

INTRODUCED: November 13, 2023

AN ORDINANCE No. 2023-351

To authorize the special use of the properties known as 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road for the purpose of a multifamily development containing up to 122 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

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

WHEREAS, the owner of the properties known as 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, and 6417 Midlothian Turnpike, which are situated in a B-3 General Business District, and 6331 Old Warwick Road, which is situated in a OS Office-Service District, desires to use such properties for the purpose of a multifamily development containing up to 122 dwelling units, which use, among other things, is not currently allowed by section 30-450.1 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: DEC 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 30-1 050.1 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 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road and identified as Tax Parcel Nos. C007-0068/032, C007-0068/030, C007-0068/028, and C007-0068/040, respectively, in the 2023 records of the City Assessor, being more particularly shown on a survey entitled "Topographic and Perimeter Boundary Survey of Old Warwick Road Apartments, City of Richmond, Virginia," prepared by TRC Engineers, Inc., and dated December 19, 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 a multifamily development containing up to 122 dwelling units, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "SUP Plan, the Maverick, Dakota Partners, Midlothian Turnpike," prepared by TRC Engineers, Inc., dated October 3, 2023, and last revised October 13, 2023, and "The Maverick," prepared by Moseley Architects, and dated September 25, 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 a multifamily development containing up to 122 dwelling units, substantially as shown on the Plans. A playground shall also be provided on the Property.

(b) Up to 153 parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed four stories. The story height shall be not less than ten feet and not greater than 15 feet, except that the ground floor of a building may be of greater height.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Each parking lot island shall contain one deciduous tree having a caliper of not less than two and a half inches.

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

(f) In addition to signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, signs substantially as shown on the Plans shall also be permitted on the Property.

(g) Prior to the issuance of any building permit for the Special Use, a plan of development for the Special Use shall be approved by the Director of Planning and Development Review, or the designee thereof, pursuant to Article X, Division 4 of the Code of the City of Richmond (2020), as amended.

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

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

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

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

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

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

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may *be* revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building

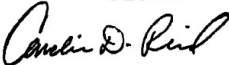
pennit substantially in accordance with the Plans for the Special Use subject to the tenns and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application 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.

APPROVED AS TO FORM:



City Attorney's Office

A TRUE COPY:
TESTE:

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-1701

File ID: Admin-2023-1701

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 10/06/2023

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 11/13/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-1701 - Ordinance - Approved as to Form,
Admin-2023-1701 - Transmittal Memo,
Admin-2023-1701 - Application Documents

Enactment Number:

Contact:

Introduction Date:

Drafter: James.Dealaman@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/25/2023	Matthew Ebinger	Approve	10/27/2023
1	2	10/25/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/26/2023	Kevin Vonck	Approve	11/1/2023
1	4	10/26/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/26/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	10/26/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/30/2023	Jeff Gray	Approve	10/31/2023
1	8	11/2/2023	Lincoln Saunders	Approve	11/1/2023
1	9	11/9/2023	Mayor Stoney	Approve	11/6/2023

History of Legislative File

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 23, 2023

TO: The Honorable Members of City Council

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

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

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

RE: To authorize the special use of the properties known as 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road for the purpose of a multifamily development containing up to 122 dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize constructing two multifamily buildings together totaling 122 dwelling units, which use among other things, is not currently allowed by section 30-450.1, concerning permitted principal and accessory uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

BACKGROUND: The property is in the Midlothian neighborhood and contains three parcels situated Midlothian Turnpike and one parcel along Old Warwick Road. The property is currently a 141,772 sq. ft. (3.25 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the Old Warwick Road fronted property as Residential. The subject Midlothian Turnpike fronted properties are designated as Destination Mixed-Use, which is defined as “Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other

planned transit improvements”

Intensity: Buildings typically a minimum height of five stories. Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government. (p. 64)

The current zoning for the property is B-3 General Business District (Midlothian fronted parcels) and OS Office-Service District (for Old Warwick Rd fronted parcels) and is situated in the Midlothian/Chippenham neighborhood/regional node which serves as a gateway into the City of Richmond from Chesterfield County. The location is sited along a corridor of B-3 business running along the Midlothian Turnpike with office (OS) and residential (R-3) zones to the south and residential zones (R-48; R-7; R-3) to the north. The immediate area is generally made up of commercial uses, with industrial, office, multifamily and residential in the vicinity. The density of the proposed application is 122 dwelling units upon 3.25 acres or 37.54 units per acre.

