

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-230

To authorize the special use of the property known as 901 Norton Street for the purpose of three single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 901 Norton Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of three single-family attached dwellings and one single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-413.14, concerning lot area and width, 30-413.15, concerning yards, and 30-413.16, concerning lot coverage, 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: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 11 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 property known as 901 Norton Street and identified as Tax Parcel No. N000-0518/023 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Proposed Division of 901 Norton Street, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., dated March 28, 2023, and last revised May 22, 2023, 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 three single-family attached dwellings and one single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Plat Showing Proposed Division of 901 Norton Street, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., dated March 28, 2023, and last revised May 22, 2023, and the plans entitled “901 Norton St.,” prepared by River Mill Development, and dated March 20, 2023, 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 three single-family attached dwellings and one single-family detached dwelling, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

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

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

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of no fewer than three street trees and repairs to the curb and gutter along Catherine Street, 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.

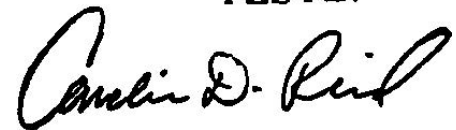
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

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:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil".

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0811

File ID: Admin-2023-0811

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: DCAO For Planning and Economic Development

Department:

Cost:

File Created: 06/28/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 901 Norton Street, for the purpose of three single-family attached and one single-family detached dwellings, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 07/24/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0811 - Application Documents,
Admin-2023-0811 - Ord 901 Norton

Enactment Number:

Contact:

Introduction Date:

Drafter: Matthew.Ebinger@richmondgov.com

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/28/2023	Matthew Ebinger	Approve	6/30/2023
1	2	6/28/2023	Kevin Vonck	Approve	7/5/2023
1	3	6/28/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	7/5/2023	Sharon Ebert	Approve	7/5/2023
1	5	7/5/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	7/5/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	7/5/2023	Jeff Gray - FYI	Notified - FYI	
1	8	7/7/2023	Lincoln Saunders	Approve	7/7/2023
1	9	7/19/2023	Mayor Stoney	Approve	7/11/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0811

Title

To authorize the special use of the property known as 901 Norton Street, for the purpose of three single-family attached and one single-family detached dwellings, upon certain terms and conditions.

Body

O & R Request

DATE: June 28, 2023

EDITION: 1

TO: The Honorable Members of City Council

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

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

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

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

RE: To authorize the special use of the property known as 901 Norton Street, for the purpose of three single-family attached and one single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 901 Norton Street, for the purpose of three single-family attached and one single-family detached dwellings, upon certain terms and conditions.

REASON: The proposed single-family detached and single-family attached dwellings are a permitted uses in the R-8 Urban Residential District. However, the proposed plans do not meet certain lot feature requirements of the zoning district. A Special Use Permit is therefore requested.

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 Carver neighborhood on southeast corner of Norton and Catherine Streets. The property contains 4,752 sq. ft. (.109 acre) of land. The property is currently improved with a 1,571 square foot single-family dwelling, circa 1910. This structure will be removed.

The current zoning for this property is R-8 Urban Residential District. All adjacent properties are located within the same R-8 Residential Zone. The area is primarily single family residential, with some multi-family residential and small, neighborhood commercial uses present in the vicinity. The proposed density is 37 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: July 24, 2023

CITY COUNCIL PUBLIC HEARING DATE: September 11, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
September 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: David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:



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: Kyle Johnston, Principal

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner Signature:

