

INTRODUCED: September 25, 2023

AN ORDINANCE No. 2023-282

To amend Ord. No. 2006-194-200, adopted Jul. 24, 2006, and last amended by Ord. No. 2013-197-186, adopted Oct. 14, 2013, which authorized the special use of the property known as 900 West Franklin Street for the purpose of the expansion of a nonconforming retail bookstore, additional signage, and an increase in the radius within which required parking must be provided, to authorize uses permitted in the B-5 Central Business District and to waive parking requirements for those uses, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 13 2023 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2006-194-200, adopted July 24, 2006, and last amended by Ordinance No. 2013-197-186, adopted October 14, 2013, be and is hereby amended and reordained as follows:

§ 1. That the property known as 900 West Franklin Street and identified as Tax Parcel No. W000-0468/020 in the [~~2013~~] 2023 records of the City Assessor, being more particularly shown on a site plan designated as sheet 1 of the plans entitled “Modifications to: The Virginia

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 13 2023 REJECTED: _____ STRICKEN: _____

Book Company, The Chesterfield Building, 900 West Franklin Street, Richmond, Virginia 23003”, prepared by Wallace F. Mills, Architect, dated June 16, 2003 and last revised May 15, 2006, a copy of which is attached to and made a part of Ordinance No. 2006-194-200, adopted July 24, 2006, is hereby permitted to be used for the purpose of ~~[a retail bookstore, substantially as shown on sheet 2 of the plans entitled “Modifications to: The Virginia Book Company, The Chesterfield Building, 900 West Franklin Street, Richmond, Virginia, 23003”, prepared by Wallace F. Mills, Architect, dated June 16, 2003 and last revised May 15, 2006, a copy of which is attached to and made a part of Ordinance No. 2006-194-200, adopted July 24, 2006]~~ principal and accessory uses in the B-5 Central Business District on the first floor and basement level of the existing building.

§ 2. That the adoption of this amendatory ordinance shall constitute the granting of a special use permit for the property, which shall be transferable from the owner of the property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the ~~[Commissioner of Buildings]~~ Zoning Administrator is hereby authorized to issue to the owner of the property a ~~[building permit]~~ certificate of zoning compliance substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the property shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the property, except as otherwise provided in this ordinance.

(b) An application for a ~~[building permit]~~ certificate of zoning compliance shall be made within ~~[twelve (12) months]~~ 730 calendar days from the effective date of this amendatory

ordinance. Should application for the certificate of zoning compliance not be made within ~~[twelve (12) months]~~ 730 calendar days after the effective date of this amendatory ordinance, the privileges granted by this amendatory ordinance shall terminate and the special use permit shall become null and void.

(c) 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 subject property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of Public Utilities ~~[prior to the issuance of building permits]~~.

(e) 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 adjacent property or public streets and the use thereof.

(f) 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.

(g) Any encroachments either proposed on the attached 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 ~~[(2004)]~~ (2020), as amended.

(h) The commercial use of the first floor and basement level ~~[shall be as an office and a restaurant, with accessory restaurant storage in the basement, substantially as]~~ depicted on the plans entitled “The Chesterfield, 900 West Franklin Street, Richmond, Virginia”, prepared by

Robert E. Wayne, Architect, and dated August 19, 1975, a copy of which is attached to and made part of Ordinance No. 2006-194-200, adopted July 24, 2006~~].—The commercial use of the basement shall be as a retail bookstore, substantially as depicted on the plans attached to Ordinance No. 2006-194-200, adopted July 24, 2006]~~, shall be for principal and accessory uses permitted in the B-5 Central Business District.

(i) ~~[Ten (10) parking spaces shall be provided for the restaurant use in accordance with section 114-710.4 of the Code of the City of Richmond (2004), as amended, except that the ten (10) parking spaces shall be located within an eight hundred foot (800') radius from the front door of the building on the subject property]~~ Off-street parking shall not be required for the uses on the first floor and basement level.

(j) Signage shall be permitted pursuant to the following conditions:

(i) The aggregate area of all signs located on the property shall not exceed seventy-four (74) square feet.

(ii) No individual sign shall exceed eighteen (18) square feet in area.

