

INTRODUCED: June 26, 2023

AN ORDINANCE No. 2023-207

To authorize the special use of the properties known as 219 South Stafford Avenue and 2329 Parkwood Avenue for the purpose of up to 26 single-family attached dwellings, 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 219 South Stafford Avenue and 2329 Parkwood Avenue, which are situated in a R-63 Multifamily Urban Residential District, desires to use such properties for the purpose of up to 26 single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-419.5, concerning lot area and width, 30-419.6, concerning yards, 30-419.8, concerning lot coverage, and 30-610.2, concerning frontage for attached dwellings, 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

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 24 2023 REJECTED: _____ STRICKEN: _____

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 219 South Stafford Avenue and 2329 Parkwood Avenue and identified as Tax Parcel Nos. W000-1033/046 and W000-1033/035, respectively, in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey, Grayland Multifamily Unit, 219 South Stafford Avenue, City of Richmond, Virginia,” prepared by Bohler, dated July 25, 2022, and last revised September 16, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to 26 single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Special Use Permit Plan, AP GP Grayland, LLC, for Proposed Stafford Townhomes,” prepared by Bohler, dated January 31, 2023, and last revised March 9, 2023, “219 Stafford Avenue, Plan B,” prepared by Markham Planning, and dated May 12, 2023, and “219 Stafford Avenue,” prepared by 510 Architects, and dated August 24, 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 up to 26 single-family attached dwellings, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.

(c) The height of the Special Use shall not exceed four stories.

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to 26 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 right-of-way, including the installation of a new sidewalk, substantially as shown on the Plans, and installation of six trees along Stafford Avenue, 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.

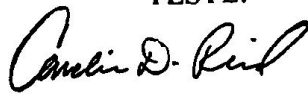
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions

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



City of Richmond

RECEIVED
By City Attorney's Office at 6:18 pm, May 17, 2023

RECEIVED
By CAO Office at 4:05 pm, Apr 28, 2023

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

Item Request

File Number: Admin-2023-0186

O & R Request

DATE: April 24, 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

on Behalf of Lincoln Saunders

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

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

RE: To authorize the special use of the properties known as 219 South Stafford Avenue and 2329 Parkwood Avenue for the purpose of twenty-six (26) single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the properties known as 219 South Stafford Avenue and 2329 Parkwood Avenue for the purpose of twenty-six (26) single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for the construction of twenty-six (26) single family attached dwellings within an R-63 Multifamily Urban Residential District. While single family attached dwellings are a permitted use within the R-63, the proposed does not meet the feature requirements for lot area and width, side yards, rear yards, lot coverage, and frontage for attached dwellings. 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 properties located in the Fan neighborhood on Stafford and Parkwood Avenues. The properties together, are currently a combined 40,946 sq. ft. (.94 acres). The parcels are improved with surface parking lots. The application is for twenty-six (26) single family attached dwellings.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as a "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."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

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)

The current zoning for this property is R-63 Multifamily Urban Residential District. The surrounding land uses include primarily residential with some commercial uses nearby and Interstate 195 directly to the south. The density of the proposed is approximately 26 units per .94 acres or 27 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: May 22, 2023

CITY COUNCIL PUBLIC HEARING DATE: June 26, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 20, 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: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 219 S Stafford Avenue, 2329 Parkwood Avenue, Richmond, Virginia Date: _____

Tax Map #: W0001033035, W000103304 Fee: \$300

Total area of affected site in acres: .94 acres

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

Zoning

Current Zoning: R-63

Existing Use: multifamily urban residential

Proposed Use

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

26 single-family attached dwelling units

Existing Use: commercial parking lot

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Madi Ford

Company: Audeo Partners, LLC

Mailing Address: 4938 Hampden Lane, #216

City: Bethesda State: MD Zip Code: 20814

Telephone: (240) 630-2559 Fax: ()

Email: madi@auodeopartners.com

Property Owner: Virginia Power and Electric Company

If Business Entity, name and title of authorized signee: Scott J. Beckett, Authorized Representative
Scott S. Beckett

(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: 170 Frederic Street

City: Richmond State: VA Zip Code: 23219

Telephone: (216) 780-0689 Fax: ()

Email: Scott.S.Beckett@dominionenergy.com

Property Owner Signature: Scott J. Beckett, Authorized Representative

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)



November 30, 2022

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: 219 South Stafford Ave and 2329 Parkwood Ave Request for Special Use Permit

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit application for the two parcels located at 219 S Stafford Ave (W0001033046) and 2329 Parkwood Ave (W0001033035). With this application the developer, Audeo Partners LLC, is petitioning City Council for a SUP to allow for development of 26 single-family attached dwellings on the properties. This application follows a preliminary meeting with you and your office on November 15, 2022.

