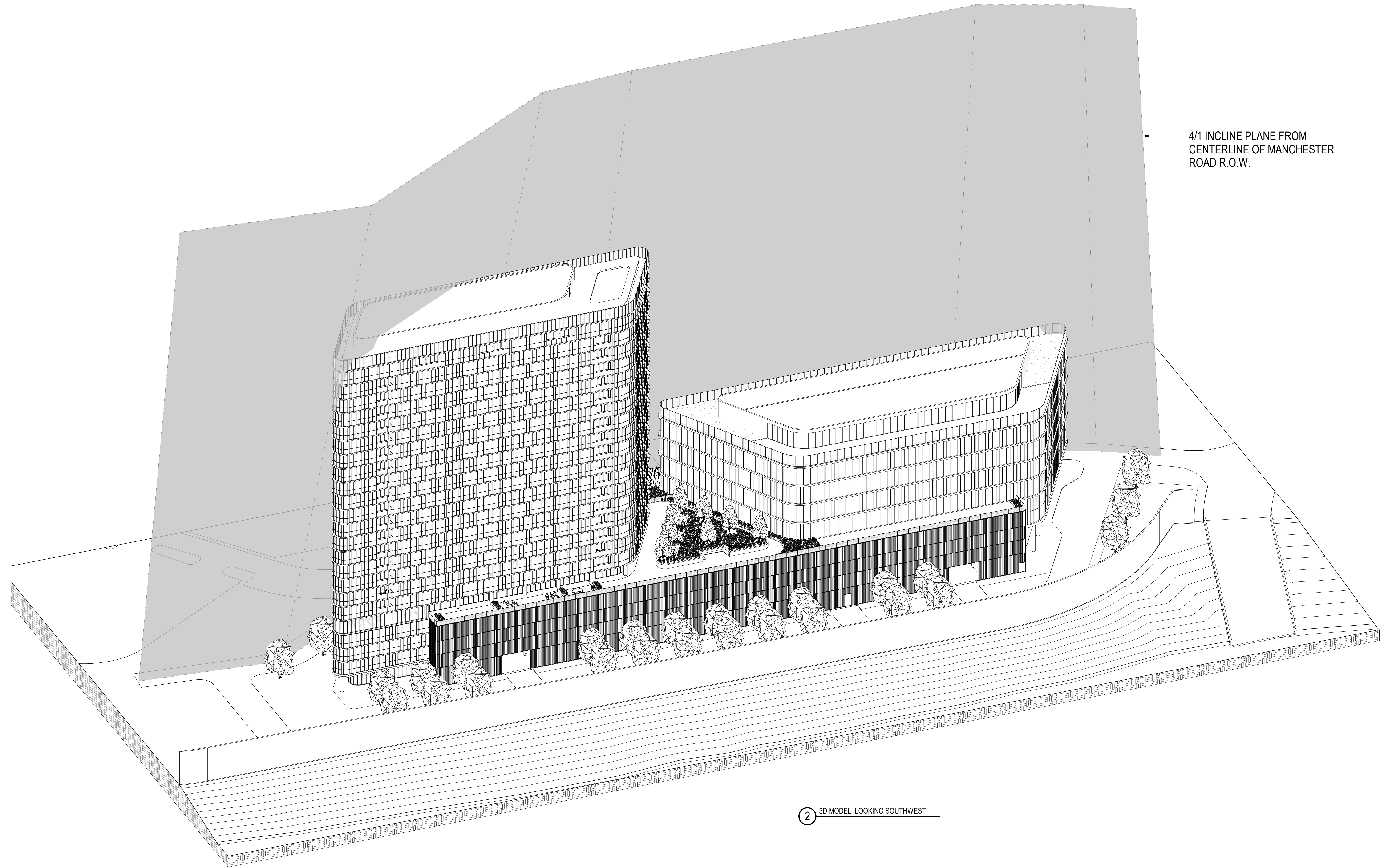
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Project No.	HOURIGAN
221118	000123

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3D MASSING VIEWS

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 125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
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A310



4/1 INCLINE PLANE FROM
CENTERLINE OF MANCHESTER
ROAD R.O.W.

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CONSTRUCTION

2 3D MODEL LOOKING SOUTHWEST

Revisions

POD SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
8/31/2022

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