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

August 29th, 2022

Revised March 30th, 2023

Special Use Permit Request

901 Norton St, Richmond, Virginia

Map Reference Number: N000-0518/023

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

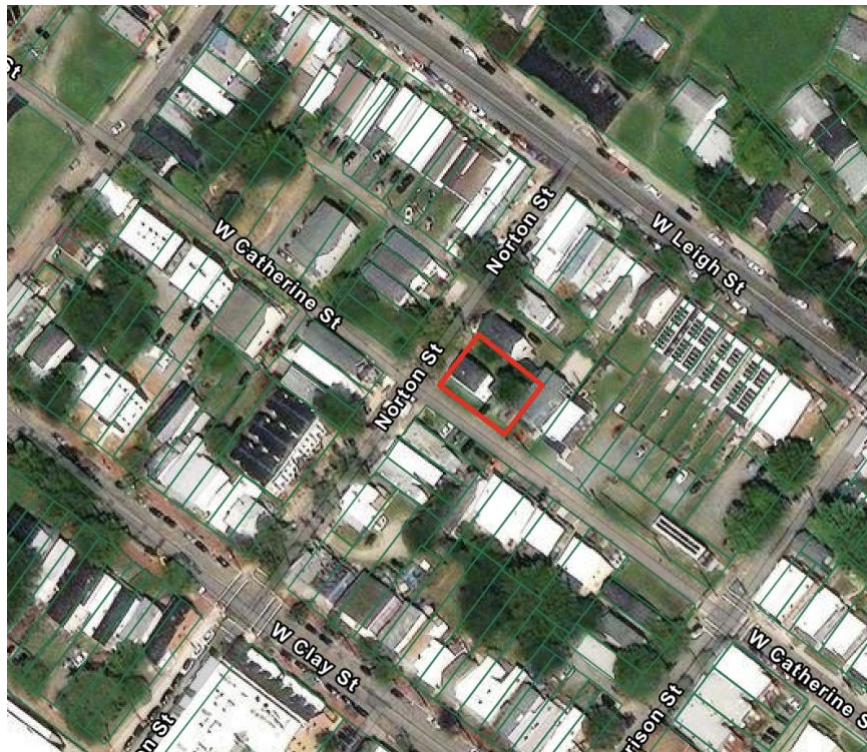
Introduction

The property owner is requesting a special use permit (the "SUP") for the property known as 901 Norton Street (the "Property"). The SUP would authorize the construction of three single-family attached dwellings and one single-family detached dwelling, on the Property. While the single-family attached and detached uses are permitted by the underlying R-8 Urban Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northeast corner of Norton and Catherine Streets and is referenced by the City Assessor as tax parcel N000-0518/023. The parcel is roughly 59' wide by 80' in depth and contains approximately 4,752 square feet of lot area. The Property is currently improved with a single-family detached dwelling fronting onto Norton Street and a CMU block accessory structure fronting onto Catherine Street.



The properties in the immediate vicinity are developed with a range of primarily residential uses and building forms. Single-family attached and detached dwellings make up the majority of developed lots in the neighborhood and those in the immediate vicinity front onto both Norton and Catherine Streets. Two-family dwellings can also be found in the area along with a multifamily condominium development located within the block along Norton Street.

EXISTING ZONING

The Property is zoned R-8 Urban Residential District which permits the proposed single-family attached use. The surrounding properties to the north, west, and south are also zoned R-8. Properties further to the north, across W Leigh Street, are zoned R-7 Single- And- Two Family Urban Residential District. Properties south across Clay Street are zoned R-63 Multifamily Urban Residential District.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (the "Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described as "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." The Master Plan also recommends a development style that "feature a variety of building types that are close to one another and create a unified street wall. (p.56)"

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards."
- Page 100 (High Quality Places Chapter), Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of three single-family attached dwellings fronting Norton Street and one single-family detached dwelling fronting Catherine Street on the Property.

PURPOSE OF REQUEST

The existing parcel would be divided into four separate parcels, three of which would front onto Norton Street and one fronting onto Catherine Street. The R-8 district permits the single-family attached and detached uses; however, the proposal does not meet lot area, width, and coverage requirement. Furthermore, at the request of the Carver Area Civic Improvement League, parking would not be provided in order to prevent cars encroaching onto Catherine Street. Therefore, a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure a high-quality development on the Property. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. At the same time, it would remain respectful to the existing development pattern in the vicinity thereby remaining consistent with the character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The applicant is proposing to remove the existing structures on the parcel and construct three single-family attached dwellings and one single-family detached dwelling on the Property.

Each of the dwellings would be three stories in height with a setback third floor and have been designed to reflect the traditional townhome form found in the city. When complete, each dwelling would include approximately 1,904 square feet of finished floor area and consist of three bedrooms and two and a half bathrooms. The proposed floor plans are modern and efficient, designed to meet the needs of families in today's market. The first floor would include an open dining room, living room, and kitchen area. The second floor would include two bedrooms and a bathroom while the third floor would have a primary bedroom with ensuite bathroom along with an open loft space leading out to the balcony.

The new dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch and third floor balcony would engage the street and provide usable outdoor living space. The setback third floor would allow for dwellings which would appear as two-story dwellings from the street and are designed to be compatible with nearby dwellings and consistent with the historical homes found in the neighborhood. At the recommendation of the Carver Area Civic Improvement League prior to application, off-street parking has not been provided in order to prevent the congestion of Catherine Street.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods.

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

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

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

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

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

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed three single-family attached and one single-family detached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, residential development. The request offers compatibility with the City's Master Plan in terms of use and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



LOT SUMMARY	
LOT 1	1,157 SQ. FT.
LOT 2	964 SQ. FT.
LOT 3	1,247 SQ. FT.
LOT 4	1,384 SQ. FT.

CURRENT OWNER(S): CANVAS DEVELOPEMENT, LLC
INST#220009814
PARCEL ID N0000518023
ZONED R-8

(CONCEPTUAL PLAN)
**PLAT SHOWING PROPOSED
DIVISION OF 901 NORTON STREET,
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 20'

JOHNATHAN COOK
INST 150008640
PARCEL ID. N0000518025
ZONED R-8

2 STORY
FRAME
1218

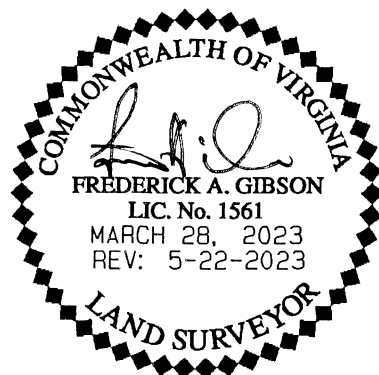
JYOTHI MANDYA SATISHBAUBU
REVOCABLE LIVING TRUST
INST 190010029
PARCEL ID. N0000518028
ZONED R-8

**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
PROFESSIONAL LAND SURVEYORS
2361 JUDESS FERRY ROAD
POWHATAN, VIRGINIA 3139 PHONE 804 378-4485