Existing Site Conditions

The properties are two parcels currently owned by Dominion Energy located in the Fan District. 2329 Parkwood Ave is a 0.19-acre parcel at the southeast intersection of Parkwood and S Stafford Avenues. 219 S Stafford Ave is a 0.75-acre parcel separated by an alley just south of 2329 Parkwood Ave. Both parcels are currently zoned in the R-63 Multifamily Urban district and currently are used as surface parking lots for Dominion Energy.

A Dominion Energy facility is located across S Stafford Ave to the west. Other properties to the north and east are a mixture of multifamily and attached townhomes. To the south of 219 S Stafford is the Downtown Expressway.

Current Zoning

The properties are currently zoned R-63 Multifamily Urban. the intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The R-63 district permits single-family detached and attached, two-family, and multifamily dwellings. Limited commercial uses are also permitted on corner lots.

Under current zoning, a maximum of 40 multifamily dwelling units, 17 single-family attached dwellings, or 8 single-family detached dwellings would be permitted on the properties.

Proposal

Should this SUP be granted, the ordinance would authorize a subdivision of these two parcels into 26 fee simple lots will follow. Six parcels would be created at 2329 Parkwood Ave and 20 would be created at 219 S Stafford Ave. Of these 20 parcels at 219 S Stafford Ave, five would have frontage along the street, and the remainder would be interior parcels without street frontage.

A three-story attached dwelling would be constructed on each of the parcels with floor areas approximately between 2,100 and 2,400 SF. Each dwelling would also contain one parking space located in an enclosed garage. While the final designs have not been finalized, the dwellings will be constructed with quality materials in a manner that is complementary to the architecture of the existing neighborhood.

Single-family detached dwellings must be located on lots of not less than 3,000 square feet in area with a width of not less than 25 feet. Single-family attached dwellings must be located on lots of not less than 2,200 square feet in area. Lot width may not be less than 16 feet, except that the width of any lot at the end of a series of attached units may not be less than 19 feet. Multifamily dwellings must be located on lots of not less than 4,000 square feet in total area and not less than 1,000 square feet in area for each dwelling unit. Under current zoning, a maximum of 40 multifamily dwelling units would be permitted.

Master Plan for Future Land Use

The Richmond 300 Master Plan designates these parcels for Neighborhood Mixed-Use. These properties are located in 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. These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas.

Recommended primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. We believe that the proposal for single-family detached dwellings are consistent with Master Plan recommendations for the development of the properties.

Public Outreach

The proposed request for a special use permit was presented to Stephanie A. Lynch, Council Representative for the 5th District, on Friday, November 28, 2022. She was supportive of the overall design and density of the proposal but was generally concerned with recently completed new developments and their impact on parking in the neighborhood. In order to not add to the parking issues, she recommended providing as much off-street parking as feasible on the proposed development.

We also presented the proposal to the Your Neighbors Uptown Association at their meeting on November 29, 2022. The membership received the proposal enthusiastically and provided no negative feedback regarding the proposed development.

City Charter Conditions

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project 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 be 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.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enc: application form, existing survey, conceptual plans

cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Stephanie A. Lynch, 5th District Representative

SPECIAL USE PERMIT PLAN

AP GP GRAYLAND, LLC

FOR
PROPOSED

STAFFORD TOWNHOMES

LOCATION OF SITE
219 S STAFFORD AVE,
2329 PARKWOOD AVE
RICHMOND, VA 23220

SITE DATA:

- A. DEVELOPER: AP GP GRAYLAND, LLC
4938 HAMPDEN LANE, #216
BETHESDA, MD 20814
CONTACT: MADI FORD
EMAIL: MAD@AUDEOPARTNERS.COM
PHONE: (240) 630-2559
- B. ENGINEER: BOHLER ENGINEERING VA, LLC
9100 ARBORETUM PARKWAY SUITE 140
RICHMOND, VA 23236
CONTACT: RYAN YAUGER, PE
EMAIL: RYAUGER@BOHLERENG.COM
PHONE: (804) 893-8200
- C. PROPERTY ADDRESS: 219 SOUTH STAFFORD AVENUE &
2329 PARKWOOD AVENUE
RICHMOND, VA 23220
- H. PROPERTY AREA: 40,946 SQ. FT. (0.94 ACRES)
- D. ZONING: R-63
- E. PARCEL ID: W0001033035, 034
- F. EXISTING USE: MULTI-FAMILY RESIDENTIAL RESIDENTIAL (PARKING LOT)
- G. PROPOSED USE: SINGLE FAMILY ATTACHED
- I. BUILDINGS: 26 SINGLE FAMILY ATTACHED DWELLINGS
- J. PARKING:
REQUIRED: 1 SPACE PER DWELLING UNIT (26 SPACES)
PROPOSED: 29 SPACES (25 WITHIN UNITS, 2 WITHIN LOT, 2 GUEST SPACES)



LOCATION MAP
SCALE: N.T.S.