COMMUNITY ENGAGEMENT: The Greater Woodstock Area Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Will be considered by Planning Commission on December 4, 2023 (tentative)

FISCAL IMPACT: \$2,400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plan, Survey, Map

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

James Dealaman, Planner Associate - Land Use Administration 804-646-0455



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

htt : _____

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: 6407, 6413 and 6417 Midlothian Turnpike and 6331 Old Warwick Road Date: 10/12/22
 Tax Map #: see attached Fee: _____
 Total area of affected site in acres: 3.24

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

Zoning

Current Zoning: B-3 and OS

Existing Use: vacant

Proposed Use

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

See attached applicant's report

Existing Use: vacant

Is this property subject to any previous lane use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jennifer Mullen

Company: Roth Jackson Gibbons Conklin, PLC
 Mailing Address: 1519 Summit Avenue, Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 977-3374 Fax: ()
 Email: jmullen@rothjackson.com

Property Owner: ELNASSEH AHMED TAREK

If Business Entity, name and title of authorized signee: _____

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

Mailing Address: 9612 KENDRICK ROAD

City: Richmond State: VA Zip Code: 23236
 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)



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

htt : _____

Application is hereby submitted for: (check one)

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Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 977-3374 Fax: ()

Email: jmullen@rothjackson.com

Property Owner: ELNASSEH AHMED TAREK

If Business Entity, name and title of authorized signee: _____

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

Mailing Address: 9612 KENDRICK ROAD

City: Richmond State: VA Zip Code: 23236

Telephone: () Fax: ()

Email: _____

Property Owner Signature:

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

May 1, 2023

BY EMAIL

Mr. Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219
Matthew.Ebinger@Richmondgov.com

Re: Special Use Permit Applicant's Report

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for the special use permit in order to permit two five (5) story buildings containing multi-family dwelling use and accessory amenity space as shown on the attached plans, for the properties known as 6417 Midlothian Turnpike identified as Parcel No. C0070068028 ("Parcel 1") 6413 Midlothian Turnpike, identified as Parcel No. C0070068030 ("Parcel 2"), 6407 Midlothian Turnpike, identified as Parcel No. C0070068032 ("Parcel 3"), and 6331 Old Warwick Road, identified as Parcel No. C0070068040 ("Parcel 4", and collectively with Parcel 1. Parcel 2 and Parcel 3, the "Property"). The Property is located on the south side of Midlothian Turnpike and extends to Old Warwick Road.

Parcel 1, Parcel 2 and Parcel 3 are zoned B-3 and identified as Destination Mixed Use for future land use in the Richmond 300. Parcel 4 is zoned OS and identified as Residential for future land use in the Richmond 300. The Property is in the general area of the Midlothian/Chippenham Node. The adjacent surrounding parcels are generally zoned B-3 along Midlothian Turnpike and used for a variety of suburban style industrial or commercial uses. The parcels to the south on Old Warwick are also zoned OS and are vacant.

The Property is currently vacant with no buildings or other structures on the land, although it formerly contained dwelling units. The Property contains approximately 3.254 acres and each lot is unimproved. The Applicant proposes to construct two five (5) story multifamily residential buildings with up to sixty (60) units in Building 1 and sixty-two (62) units in Building 2 for a total of 122 units. The use is permitted within the B-3 district on Parcel 1 and Parcel 2 but the special use permit is needed to have the building sited closer to Midlothian Turnpike. The use is not permitted on Parcel 4 within the OS district which requires the special use permit.

The proposed development is compatible with the goals of the Richmond 300 for the Midlothian/Chippenham area to create additional density and create a more pedestrian-oriented streetscape. The building is designed to have active facades on both the primary entrances off Midlothian Turnpike and Old Warwick Road with the ground floor amenity space on Midlothian Turnpike designed and arranged for active engagement with the street.

The development proposed with this special use permit is also compatible with another goal of the Richmond 300 for quality affordable housing. The development will serve residents earning between 30% and 60% of the area median income in a high quality development. In addition, at the request of Councilman Jones, the Applicant has committed to working with tenants whom have been evicted but can meet income requirements and pass background checks, as well as work with their management team to also help residents not be in a similar position in the future with targeted supportive services surrounding employment.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 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 will not impact the safety, health, morals and general welfare of the nearby neighborhoods, additional density is needed and supported by the recommendations of the Richmond 300.

- ***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 and is consistent with the goals of creating pedestrian-oriented designs and connections.

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

The Property would 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 land considering the City's stated goals of the Richmond 300.

- ***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 development with the special use permit will bring new vitality to the area.

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

The proposed special use permit will not impact the light and air available to adjacent properties.

The proposed development will enhance the Midlothian/Chippenham node identified in the Richmond 300. Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Jennifer D. Mullen



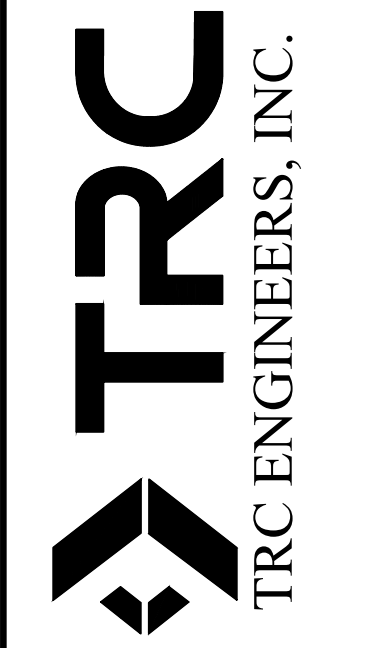
PROJECT DATA:
 4 STORY RESIDENTIAL
UNITS
 BUILDING 1 = 60 UNITS
 BUILDING 2 = 62 UNITS
 TOTAL = 122 UNITS
PARKING
 TOTAL PARKING SHOWN = 153 SPACES

- NOTES:**
1. ALL PARKING LOT ISLANDS TO BE LANDSCAPED WITH TREES OR SHRUBS
 2. PARKING LOT LIGHTING TO MEET CITY REQUIREMENTS
 3. SITE SIGNAGE TO BE SHOWN ON BUILDINGS DURING BUILDING PERMIT SUBMISSION.