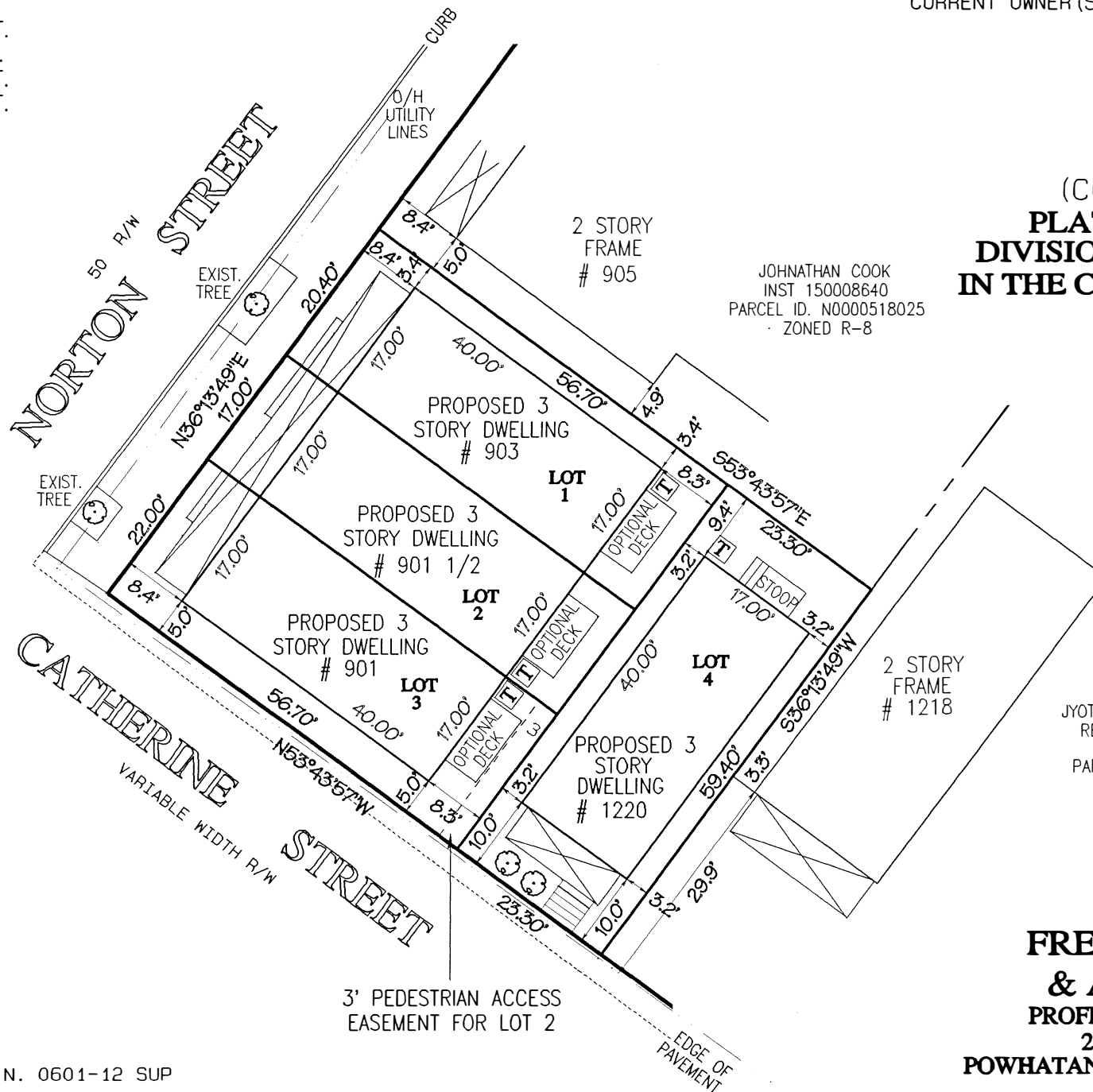
LEGEND
T TRASH CAN
= PROPOSED SHRUBS

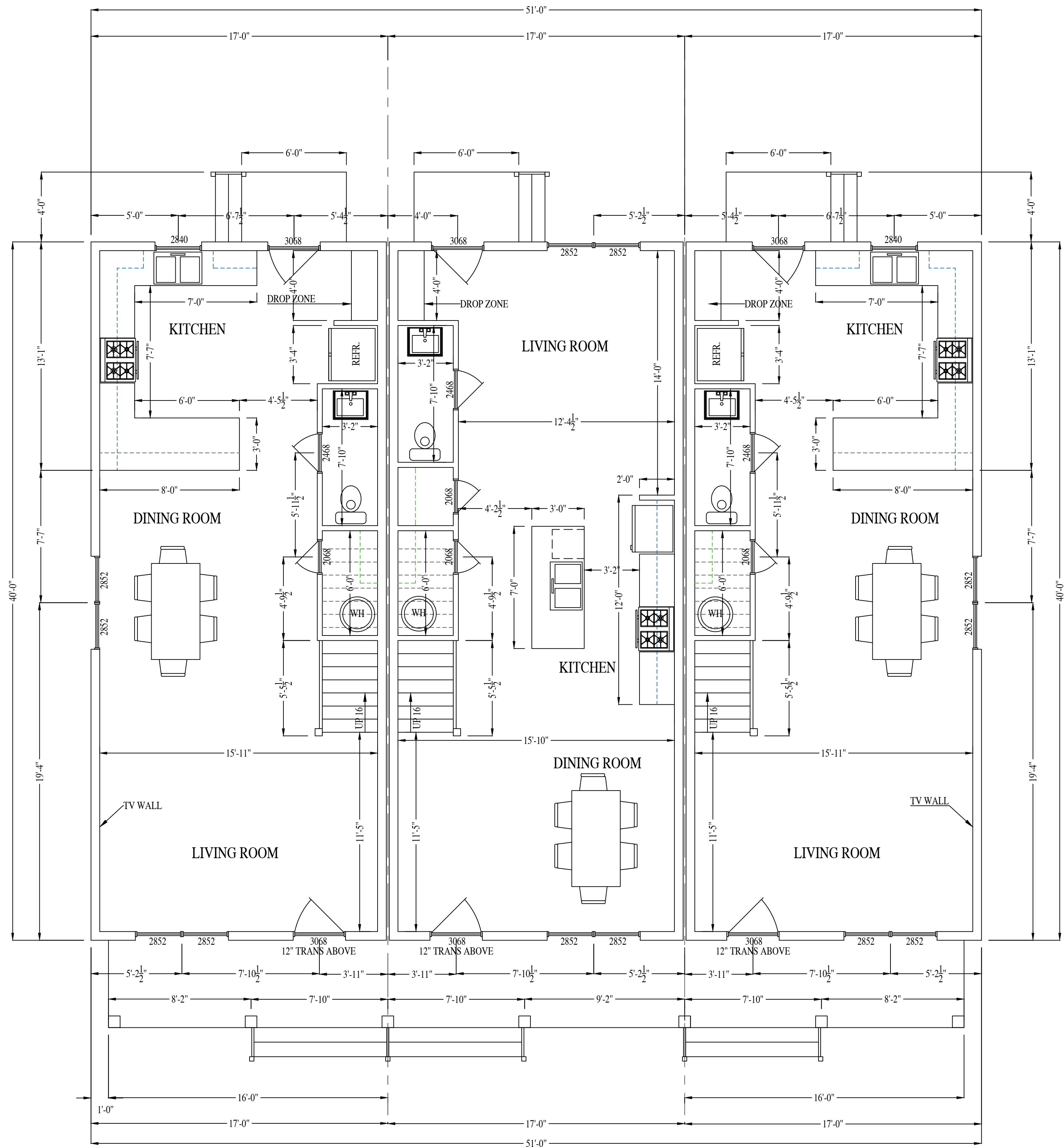
*CURB & GUTTER AND
A MINIMUM OF 3
STREET TREES TO BE
INSTALLED ALONG
CATHERINE STREET
PROPERTY LINE

REV: 5-22-2023 PER
DPW COMMENTS



J.N. 0601-12 SUP





FIRST FLOOR PLAN
(3-UNIT FACING NORTON ST.)