(iii) No projecting sign shall exceed seven (7) square feet in area or be located within twenty-five (25) feet of another projecting sign on the same building wall. No such sign shall project greater than five (5) feet from the face of the building or extend above the height of the wall to which it is attached.

(iv) One (1) building mounted sign shall be permitted on the southern wall of the building, and one (1) building mounted sign shall be permitted on the western wall of the building. Each building-mounted sign shall be limited to no more sixteen (16) square feet and may be internally lit, substantially as shown on the drawing labeled “Well Sign Construction” attached to the Applicant’s Report entitled “Special Use Permit-Text

Amendment, 900 West Franklin Street, Richmond, Virginia,” prepared by Jeffrey P. Geiger dated March 21, 2013, and last revised July 12, 2013, a copy of which Applicant’s Report is attached to [~~this ordinance~~] Ordinance No. 2013-197-186, adopted October 14, 2013.

(v) One (1) freestanding sign not exceeding eighteen (18) square feet in area shall be permitted.

(k) In all other respects, the use of the property shall be in accordance with the applicable underlying zoning regulations.

§ 4. That the privileges granted by this [~~ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City’s right to pursue any other remedy at law or in equity against the property owner~~] amendatory 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 law, or any other applicable laws or regulations. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [~~114-1080~~] 30-1080 of the Code of the City of Richmond

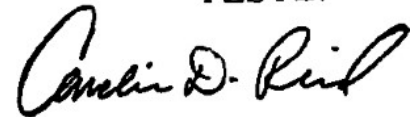
[(2004)] (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

§ 5. That when the privileges granted by this amendatory ordinance terminate and the special use permit granted hereby becomes null and void [~~or when use of the premises is abandoned for a period of twenty four (24) consecutive months~~], whether as a result of the owner of the property 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. This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0366

File ID: Admin-2023-0366

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 05/17/2023

Subject:

Final Action:

Title: To amend Ord. No. 2006-194-200, adopted Jul. 24, 2006, last amended by Ord. No. 2013-197-186, adopted October 14, 2013, which authorized the special use of the property known as 900 West Franklin Street for the purpose of the expansion of a nonconforming retail bookstore, to authorize additional signage and an increase in the radius within which required parking must be provided, to now authorize uses permitted in the B-5 Central Business District and to waive parking requirements for those uses, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 09/11/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0366_Supporting Documents,
Admin-2023-0366 - Draft Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	8/11/2023	Matthew Ebinger	Approve	8/15/2023
2	2	8/11/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	8/15/2023	Kevin Vonck	Approve	8/18/2023
2	4	8/15/2023	Alecia Blackwell - FYI	Notified - FYI	
2	5	8/15/2023	Sharon Ebert	Approve	8/22/2023
2	6	8/15/2023	Caitlin Sedano - FYI	Notified - FYI	
2	7	8/15/2023	Jeff Gray - FYI	Notified - FYI	
2	8	8/25/2023	Lincoln Saunders	Approve	8/17/2023
2	9	9/7/2023	Mayor Stoney	Approve	8/29/2023

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-2023-0366

Title

To amend Ord. No. 2006-194-200, adopted Jul. 24, 2006, last amended by Ord. No. 2013-197-186, adopted October 14, 2013, which authorized the special use of the property known as 900 West Franklin Street for the purpose of the expansion of a nonconforming retail bookstore, to authorize additional signage and an increase in the radius within which required parking must be provided, to now authorize uses permitted in the B-5 Central Business District and to waive parking requirements for those uses, upon certain terms and conditions.

Body

O & R Request

DATE: August 11, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: 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 amend Ord. No. 2006-194-200, adopted Jul. 24, 2006, last amended by Ord. No. 2013-197-186, adopted October 14, 2013, which authorized the special use of the property known as 900 West Franklin Street for the purpose of the expansion of a nonconforming retail bookstore, to authorize additional signage and an increase in the radius within which required parking must be provided, to now authorize uses permitted in the B-5 Central Business District and to waive parking requirements for those uses, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend Ord. No. 2006-194-200, adopted Jul. 24, 2006, last amended by Ord. No. 2013-197-186, adopted October 14, 2013, which authorized the special use of the property known as 900 West Franklin Street for the purpose of the expansion of a nonconforming retail bookstore, to authorize additional signage and an increase in the radius within which required parking must be provided, to now authorize uses permitted in the B-5 Central Business District and to waive parking requirements for those uses, upon certain terms and conditions.