DEVELOPER
AP GP GRAYLAND, LLC
4938 HAMPDEN LANE, #216
BETHESDA, MD 20814

PREPARED BY



CONTACT: RYAN YAUGER, PE

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS & DEMOLITION PLAN	C-201
SITE PLAN	C-301
LANDSCAPE PLAN	C-401

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	03/09/23	CITY COMMENTS	AJH RTY



811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: VAB220058.00
DRAWN BY: PCM
CHECKED BY: RTY
DATE: 01/31/2023
CAD ID: SUPP

PROJECT:

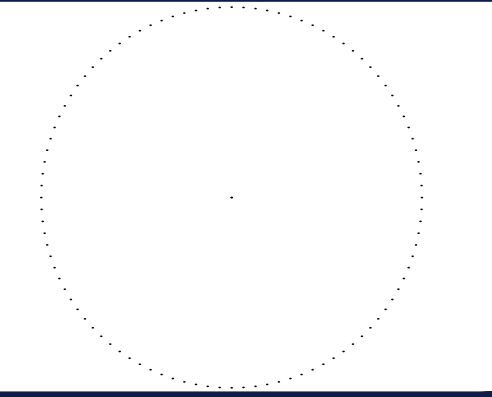
**SPECIAL USE
PERMIT PLAN**

FOR
AP GP
GRAYLAND, LLC
PROPOSED
TOWNHOMES
219 S STAFFORD AVE,
2329 PARKWOOD AVE
RICHMOND, VA 23220



9100 ARBORETUM PKWY, SUITE 140
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

VA@BohlerEng.com



SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:

C-101

REVISION 1 - 03/09/23

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORKS AS DEFINED BY THE DRAWINGS AND ALL APPLICABLE REGULATIONS AND CODES.

NOTES:

- 1. THE SUBJECT PARCEL IS THE LANDS OF VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN INSTRUMENT NUMBER 99-34910, 99-30813, 00-002888, 9890034668 AND DEED BOOK 4550 PAGE 489, ALL AMONG THE LANDS RECORDS OF THE CITY OF RICHMOND AND HAVING PIDS OF W0001033045 AND W0001033035 PER THE DEPARTMENT OF ASSESSMENTS.
2. AREA: TITLE PARCEL 9 = 8,118 SQUARE FEET OR 0.186 ACRES (R&M) TITLE PARCEL 12 = 32,826 SQUARE FEET OR 0.754 ACRES (R&M)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER PRIVATE UTILITY MARKOUT PERFORMED BY GPRS ON JULY 12, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JULY 15, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS
6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF RICHMOND, VIRGINIA INDEPENDENT CITY PANEL 36 OF 83", MAP NUMBER 510129036D, WITH A MAP REVISED DATE OF APRIL 2, 2009.
7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

TITLE NOTES:

- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHRR-394, WITH A COMMITMENT DATE OF MAY 16, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II.
11. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS, AND OTHER MATTERS, IF ANY, AND ANY AMENDMENTS THERETO, APPEARING OF RECORD IN INSTRUMENT RECORDED IN DEED BOOK 103-D, PAGE 102, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (PARCEL 12 - PARCELS 1 - PARCELS 5 AND 6)
NOTE: EXAMINER STATES THAT THE CLERK CANNOT LOCATE A COPY OF DEED BOOK 193-D, PAGE 102 CAN NOT BE LOCATED; MAY AFFECT, RECORD DOCUMENT NOT PROVIDED.
12. RESERVATION OF A VARIABLE WIDTH EASEMENT FOR UTILITIES IN DEED DATED DECEMBER 29, 1989, RECORDED AS INSTRUMENT NO. 99-34910 AND SHOWN ON ATTACHED PLAT. (PARCEL 12 - PARCEL 1), AFFECTS TITLE PARCEL 12, SHOWN.
13. PLAT MADE BY THE DEPARTMENT OF PUBLIC WORKS, RICHMOND, VIRGINIA, DATED OCTOBER 20, 1999, AND REVISED ON DECEMBER 27, 1999, ENTITLED "CITY OWNED PROPERTY PROPOSED TO BE DECLARED AS SURPLUS AND SOLD KNOWN AS LOT-2326 GRAYLAND AVENUE, NORTH OF THE DOWNTOWN EXPRESSWAY BETWEEN STAFFORD AVENUE AND ADDISON STREET (PARCEL W0001033045) (THE "PLAT"), RECORDED WITH THE DEED AS INSTRUMENT NO. 99-34910 SHOWS THE FOLLOWING:
A) FENCES DO NOT CONFORM TO PROPERTY LINES; SEE CURRENT SURVEY, LOCATION, AND RELATIONSHIP OF FENCES ARE SHOWN.
B) LIMITED ACCESS LINE; AFFECTS TITLE PARCEL 12, SHOWN.
C) 18' CITY ALLEY; BENEFITS TITLE PARCEL 12 AND TITLE PARCEL 9, 18' CITY ALLEY SHOWN.
14. SUBJECT PROPERTY ABUTS RTE. 88 (RAMP E. BOULEVARD), A LIMITED-ACCESS HIGHWAY. EXCEPTION IS TAKEN TO THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND FROM SAID HIGHWAY. (PARCEL 12), AFFECTS TITLE PARCEL 12, SHOWN AS EXCEPTION 13.