BUILDING INFORMATION

1ST FL. HEATED S.F.	680
2ND FL. HEATED S.F.	680
3RD FL. HEATED S.F.	544

901 NORTON ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

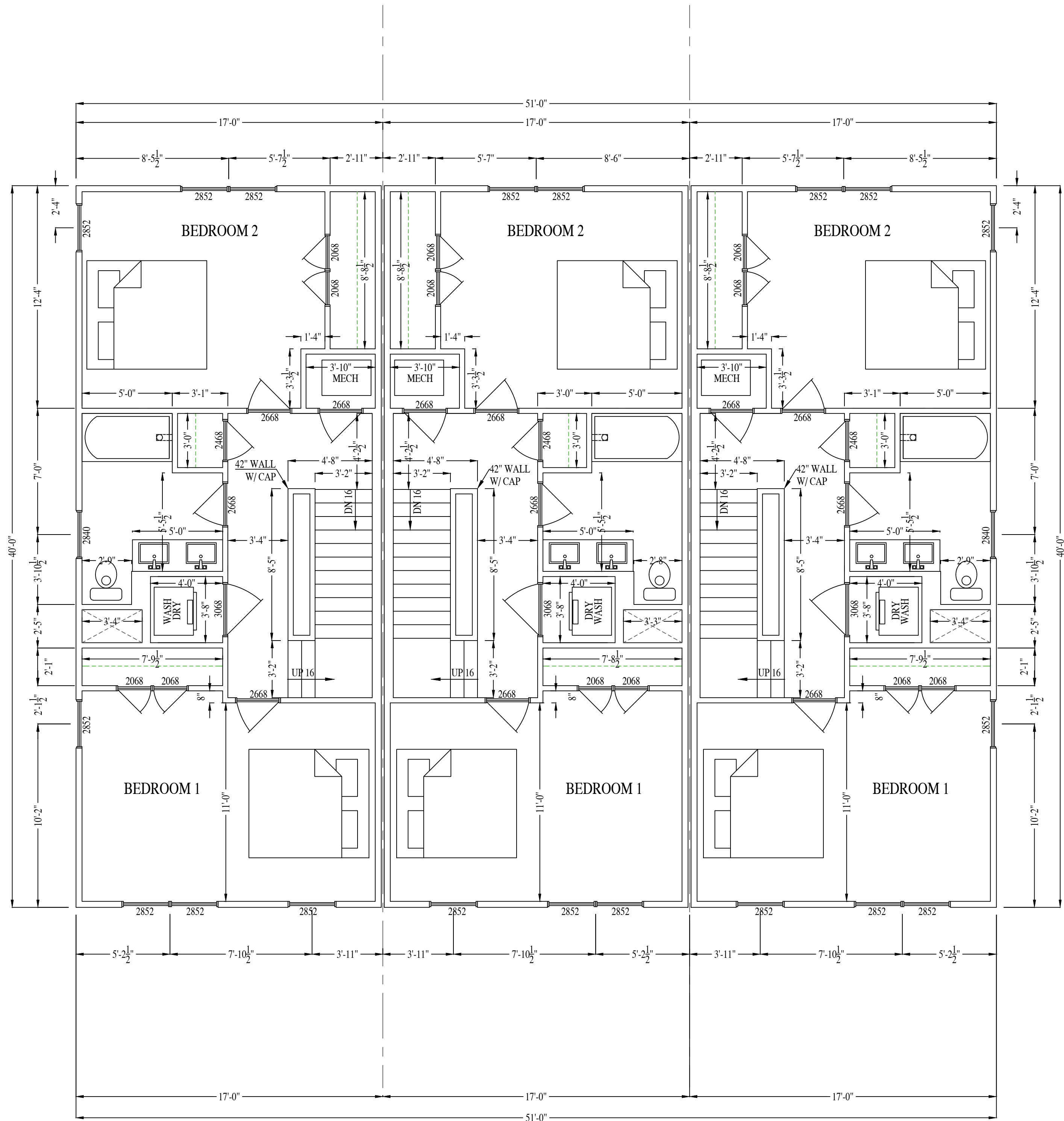
DATE	START

SCALE:
1/4" = 1'-0"