LEGEND

- PERIMETER LANDSCAPING AREAS
- LAWN AREAS
- TREE (2 1/2" DIAMETER MINIMUM AT INSTALLATION)
- MULCH AREA

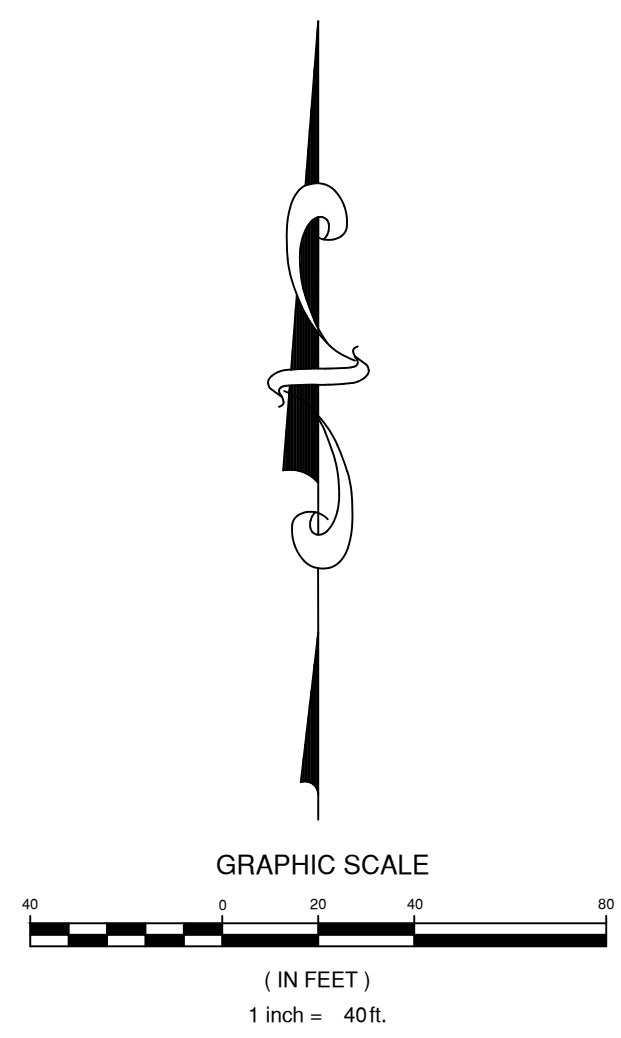
1030 Wilmer Avenue, Suite 100
 Richmond, VA 23227
 804-264-2228 Fax: 804-264-9773
 www.daa.com



SUP PLAN
 THE MAVERICK, DAKOTA PARTNERS, MIDLOTHIAN TURNPIKE

REVISIONS

CITY COMMENTS	10/13/2023
DESIGNED BY:	
DRAWN BY:	EEH
CHECKED BY:	GWC
SCALE:	1" = 40'
DATE:	October 03, 2023
PROJECT NUMBER:	553526





EAST ELEVATION - BUILDING 1
 1/8" = 1'-0"



WEST ELEVATION - BUILDING 1
 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 1
 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING 1
 1/8" = 1'-0"

THE MAVERICK
 DAKOTA PARTNERS
 6405 MIDLOTHIAN TURNPIKE
 RICHMOND, VA

PROJECT NO.	622511
DATE	September 20, 2023
REVISIONS	
DATE	DESCRIPTION

BUILDING 1 ELEVATIONS



NORTH ELEVATION - BUILDING 2
1/8" = 1'-0"

10'-0"



SOUTH ELEVATION - BUILDING 2
1/8" = 1'-0"