REASON: The subject property is zoned R-73 Multifamily Residential District which allows for single-family, multifamily, and office uses. General commercial uses are not permitted. The proposed

requested amendment will authorize those uses permitted in the B-5 Central Business District to be permitted uses on the first floor and basement level of the building and will remove the parking requirement for those uses.

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 .281 acre subject property, known as 900 West Franklin Street, is located on the western corner of W. Franklin Street and Shafer Street in an area surrounded by commercial, institutional, and mixed use buildings.

The Richmond 300 designates the property for Institutional land use. These areas call for public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions. The plan states that residential uses may be permitted in certain sections of the areas designated as institutional and lists multi-family as a secondary use in these areas

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: None

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 11, 2023

CITY COUNCIL PUBLIC HEARING DATE: October 10, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. 2013-197-186

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Ordinance Draft

STAFF: David Watson, Senior Planner, Land Use Administration 804-626-1036

..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: 900 W Franklin Street Date: March 1, 2023
 Tax Map #: W0000468020 Fee: \$1,800
 Total area of affected site in acres: 0.281

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

Zoning

Current Zoning: R-73

Existing Use: Mixed-Use

Proposed Use

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

Mixed-Use

Existing Use: Mixed-Use

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: Ord No 2013-197-186

Applicant/Contact Person: Lory Markham

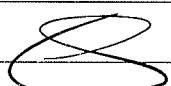
Company: Markham Planning
 Mailing Address: 208 E Grace Street
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: NWJ Chesterfield Apartments

If Business Entity, name and title of authorized signee: Luis A. Cozza

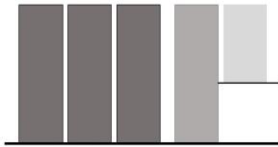
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 114 John Street, Suite 878
 City: New York State: NY Zip Code: 10038
 Telephone: (917) 538-2210 Fax: ()
 Email: cozza@lmre.co

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)



MARKHAM PLANNING

208 E GRACE STREET · RICHMOND, VIRGINIA 23219

March 10, 2023

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

Re: Special Use Permit amendment application at 900 W Franklin (The Chesterfield Building)
Amendment of Ord No 2013-197-186

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit amendment application for 900 W Franklin Street. With this application, the property owner, NWJ Chesterfield Apartments, is petitioning the City Council for a SUP amendment to expand permitted uses on the first and basement levels of the building. Currently, a restaurant is located on a portion of the first level, and a bookstore has occupied most of the basement of the building. The rest of the building contains uses permitted under normal zoning requirements. As the leasing market and availability of commercial tenants have changed significantly during the past several years, the property owner is seeking an expansion in the permitted uses on the first and basement level in order to enhance the commercial viability of the property.

Existing Site Conditions

The subject property is located on the northeastern corner of W Franklin Street and N Shafer Street in the Near West Planning District. The property contains 12,240 SF of land area and is improved with a 7-story building constructed in 1900. The building contains 65,227 SF of floor area in addition to a 9,313 basement area. Surrounding properties are primarily part of the VCU academic campus. Several commercial uses are located to the north along W Grace Street.

Current Zoning

The property is currently zoned in a R-73 Multifamily Residential District which allows for single-family, multifamily, and office uses. General commercial uses are not permitted. A nonconforming restaurant is located on a portion of the first level of the building, and a nonconforming bookstore has occupied most

of the basement level. The remainder of the uses in the building comply with the underlying R-73 district regulations. The adjacent properties are zoned in the R-73 and B-4 Central Business District.

A Special Use Permit, last amended in 2013 (Ord No 2013-197-186), authorizes an expansion of the nonconforming bookstore, limiting the use of the space to only a retail bookstore, and increased signage with an aggregate up to 100 square feet for the property. The SUP also requires that 10 parking spaces are provided for the nonconforming restaurant use at an off-site location.