DATE:
3-20-2023

SHEET:
A1.1





SECOND FLOOR PLAN

BUILDING INFORMATION

1ST FL. HEATED S.F.	680
2ND FL. HEATED S.F.	680
3RD FL. HEATED S.F.	544

901 NORTON ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

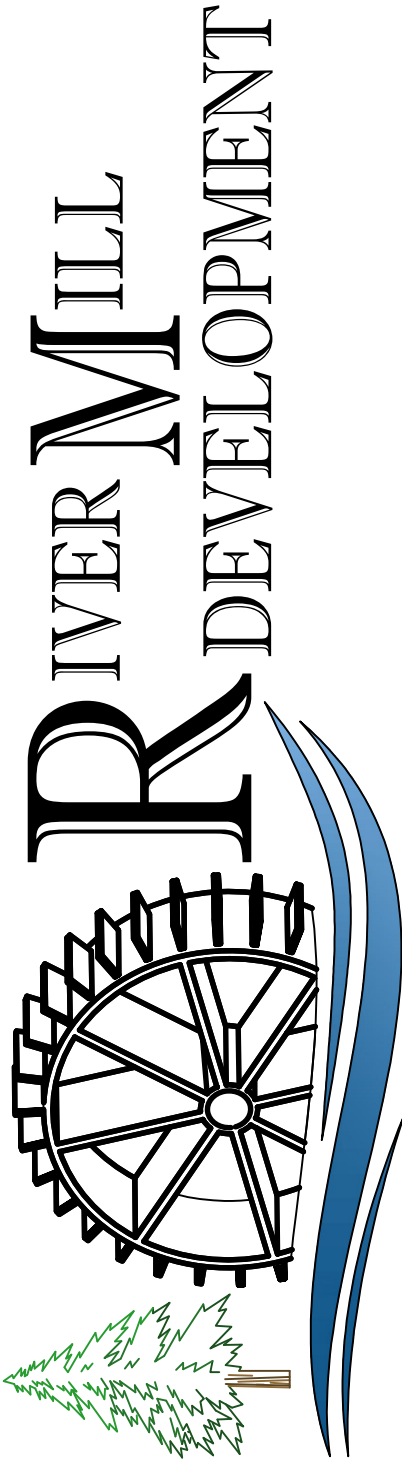
REVISION NOTES

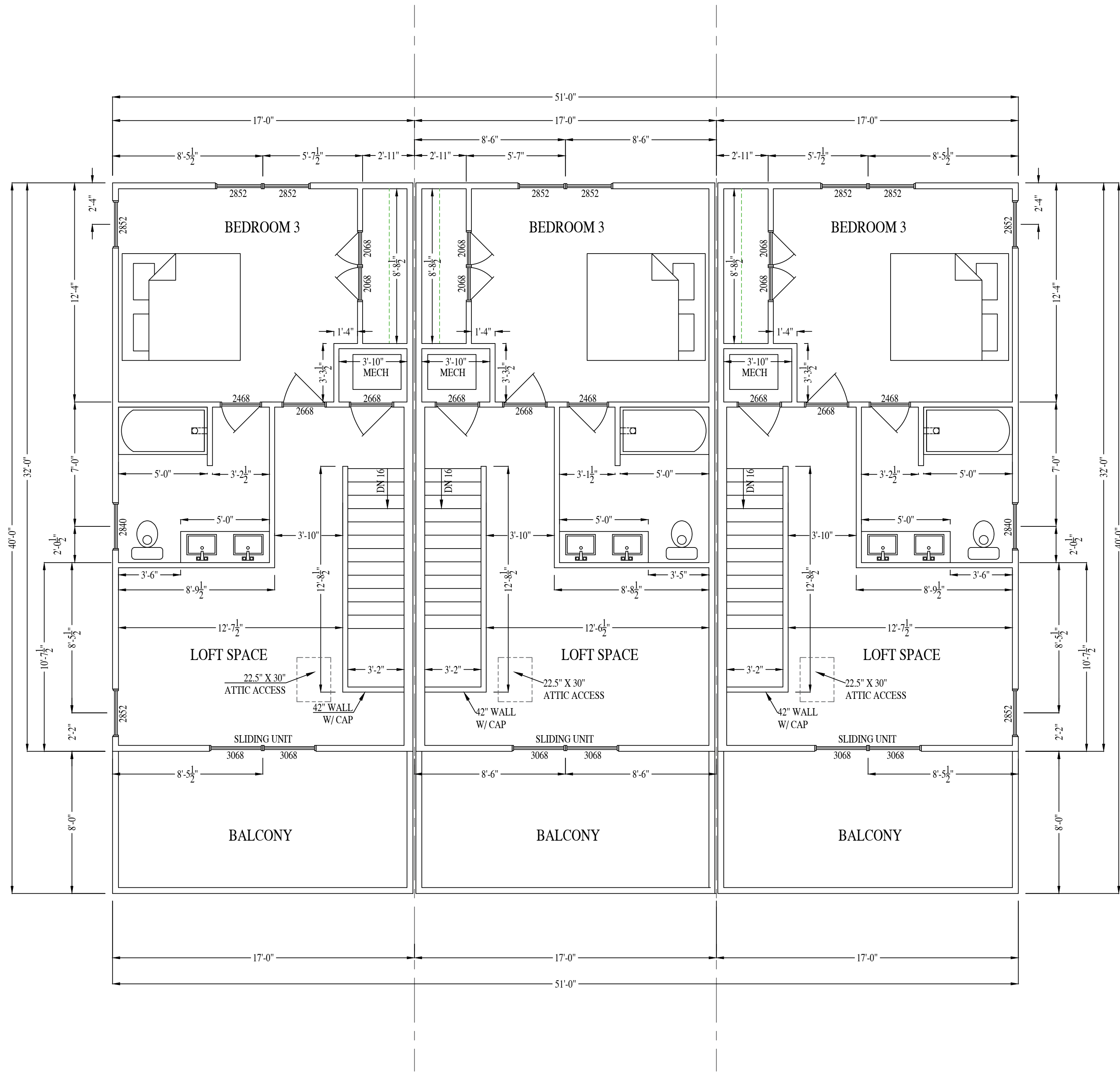
DATE	START

SCALE:
1/4" = 1'-0"

DATE:
3-20-2023

SHEET:
A1.2





THIRD FLOOR PLAN

BUILDING INFORMATION

1ST FL. HEATED S.F.	680
2ND FL. HEATED S.F.	680
3RD FL. HEATED S.F.	544

901 NORTON ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

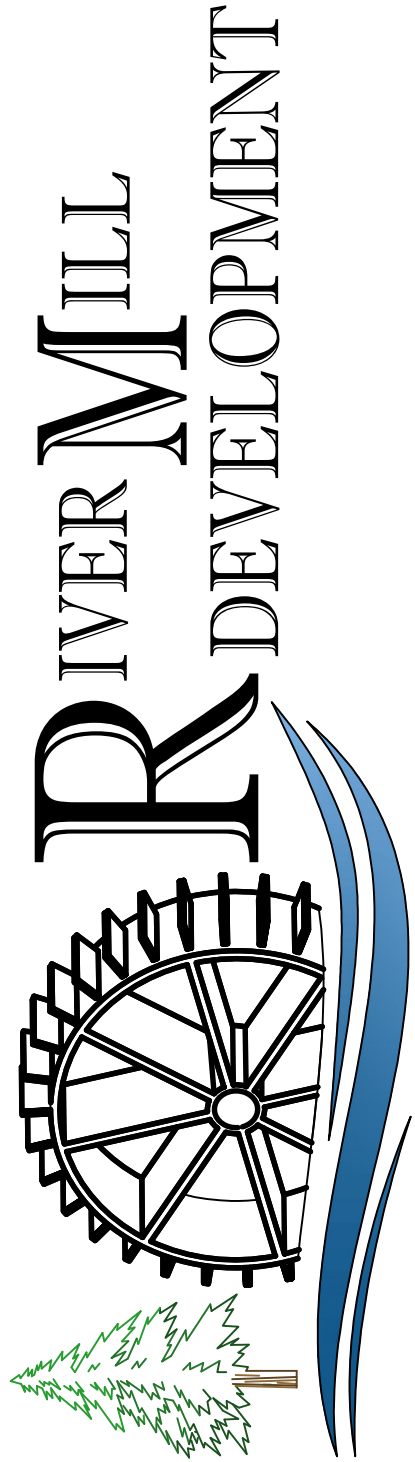
REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
3-20-2023