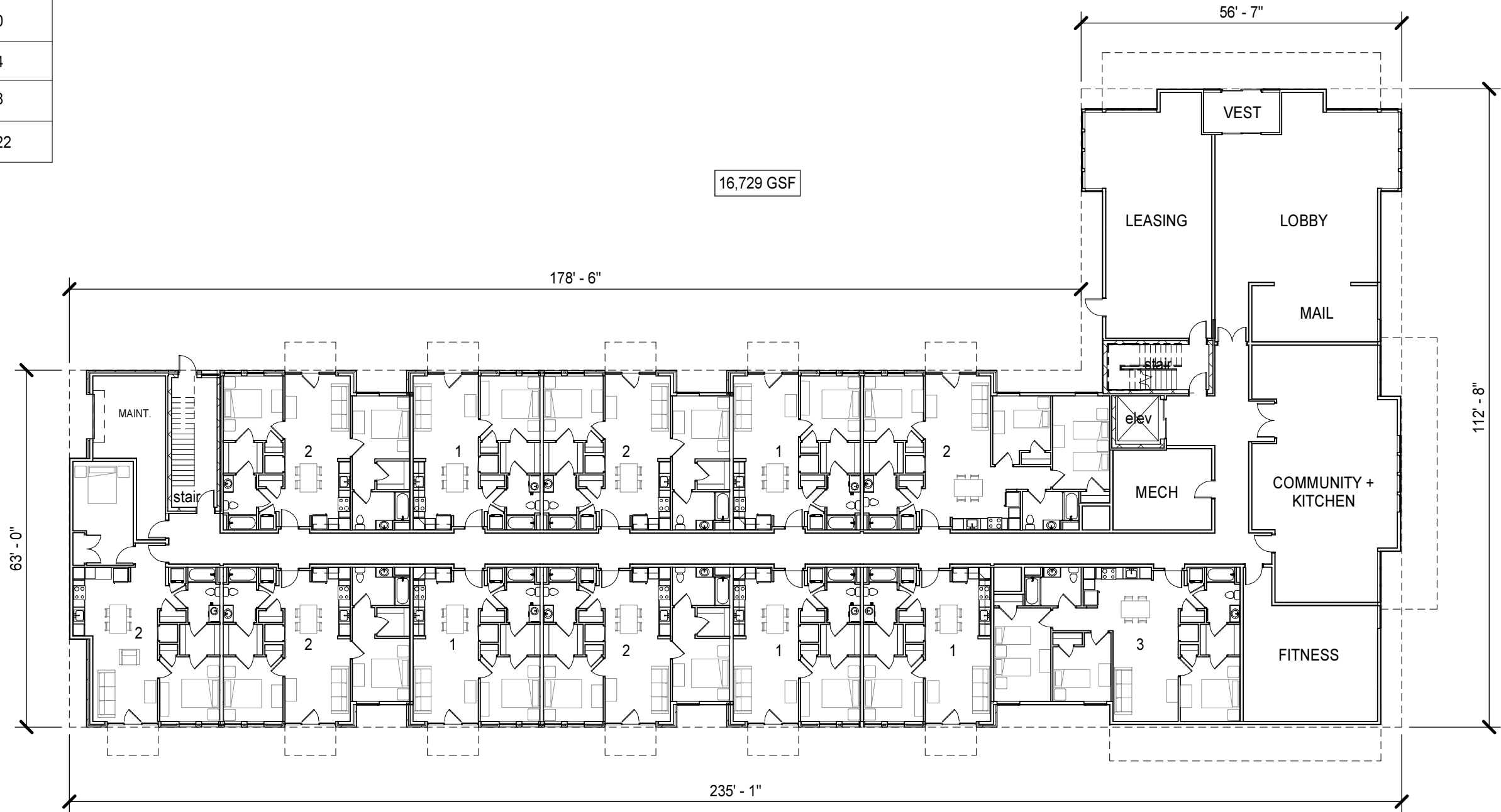
EAST ELEVATION - BUILDING 2
1/8" = 1'-0"



WEST ELEVATION - BUILDING 2
1/8" = 1'-0"