LEGAL DESCRIPTION

PARCEL 9 - 2329 PARKWOOD AVENUE: THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN CITY OF RICHMOND, VIRGINIA, KNOWN AND DESIGNATED AS "TITLE PARCEL 9", CONTAINING 0.186 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "ALTANSPS LAND TITLE SURVEY, GRAYLAND MULTIFAMILY UNIT, 219 SOUTH STAFFORD AVENUE, CITY OF RICHMOND, VIRGINIA", DATED JULY 15, 2022, MADE BY BOHLER, AND DULY RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN PLAT BOOK ____, PAGE ____.
BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY, A CORPORATION, BY DEED FROM FIRST AND MERCHANTS NATIONAL BANK OF RICHMOND, TRUSTEE UNDER THE WILL OF DAVID T. GRIFFITH, DECEASED, DATED AUGUST 6, 1946, RECORDED AUGUST 14, 1946, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 4550, PAGE 489.
PARCEL 12 - 219 S. STAFFORD AVENUE KNOWN AS TAX PARCEL W000-1033046 PER TAX RECORDS, CITY OF RICHMOND: THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN CITY OF RICHMOND, VIRGINIA, KNOWN AND DESIGNATED AS "TITLE PARCEL 12", CONTAINING 0.754 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "ALTANSPS LAND TITLE SURVEY, GRAYLAND MULTIFAMILY UNIT, 219 SOUTH STAFFORD AVENUE, CITY OF RICHMOND, VIRGINIA", DATED JULY 15, 2022, MADE BY BOHLER, AND DULY RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN PLAT BOOK ____, PAGE ____.
BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM DAVID A. GARRAGHY AND MARTHA C. TINGLE DATED NOVEMBER 9, 1999, RECORDED NOVEMBER 9, 1999 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 99-30813.
BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM RICHMOND METROPOLITAN AUTHORITY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, DATED DECEMBER 29, 1989, RECORDED DECEMBER 30, 1999 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 9890034668.
BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM DOROTHY L. LESTER DATED FEBRUARY 7, 2000, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 00-002888.
BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM THE CITY OF RICHMOND, VIRGINIA DATED DECEMBER 29, 1999, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 99-34910.



LEGEND

- - - 123 - - - EXISTING CONTOUR
x 123.45 EXISTING SPOT ELEVATION
x TC 123.45 EXIST. TOP OF CURB ELEVATION
x C 122.95 EXIST. GUTTER ELEVATION
[Symbol] HYDRANT
[Symbol] WATER VALVE
[Symbol] GAS VALVE
[Symbol] OVERHEAD WIRES
[Symbol] APPROX. LOC. UNDERGROUND GAS LINE PER PRIVATE UTILITY MARKOUT
[Symbol] APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
[Symbol] APPROX. LOC. UNDERGROUND TEL. LINE PER PRIVATE UTILITY MARKOUT
[Symbol] APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT
[Symbol] UTILITY POLE
[Symbol] TRANSFORMER
[Symbol] SANITARY MANHOLE
[Symbol] TELEPHONE MANHOLE
[Symbol] ELECTRIC MANHOLE
[Symbol] WATER METER
[Symbol] GAS METER
[Symbol] SIGN
[Symbol] BOLLARD
[Symbol] METAL GUARDRAIL
[Symbol] FENCE
[Symbol] L.S.A. LANDSCAPED AREA
[Symbol] CLEAN OUT
[Symbol] PAINTED ARROWS
[Symbol] TITLE REPORT EXCEPTION
[Symbol] DENOTES PARKING SPACE COUNT
[Symbol] BENCHMARK
[Symbol] UTILITY POLE/LIGHT POLE
[Symbol] STREET LIGHT
[Symbol] GUY WIRE
[Symbol] TREE LINE
[Symbol] TREE (SIZE NOTED)
[Symbol] PROP. CORNER TO BE SET
[Symbol] LIMITED ACCESS LINE PER INSTR. #99-34910 25

UTILITIES: THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA MISS UTILITY SYSTEM (1-800-562-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. TICKET NUMBER: B218901080-008

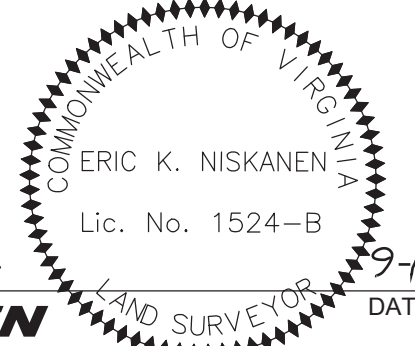
Table with 3 columns: UTILITY COMPANY, LOCATE STATUS, PHONE NUMBER. Lists companies like COMCAST, RICHMOND CITY - GAS, RICHMOND CITY - WATER, etc.