Proposal

Should this Special Use Permit amendment be granted, the first level and basement would be authorized for uses permitted in the B-5 district. These uses are typical for downtown area neighborhoods and include retail, restaurants, and personal service businesses. In addition, the parking requirement for the uses of the first and basement levels would be waived, and no parking would be required for the commercial uses of the building, which is also typical in the City's B districts in this area.

Richmond 300 Master Plan

Richmond 300 designates the property for Institutional land use. These areas call for public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions. The plan states that residential uses may be permitted in certain sections of the areas designated as institutional and lists multi-family as a secondary use in these areas.

City Charter Conditions

Allowing for the expansion of commercial uses on the first and basement levels of the Chesterfield Building will increase the commercial viability of the property while providing the surrounding residents and students with additional complementary uses and services.

We trust that you will agree with us that this proposed Special Use Permit amendment 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 amendment. 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,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is fluid and cursive, with the first name "Lory" being more prominent than the last name "Markham".

Lory Markham

Enclosure: application form, survey

cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Katherine Jordan, 2nd District Representative

LEGAL DESCRIPTION

CERTAIN PARCEL OF LAND IN THE CITY OF RICHMOND, VIRGINIA, SITUATED ON THE NORTHERN LINE OF FRANKLIN STREET BETWEEN SHAFER STREET AND HARRISON STREET, TOGETHER WITH ALTO AND ACRES OF LAND SITUATED ON THE SOUTHERN LINE OF FRANKLIN STREET AND A LINE PARALLEL THEREWITH ONE HUNDRED FIFTY-THREE (153) FEET FOUR (4) INCHES TO THE SOUTHERN LINE OF THE NORTHERN LINE OF FRANKLIN STREET, WIDE AND PARALLEL WITH THE NORTHERN LINE OF FRANKLIN STREET.

THE ABOVE DESCRIBED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN DEED NO. NCS-580257-VA54, DATED NOVEMBER 27, 2012 AT 8:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B

- 25 PER COMMENT FILE NO. NCS-580257-VA54, DATED NOVEMBER 27, 2012 ISSUED BY FOM'S AMERICAN TITLE INSURANCE COMPANY
3. EASEMENT GRANTED TO THE CHESTERFIELD AND POTOMAC TELEPHONE COMPANY FOR OVERHANG AND FRONTING ON THE NORTHERN LINE OF SHAFER STREET AND HARRISON STREET, DEED BOOK 233A, PAGE 329 (AFFECTS SUBJECT PROPERTY PLOTTED HEREON)
4. MATTERS, IF ANY, SHOWN ON PLAT RECORDED IN DEED BOOK 504B, PAGE 213, (NOT PLOTTED, DOES NOT AFFECT SUBJECT PROPERTY)

ALTA/ACSM LAND TITLE SURVEY SURVEYORS CERTIFICATION

TO: FRANKLIN FEDERAL SAVINGS BANK, ISAOA/ATMA, P.O. BOX 5310, GLEN ALLEN, VA 23058; FIRST AMERICAN TITLE INSURANCE COMPANY AND NMI CHESTERFIELD APARTMENTS, LLC, A DEVELOPER LIMITED LIABILITY COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 AND 20(a) AND 20(b) ON DECEMBER 5, 2012.
DATE OF PLAT OR MAP:
BRUCE C. LANDERS
REGISTRATION NO. 1342 OF VIRGINIA IN THE COMMONWEALTH OF VIRGINIA

U.S. SURVEYOR logo with address: 4929 River Wind Pointe Drive, Evansville, Indiana 47715, America's Land Surveyor. Phone: 1-800-TO-SURV

PREPARED FOR: FRANKLIN FEDERAL SAVINGS BANK, ISAOA/ATMA, P.O. BOX 5310, GLEN ALLEN, VA 23508. PROJECT LOCATION: CHESTERFIELD HOUSE, CITY OF RICHMOND, VIRGINIA. PROJECT ADDRESS: 900 W. FRANKLIN ST., RICHMOND, VA. PROJECT TYPE: ALTA/ACSM LAND TITLE SURVEY.