PROJECT NO.	622511
DATE	September 20, 2023
REVISIONS	
DATE	DESCRIPTION

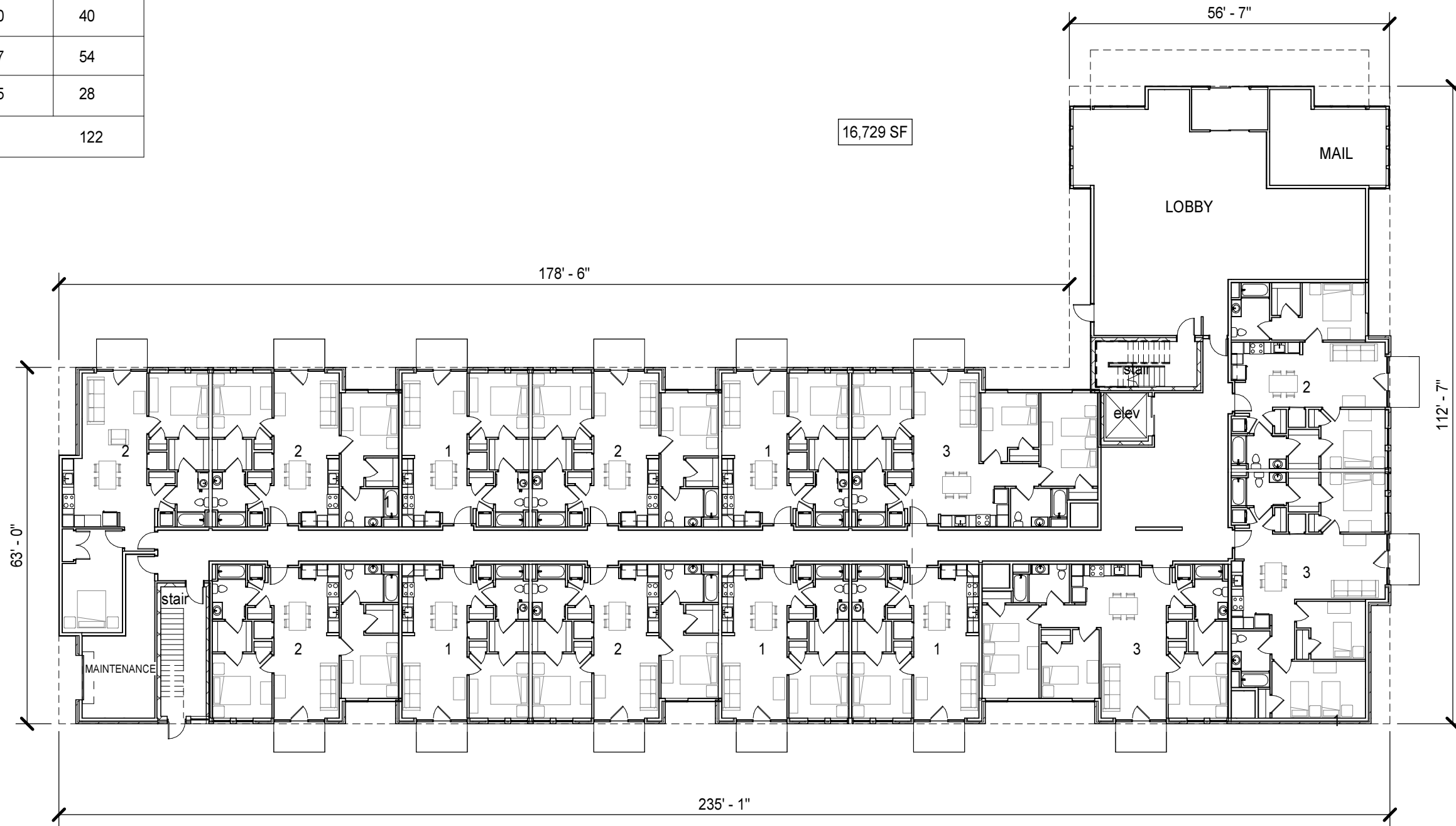
UNIT MATRIX	BUILDING 1	BUILDING 2	TOTAL
1 BEDROOM	20	20	40
2 BEDROOM	27	27	54
3 BEDROOM	13	15	28
TOTAL			122



BUILDING 1 - LEVEL 1

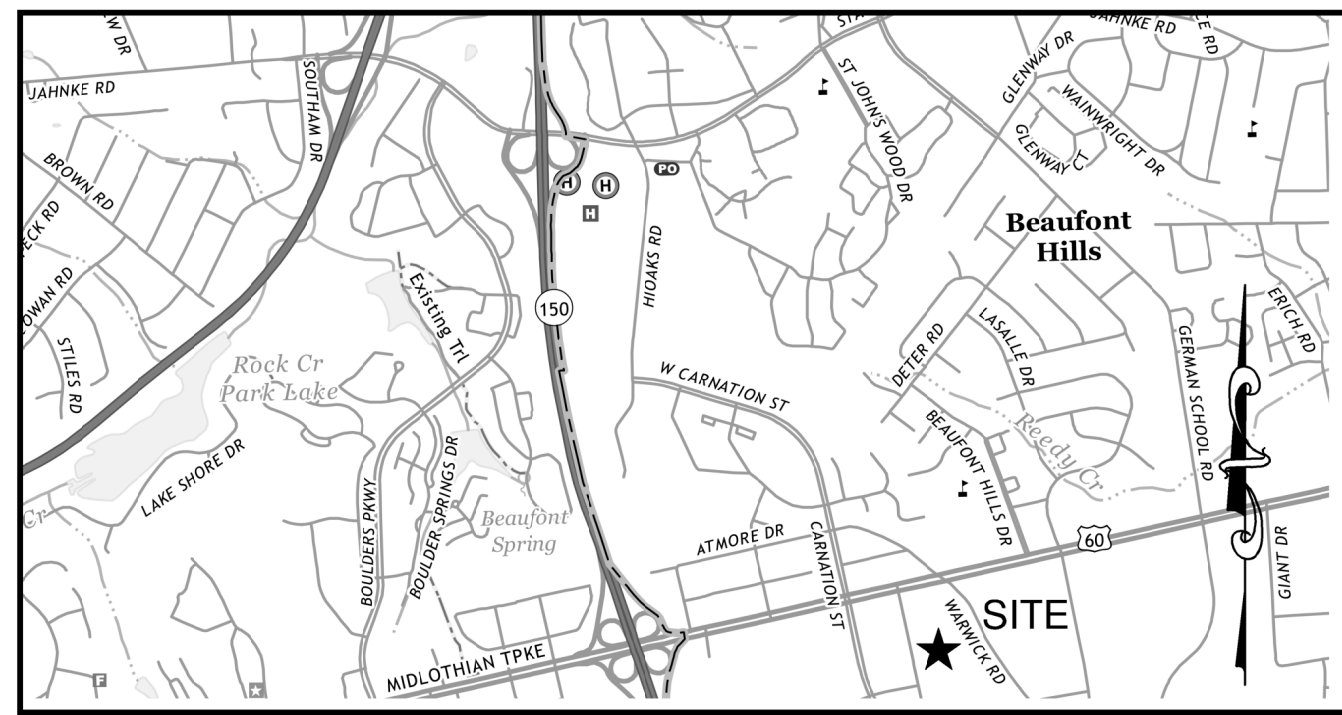
3/64" = 1'-0"