UTILITIES: THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA MISS UTILITY SYSTEM (1-800-562-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. TICKET NUMBER: B21890117-008

Table with 3 columns: UTILITY COMPANY, LOCATE STATUS, PHONE NUMBER. Lists companies like COMCAST, RICHMOND CITY - GAS, RICHMOND CITY - WATER, etc.

Table with 4 columns: No., DESCRIPTION OF REVISION, BY, DATE. Row 1: 1 REVISED PER NEW TITLE COMMITMENT & CORNERS SET CJB 09/16/22

TO AUDEO PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(B) & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 15, 2022.

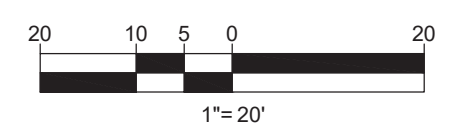


ERIC K. NISKANEN
VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

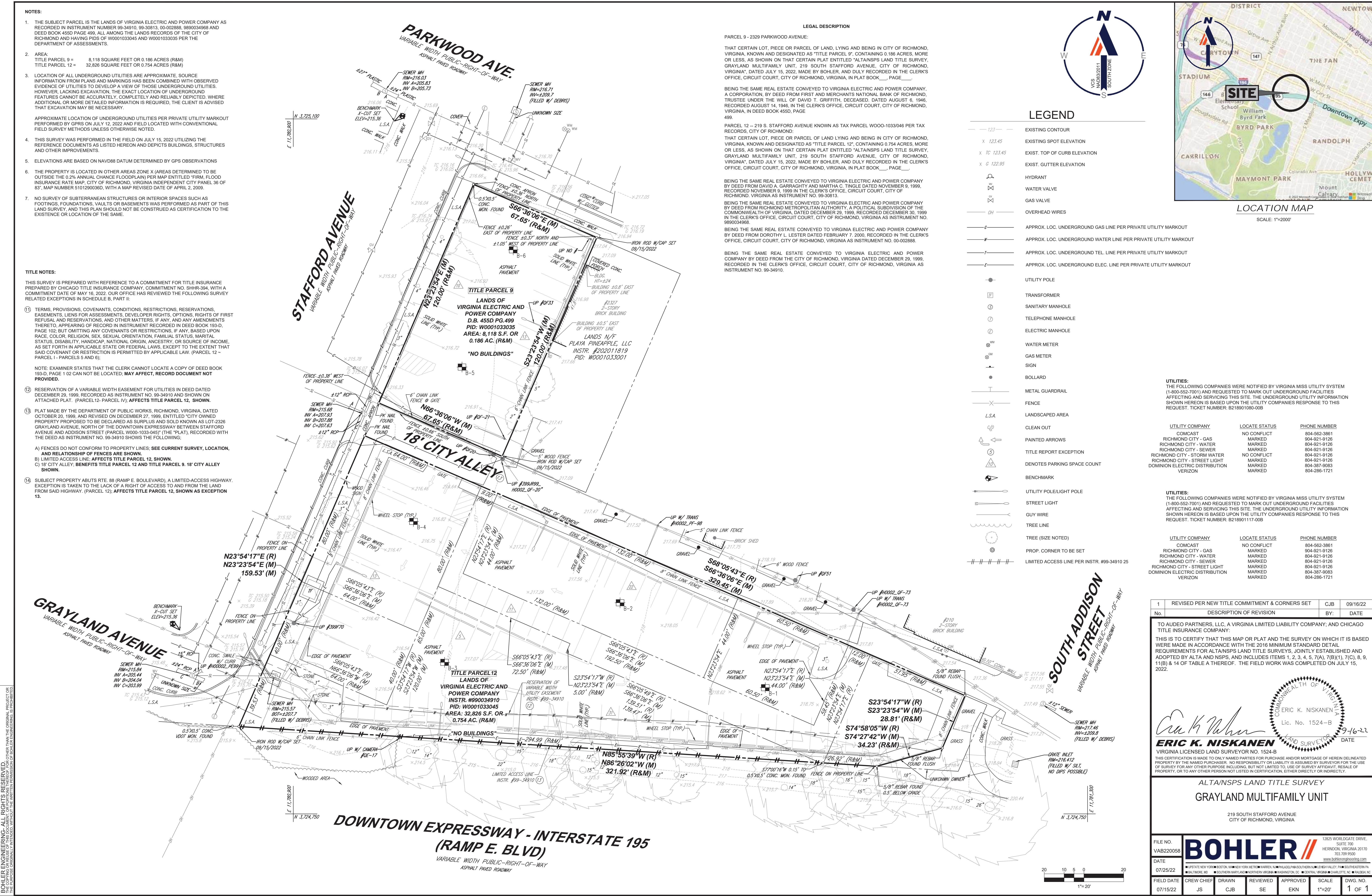
ALTANSPS LAND TITLE SURVEY
GRAYLAND MULTIFAMILY UNIT

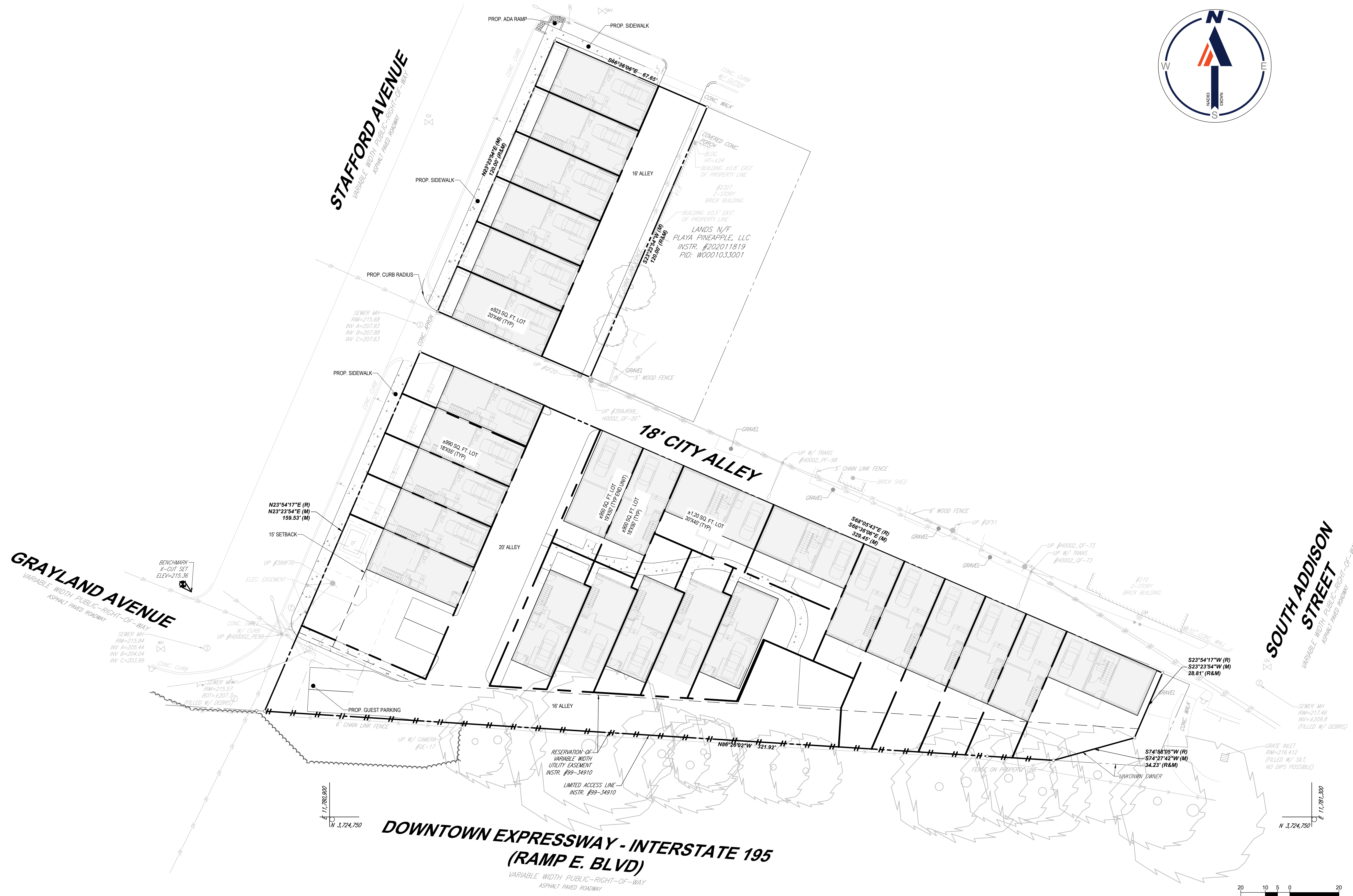
219 SOUTH STAFFORD AVENUE
CITY OF RICHMOND, VIRGINIA

BOHLER logo and contact information: 12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VIRGINIA 20150, 703.709.9500, www.bohlerengr.com



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NOTES:

- BUILDING DIMENSIONS AND LOT SIZES ARE APPROXIMATE. DIMENSIONS MAY VARY AT TIME OF BUILDING PERMIT AND SUBDIVISION SUBMISSION.