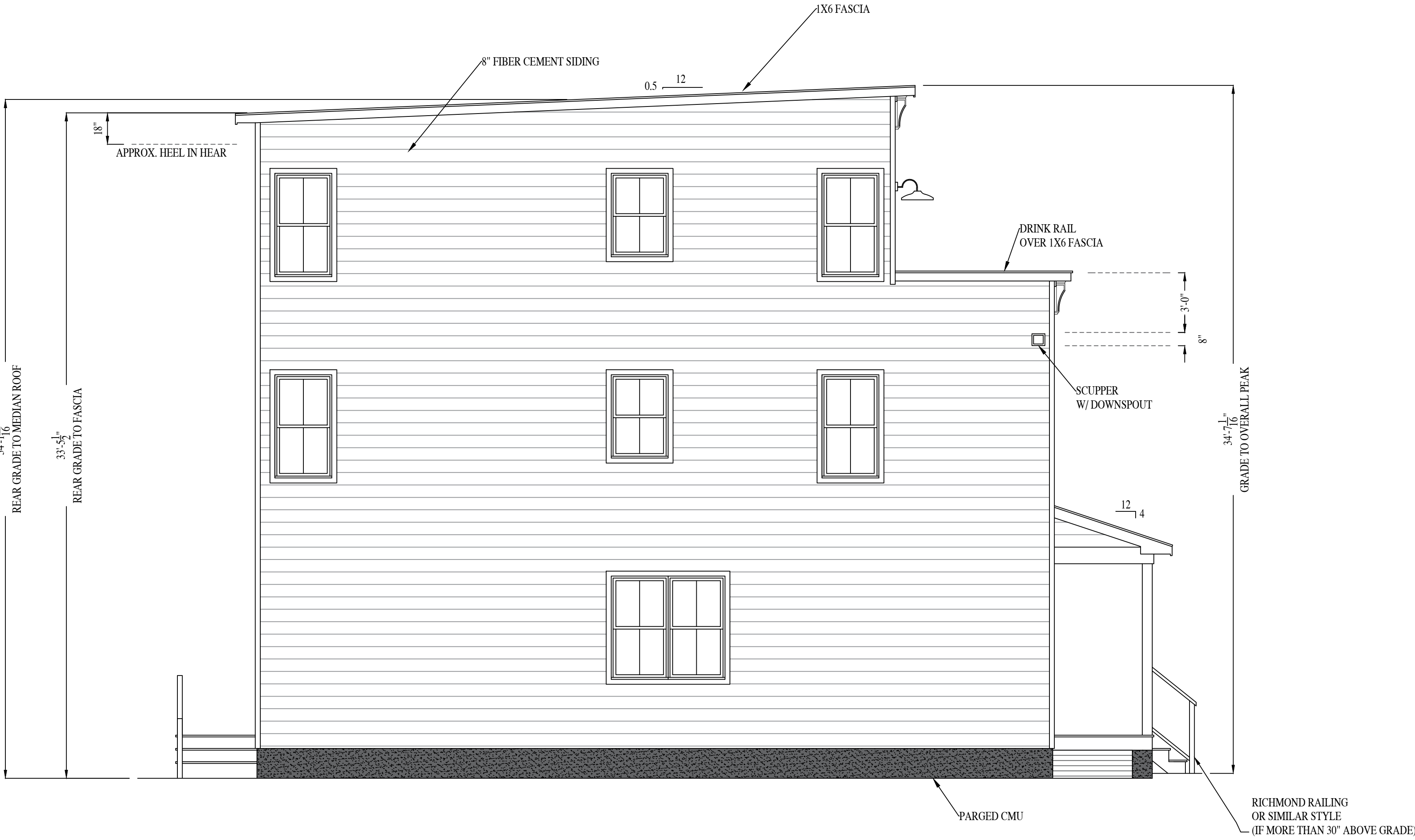
SHEET:
A1.3





FRONT ELEVATION
(FACING NORTON ST.)