UNIT MATRIX	BUILDING 1	BUILDING 2	TOTAL
1 BEDROOM	20	20	40
2 BEDROOM	27	27	54
3 BEDROOM	13	15	28
TOTAL			122



BUILDING 2 - LEVEL 1

3/64" = 1'-0"



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- PROPERTY LINE
- - - 220 - - - CONTOUR
- gas GAS LINE
- ohp OVERHEAD POWER
- STORM LINE AND MANHOLE
- STORM LINE AND INLET
- ugp UNDERGROUND ELECTRIC
- ugt UNDERGROUND TELEPHONE
- w/datr WATERLINE PER RECORDS
- w WATERLINE
- /// ASPHALT
- BUILDING
- x-x- FENCE (AS NOTED)
- TREELINE
- GUY WIRE
- TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ UNKNOWN MANHOLE
- ★ BENCHMARK
- BOLLARD
- ROD FOUND
- MONUMENT FOUND
- SIGN (1-POST)
- SIGN (2-POST)
- + 224.5' SPOT ELEVATION
- ELECTRIC BOX
- ⊕ UTILITY POLE
- ELECTRIC HANDHOLE
- ⊕ LIGHT POLE
- ⊕ GAS TEST STATION
- GAS VALVE
- ⊕ GAS METER
- SEWER CLEAN OUT
- ⊕ WOOD POST
- ⊕ METAL POST
- CONCRETE

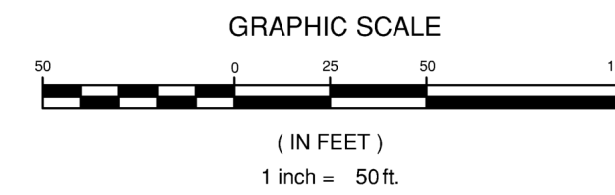
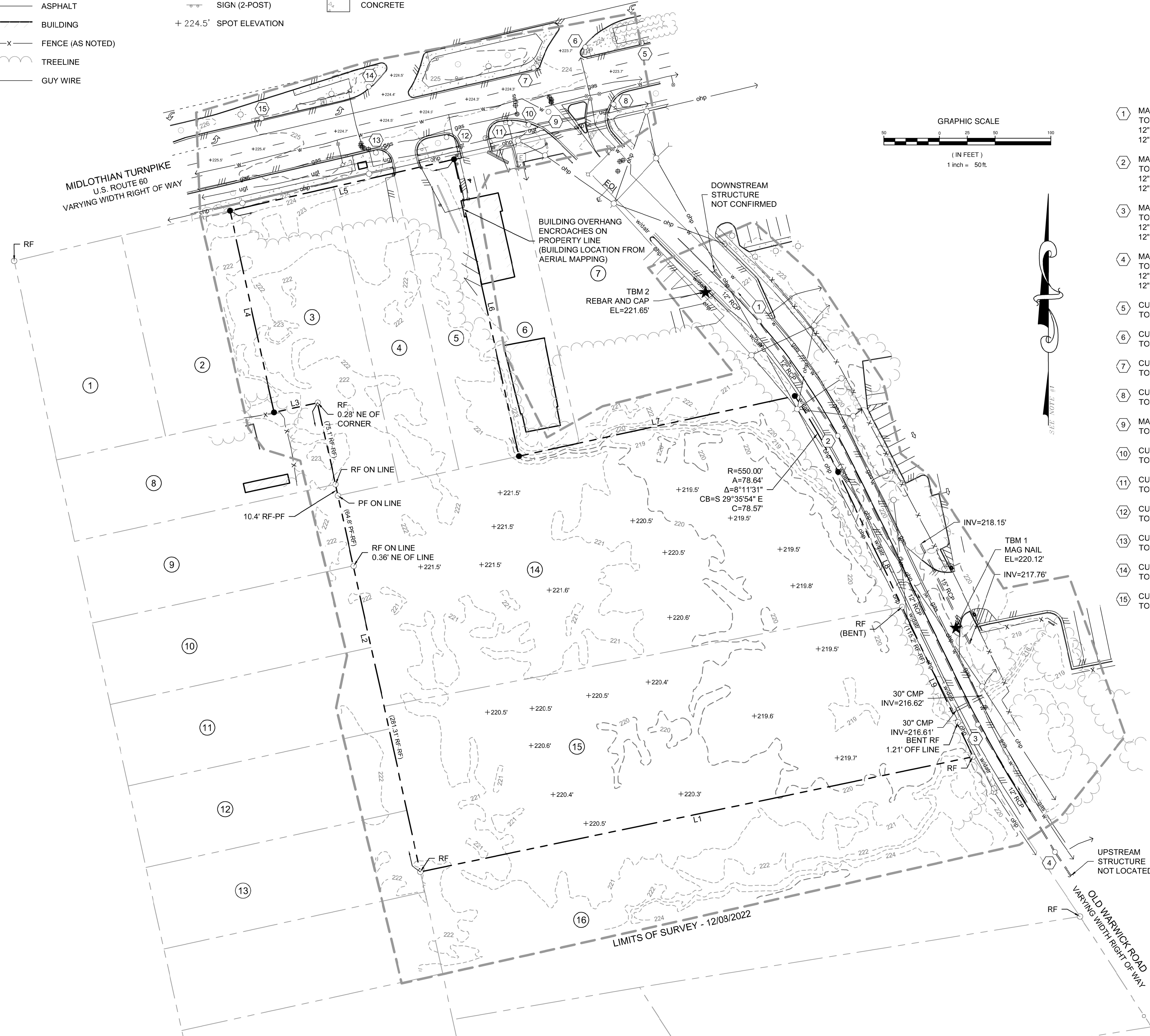
NOTES:

- 1.) SOURCE OF MERIDIAN: NAD83 BASED UPON GPS OBSERVATION BY TRC ENGINEERS, INC. ON 10/06/2022.
- 2.) VERTICAL DATUM: NAVD88 BASED UPON GPS OBSERVATION BY TRC ENGINEERS, INC. ON 10/06/2022.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 4.) UTILITIES SHOWN ARE BASED UPON:
 - X SUE QUALITY LEVEL B, ASCE 38-02 - FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY TRC ENGINEERS, INC. ON 10/28/2022 AND VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
 - 5.) THIS PERIMETER BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LEISA WRIGHT WEATHERFORD, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED BETWEEN 10/06/2022 AND 12/08/2022; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 - 6.) THE PERIMETER BOUNDARY IS A RESULT OF THE SURVEYOR'S, LEISA WRIGHT WEATHERFORD L.S., OPINION OF THE LOCATION OF THE BOUNDARY LINES OF THE SITE AND IS NOT TO BE CONSTRUED AS A CERTIFICATION OF QUALITY OF TITLE OR LOCATION OF TITLE TO THE PROPERTY.
 - 7.) CONTOUR INTERVAL: 1'
 - 8.) THE AERIAL TOPOGRAPHIC SURVEY, PROVIDED BY TUCK MAPPING SOLUTIONS, INC., WAS PERFORMED ON 11/08/2022 FOR THE PURPOSE OF DEPICTING TOPOGRAPHY. THIS SURVEY MEETS 18VAC-10-20-382 CONTOUR ACCURACY STANDARDS AND MAY NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY. THIS AERIAL SURVEY WAS AUGMENTED WITH ITEMS FIELD LOCATED BY TRC ENGINEERS, INC., INCLUDING UTILITIES, RIM AND INVERT ELEVATIONS, MONUMENTS FOUND, ETC...
 - 9.) THIS SURVEY WAS PREPARED FOR DAKOTA PARTNERS. TRC ENGINEERS, INC. ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
 - 10.) PROPERTY LINES SHOWN HEREON ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY TRC ENGINEERS, INC.
 - 11.) TRC ENGINEERS, INC. PROVIDES BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.
 - 12.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #5101290019D EFFECTIVE DATE 04/02/2009. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY TRC ENGINEERS, INC. TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
 - 13.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.