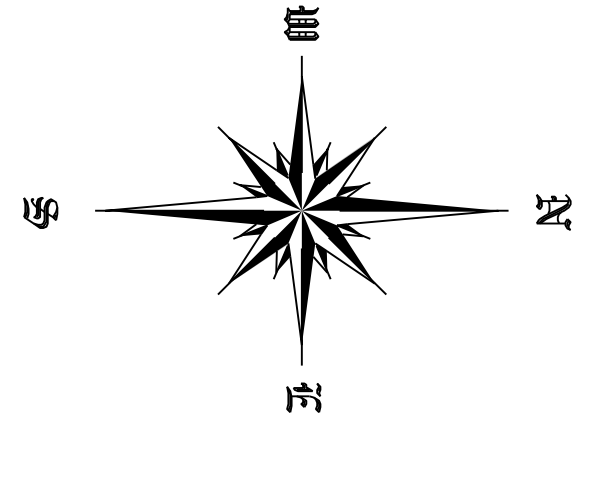
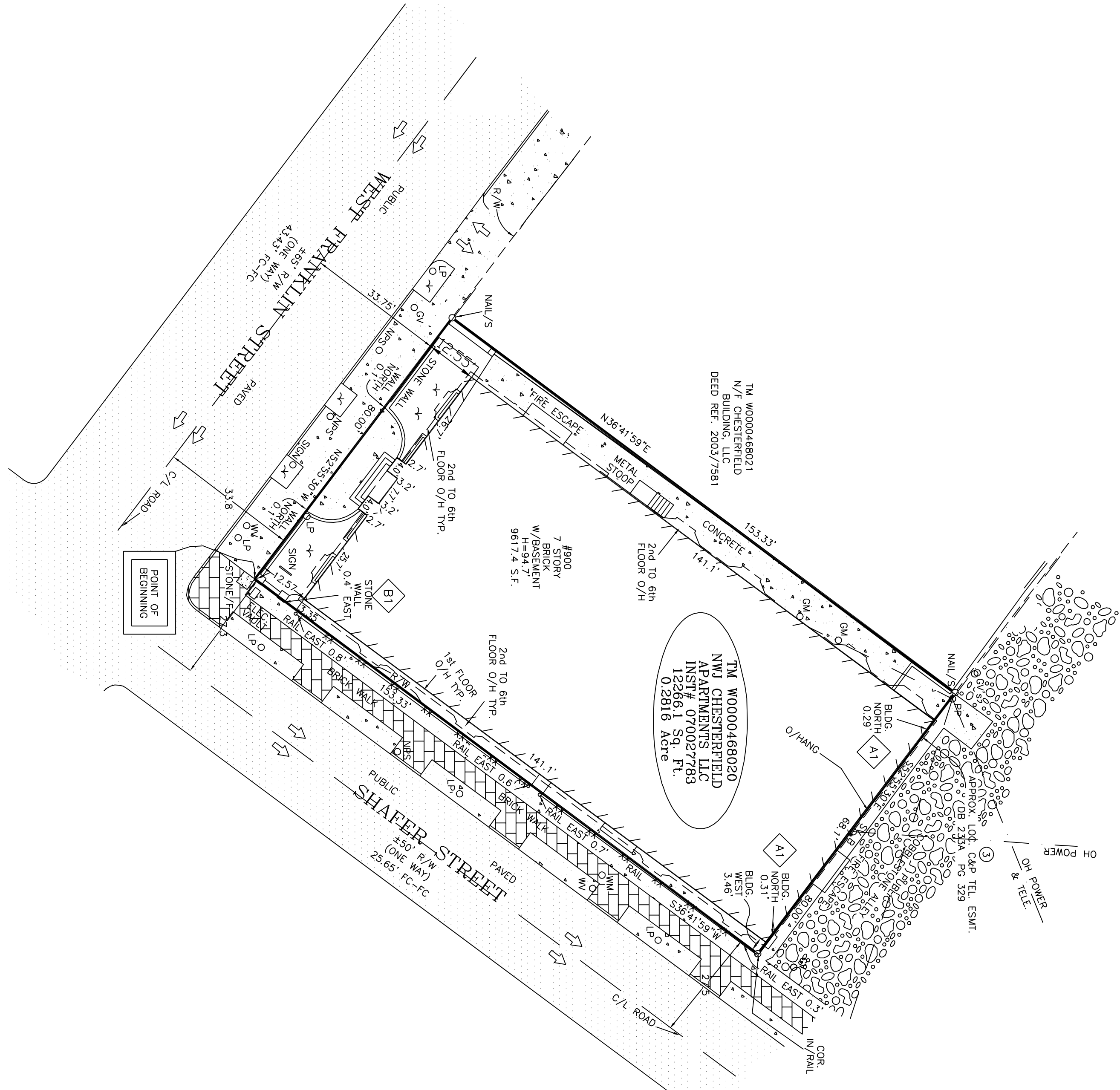
BRUCE C. LANDERS, REGISTRATION NO. 1342, COMMONWEALTH OF VIRGINIA. DATE: SHEET 1 OF 1. JOB NUMBER: SS42131.