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 PROGRAM MANAGEMENT
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REV	DATE	COMMENT	CHECKED BY
1	03/09/23	CITY COMMENTS	AJH RTY

811

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PROJECT No.: VAB220058.00
 DRAWN BY: PCM
 CHECKED BY: RTY
 DATE: 01/31/2023
 CAD ID:

SPECIAL USE PERMIT PLAN

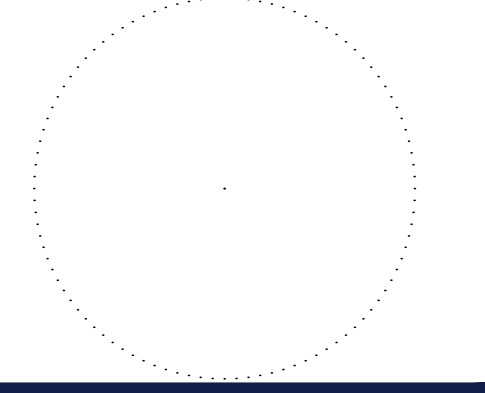
FOR

AP GP
GRAYLAND, LLC

PROPOSED TOWNHOMES
 219 S STAFFORD AVE.
 2329 PARKWOOD AVE
 RICHMOND, VA 23220

BOHLER

9100 ARBORETUM PKWY, SUITE 140
 RICHMOND, VIRGINIA 23236
 Phone: (804) 893-8200
 VA@BohlerEng.com



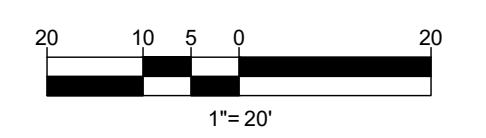
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 1 - 03/09/23