PROPERTY INFORMATION

- | | | | |
|----|---|----|--|
| 1 | PARCEL ID: C0070068022
ARWB LLC
6445 MIDLOTHIAN TURNPIKE
INST.#2004-16738 | 13 | PARCEL ID: C0070068010
SANTANA ASCENCIO
117 OAK GLEN STREET
INST.#2008-9715 |
| 2 | PARCEL ID: C0070068024
AHMED TAREK ELNASSEH
6423 MIDLOTHIAN TURNPIKE
INST.#2013-2-3981 | 14 | PARCEL ID: C0070068040
AHMED TAREK ELNASSEH
6331 OLD WARWICK ROAD
INST.#2013-2-3981 |
| 3 | PARCEL ID: C0070068028
AHMED TAREK ELNASSEH
6417 MIDLOTHIAN TURNPIKE
INST.#2013-2-3981 | 15 | PARCEL ID: C0070068042
RASUL MOHAMMED
6321 OLD WARWICK ROAD
INST.#2014-20529 |
| 4 | PARCEL ID: C0070068030
AHMED TAREK ELNASSEH
6413 MIDLOTHIAN TURNPIKE
INST.#2013-2-3981 | 16 | PARCEL ID: C0070068044
PIXEL ENTERPRISES INC
6311 OLD WARWICK ROAD
INST.#2002-27835 |
| 5 | PARCEL ID: C0070068032
AHMED TAREK ELNASSEH
6407 MIDLOTHIAN TURNPIKE
INST.#2013-2-3981 | | |
| 6 | PARCEL ID: C0070068034
6401 MWW LLC
6401 MIDLOTHIAN TURNPIKE
INST.#2015-5311 | | |
| 7 | PARCEL ID: C0070068036
CHAN INVESTMENTS LLC
6341 OLD WARWICK ROAD
INST.#2001-13659 | | |
| 8 | PARCEL ID: C0070068020
AHMED TAREK ELNASSEH
25 OAK GLEN STREET
INST.#2013-2-3981 | | |
| 9 | PARCEL ID: C0070068018
BETTY & EARL MELTON SR
31 OAK GLEN STREET
INST.#2005-3350 | | |
| 10 | PARCEL ID: C0070068016
ETLAS & VERLOYNE CRAWFORD
39 OAK GLEN STREET
INST.#2022-25 | | |
| 11 | PARCEL ID: C0070068014
FREDALICIA HERNANDEZ & OSCAR PALMA
101 OAK GLEN STREET
INST.#2014-17367 | | |
| 12 | PARCEL ID: C0070068012
ABBIO MCSWEEN & ANGELA JOHNSON
109 OAK GLEN STREET
INST.#2010-22400 | | |

LINE	BEARING	DISTANCE
L1	S 78°13'58" W	507.23'
L2	N 12°21'09" W	431.53'
L3	S 77°38'46" W	40.00'
L4	N 12°21'09" W	185.54'
L5	N 77°04'51" E	206.59'
L6	S 12°20'09" E	273.13'
L7	N 77°41'21" E	253.67'
L8	S 25°25'06" E	134.18'
L9	S 25°18'16" E	149.03'



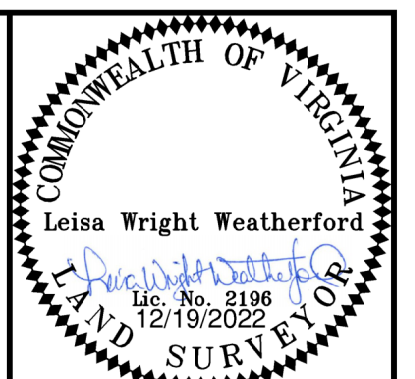
SEWER TABLE

- 1) MANHOLE
TOP=220.78'
12" INV IN=206.95' (SE)
12" INV OUT=206.82' (NW)
- 2) MANHOLE
TOP=220.40'
12" INV IN=207.29' (SE)
12" INV OUT=207.18' (NW)
- 3) MANHOLE
TOP=219.73'
12" INV IN=208.27' (SE)
12" INV OUT=208.16' (NW)
- 4) MANHOLE
TOP=219.99'
12" INV IN=208.74' (SE)
12" INV OUT=208.76' (NW)
- 5) CURB INLET
TOP=224.10'
- 6) CURB INLET
TOP=224.08'
- 7) CURB INLET
TOP=224.62'
- 8) CURB INLET
TOP=223.57'
- 9) MANHOLE
TOP=223.58'
- 10) CURB INLET
TOP=223.78'
- 11) CURB INLET
TOP=224.07'
- 12) CURB INLET
TOP=224.55'
- 13) CURB INLET
TOP=224.64'
- 14) CURB INLET
TOP=224.35'
- 15) CURB INLET
TOP=225.15'

TRC ENGINEERS, INC. REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

- | | | |
|--------------------------------------|---------------------------------|------------|
| NAME: DAVID JONES | <i>David Jones</i> | 12/19/2022 |
| SURVEY PARTY CHIEF | SIGNATURE | DATE |
| NAME: TYLER LAYMAN | <i>Tyler Layman</i> | 12/19/2022 |
| SUBSURFACE UTILITY ENGINEER | SIGNATURE | DATE |
| NAME: LEISA WRIGHT WEATHERFORD, L.S. | <i>Leisa Wright Weatherford</i> | 12/19/2022 |
| PROJECT MANAGER | SIGNATURE | DATE |
| NAME: LEISA WRIGHT WEATHERFORD, L.S. | <i>Leisa Wright Weatherford</i> | 12/19/2022 |
| QUALITY REVIEWER | SIGNATURE | DATE |



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Blacksburg, VA • Raleigh, NC
Charlottesville, VA • Northern Virginia
Newport News, VA • Virginia Beach, VA



TOPOGRAPHIC AND PERIMETER BOUNDARY
SURVEY OF
OLD WARWICK ROAD APARTMENTS
CITY OF RICHMOND, VIRGINIA

REVISIONS

DESIGNED BY:	N/A
DRAWN BY:	VDV
CHECKED BY:	LWW
SCALE:	1" = 50'
DATE:	12/19/2022
PROJECT NUMBER:	498490