LEGEND

- CONC. = CONCRETE
EP = EDGE OF PAVEMENT
NPS = NO PARKING SIGN
O/H = OVERHANG
FENC = FENCE
OV = OAS VALVE
BM = BENCH MARK
R/W = RIGHT OF WAY
PWR = POWER LINES
OV = OVERHEAD POWER, TELEPHONE AND TELEVISION WIRES
L.P. = LIGHT POLE
GRASS TELEPHONE
HANDICAPPED PARKING
MANHOLE
OVERHEAD POWER LINES
WATER WALT
WATER METER
OVERHEAD POWER, TELEPHONE AND TELEVISION WIRES
NOW OR FORMERLY
BUILDING SETBACK LINE

IMPROVEMENT NOTES

- A1) BUILDING EXTENDS OVER NORTHERN PORTION OF SUBJECT PROPERTY, AND BUILDING OVERHANG EXTENDS OVER PROPERTY LINE.
B1) STONE WALL OVER EASTERN PROPERTY LINE ALONG SHAFER ST.



SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

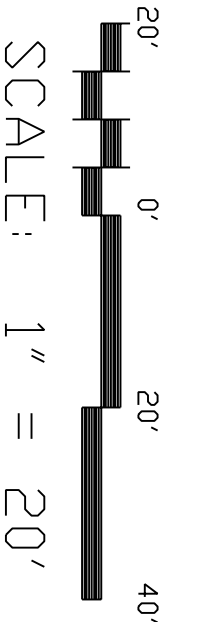
- 1. THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 23252 FEET.
2. THIS PROPERTY HAS DIRECT ACCESS TO WEST FRANKLIN STREET, A PUBLIC STREET OR HIGHWAY, AND A PUBLIC ALLEY.
3. THE NUMBER OF STRIPPED PARKING SPACES IS 0 REGULAR AND 0 HANDICAPPED SPACES.
4. ALL FIELD MEASUREMENTS MATCHED RECORD MEASUREMENTS WITHIN THE MINIMUM STANDARDS SET FORTH FOR ALTA/ACSM LAND TITLE SURVEYS.
5. WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
6. SUBPOLEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO FEDERAL REGULATION HAVE NOT BEEN IDENTIFIED BY THIS SURVEY.
7. PER VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF FAHNSHAW LINDSAY CONSTRUCTION, OR BUILDING CONDITIONS WITHIN RECENT MONTHS.
8. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
9. THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
10. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
11. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
12. THE WERO CERTIFYER IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
13. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
14. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT TRANSACTION AND TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
15. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LOCAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC. SHOWN AS IDENTIFIED BY TITLE COMMITMENT AS IDENTIFIED HEREON.

SITE DATA

ZONING INFORMATION NOT PROVIDED AT TIME OF SURVEY PURSUANT TO TABLE A ITEM 6(b)

Landmark-fleet Surveyors, P.C. LAND SURVEYORS • PLANNERS. 8014 MEDICHAN TRPK., SUITE 103, RICHMOND, VIRGINIA 23225. (803) 350-5866, (703) 350-5868. JN: 21938 (REG. JN: 19189)

FLOOD DATA: This property is in Zone X-1. The Flood Insurance Rate Map, Community Panel No. 510129 0010C, which has an effective date of 7/20/1998, and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. For additional information, please refer to the Flood Hazard Determination or apply for an Ordinance from the Federal Emergency Management Agency.



DATE OF ORIGINAL: DECEMBER 5, 2012. 2012, 2012, 2012.