← PARKWOOD AVENUE →

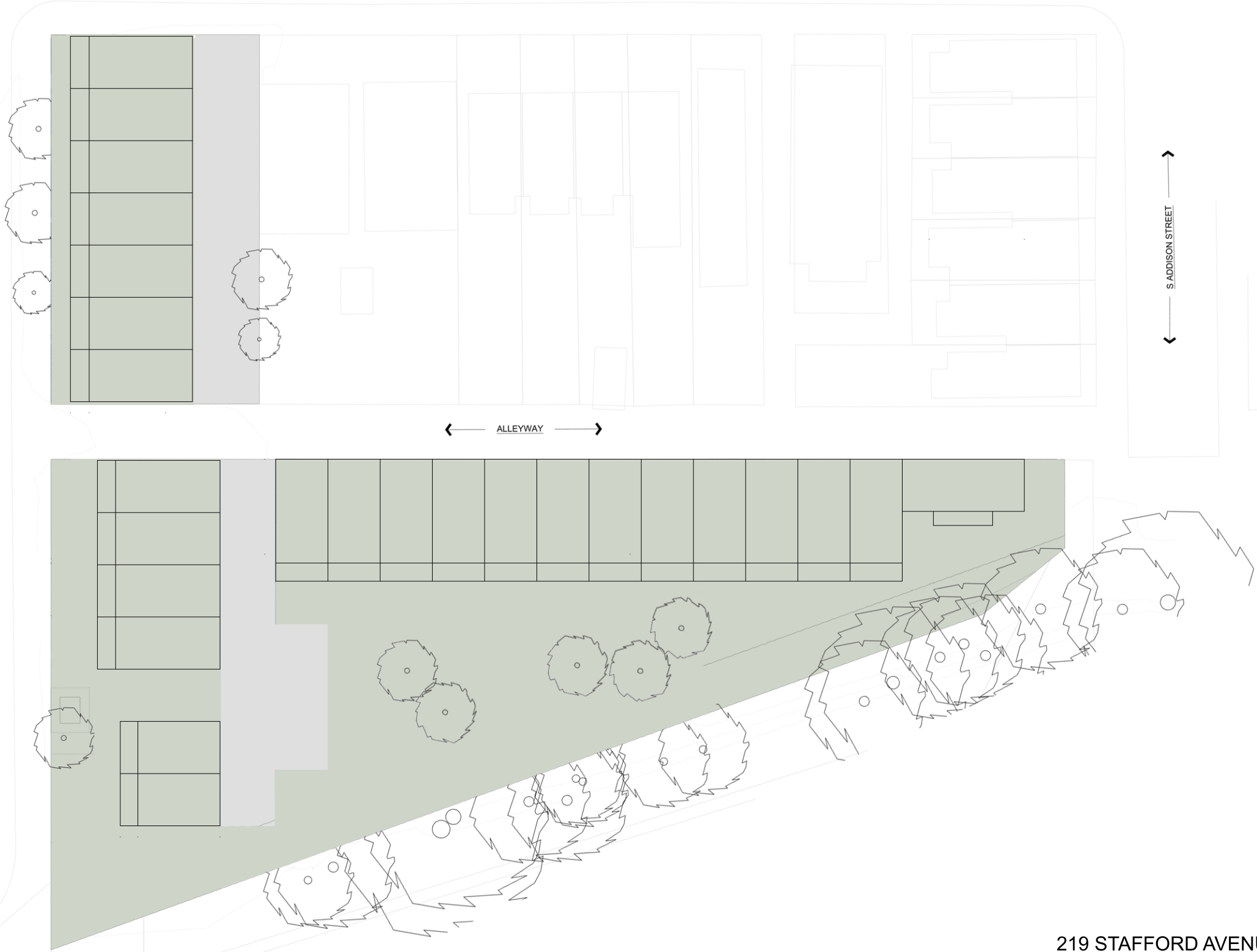
← S STAFFORD AVENUE →

← S ADDISON STREET →

← ALLEYWAY →

← GRAYLAND AVE

219 STAFFORD AVENUE | PLAN B
PREPARED BY MARKHAM PLANNING
MAY 12, 2023

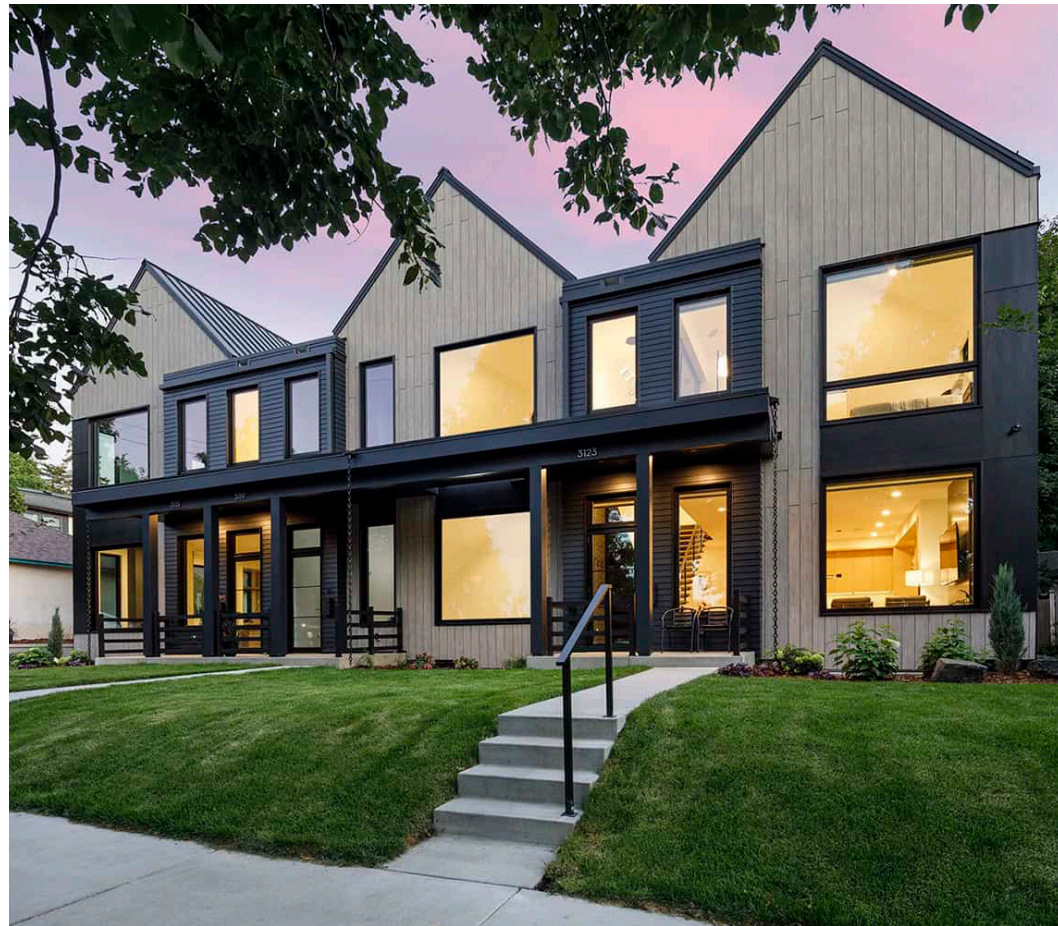




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