LEFT ELEVATION



901 NORTON ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

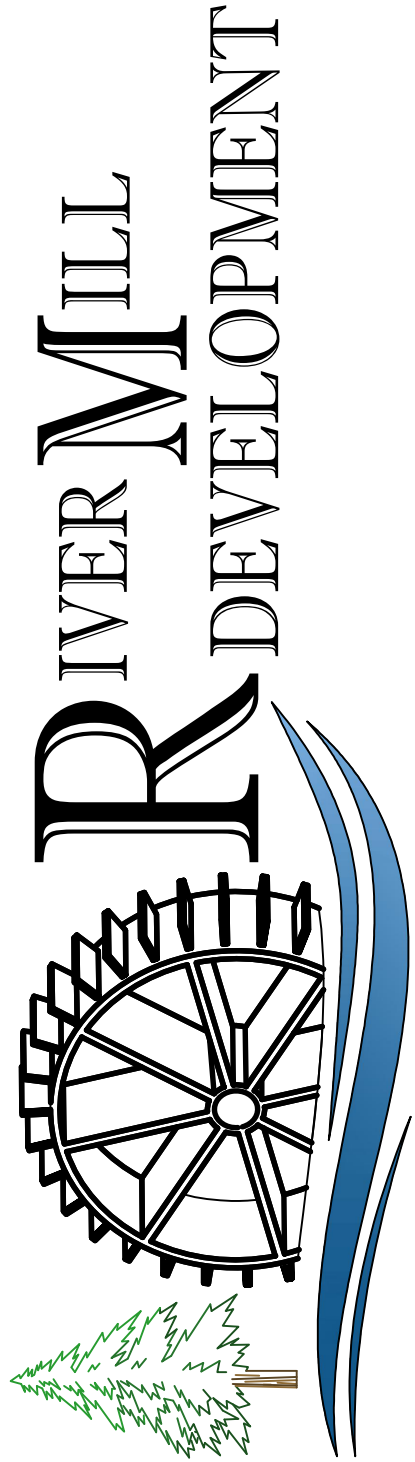
REVISION NOTES

DATE	START

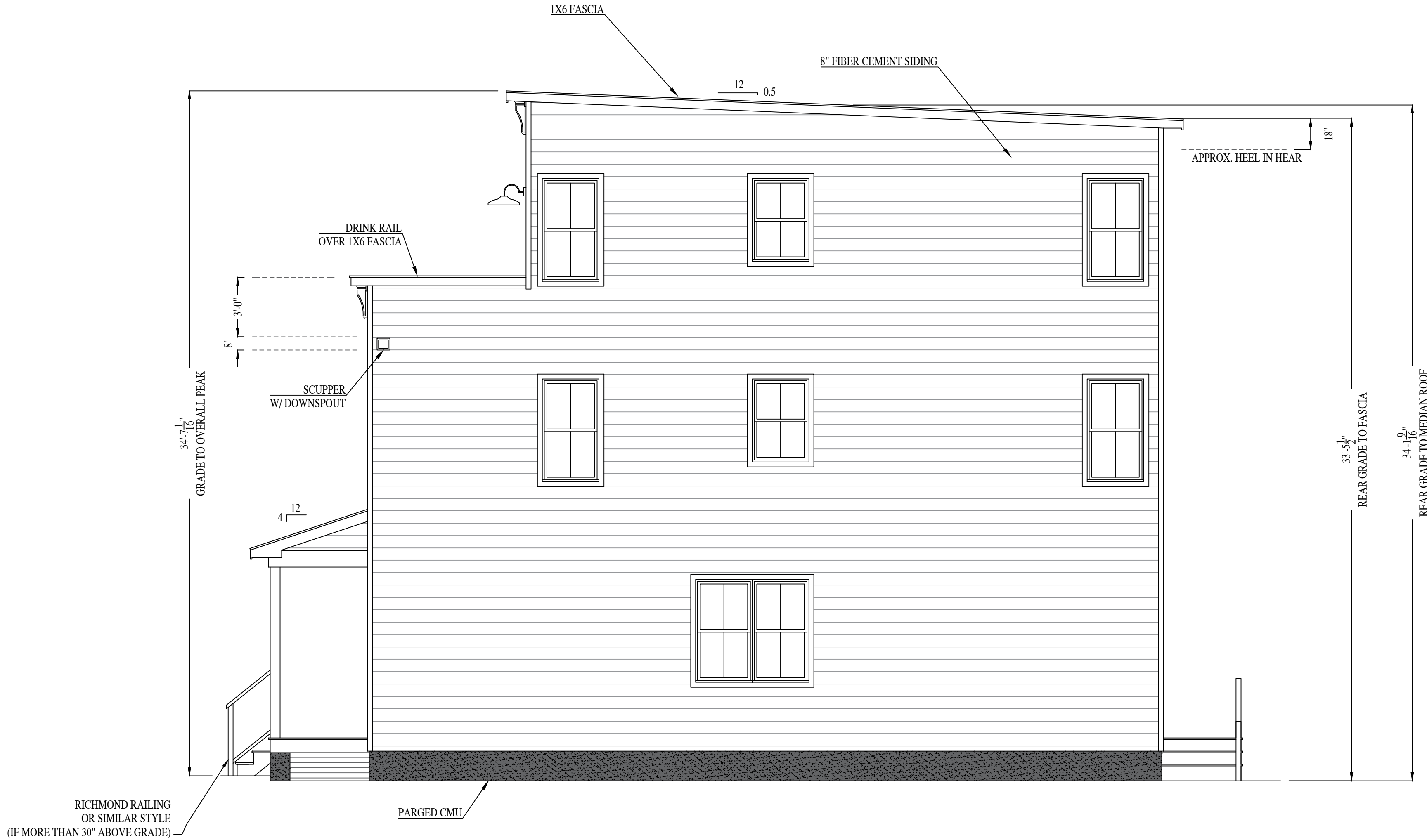
SCALE:
1/4" = 1'-0"

DATE:
3-20-2023

SHEET:
A2.1



REAR ELEVATION



RIGHT ELEVATION
(FACING CATHERINE ST.)

901 NORTON ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

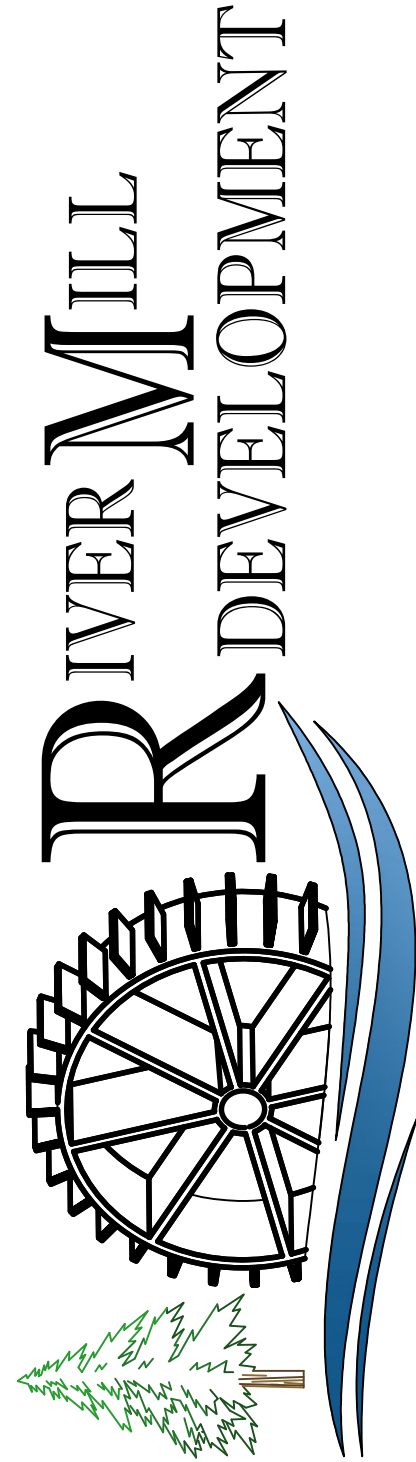
REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
3-20-2023

SHEET:
A2.2





901 NORTON ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

[illegible]

SCALE:

$$1/4'' = 1'-0''$$

DATE:

3-20-2023

SHEET:

A4.1

