

INTRODUCED: September 10, 2018

AN ORDINANCE No. 2018-246

To authorize the special use of the property known as 3008 Grayland Avenue for the purpose of a 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: OCT 8 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 3008 Grayland Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, does not meet the front-yard setback requirements of section 30-410.5(1) of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      OCT 8 2018      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

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 (2015), 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 3008 Grayland Avenue and identified as Tax Parcel No. W000-1354/020 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 3008 Grayland Avenue, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated June 21, 2018, 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 single-family detached dwelling, hereinafter referred to as the “Special Use,” substantially as shown on the plans entitled “Peters / Ramsey Residence, Richmond, Virginia,” prepared by RenderSphere, LLC, and Striffler & Co, and dated June 19, 2017, hereinafter referred to 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 single-family detached dwelling, substantially as shown on the Plans and on the survey referred to in subsection (a) of section 2.

§ 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 (2015), 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 (2015), 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 (2015), 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 (2015), 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 certificate of occupancy for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of occupancy shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate

of occupancy is not made within the time period stated in the previous sentence, 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.



# City of Richmond

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

**Item Request**  
File Number: PRE.2018.308

**O & R REQUEST**

4-8076  
AUG 15 2018

Office of the  
Chief Administrative Officer

O & R Request

**RECEIVED**

EDITION:1 AUG 29 2018

**DATE:** August 10, 2018

**TO:** The Honorable Members of City Council

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

JS 8/28/18

OFFICE OF CITY ATTORNEY

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer *SCG*

**THROUGH:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

*[Handwritten signatures]*

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 3008 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 3008 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

**REASON:** The cantilevered portion of the current dwelling was constructed beyond the allowable front yard setback requirements. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 1, 2018 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 5,400 SF, .12 acre parcel of land currently improved with an two-story, single-family dwelling. The property is located on Grayland Avenue near South Sheppard Street, in the Carytown neighborhood of the Near West planning district.

The building has been constructed with a cantilevered façade located 12.2' from the front property line; the foundation of the building is located 14.3' from the front property line. Based on Section 30-630.2 of the City's zoning ordinance, on any lot on which a front yard is required and where one or both adjacent buildings have a nonconforming front yard, a building erected on such lot shall have a front yard with a minimum depth of not less than the average depth of the front yards of the adjacent buildings. Based on these provisions, the setback of the foundation of the building on the subject property is in keeping with the average depth of the front yards of the adjacent buildings. However, the cantilevered portion of the facade exceeds the average depth by approximately two feet, which requires a special use permit.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at low densities. Primary uses for this category are "...single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, 2009, p.133)

All adjacent properties are located within the same R-5 Single Family Residential District as the subject property. Single-family residential land use predominates the area, with some two-family and multi-family residential and vacant land uses present as well.

**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:** September 10, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** October 8, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 1, 2018

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)



**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646 5734

*PDR O&R No. 18-52*



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: 3008 Grayland Ave, Richmond, VA 23221 Date: 07/16/2018

Tax Map #: W0001354020 Fee: \$300

Total area of affected site in acres: 0.124

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

**Zoning**

Current Zoning: R-5

Existing Use: Single Family Detached Dwelling

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
The applicant would like a special use permit to vary the front yard requirement.

Existing Use: Single family detached dwelling

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker, Charie Wilson

Company: Baker Development Resources

Mailing Address: 11 S 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 854-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Gerald Peters

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: 3008 Grayland Ave

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 357-3595 Fax: ( )

Email: jerry@mucho-gusto.com

**Property Owner Signature:** Gerald A. Peters

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)



July 17, 2018

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

**Re: Special Use Permit: 3008 Grayland Avenue**

Dear Matthew,

I am representing the property owner in an application for a special use permit (SUP) for the properties known as 3008 Grayland Avenue, identified as Tax Parcel W000-1354/020 (the "Property"). The Property is located on the north side of Grayland Avenue between South Belmont Avenue and South Sheppard Street. The Property consists of a lot which is 45 feet in width and 120 feet in depth and contains approximately 5,400 square feet of lot area. A single-family dwelling was constructed on the Property in good faith pursuant to a building permit issued on August 8, 2017 and is substantially complete.

The Property is zoned R-5 Single-Family Residential, which requires a front yard with a depth of not less than 25 feet subject to the exceptions outlined in Section 30-630.2 in instances where adjacent main buildings exist. In the vicinity, a majority of dwellings have nonconforming front yards that do not meet the required setback. In this case, the buildings on adjacent lots at 3004 and 3012 Grayland Avenue have nonconforming front yards of 14.61 and 14.21 feet, respectively. As a result, according to Section 30-630.2(2), the front yard requirement for the Property is a minimum depth of not less than the average depth of the front yards of the adjacent buildings, resulting in a required setback of 14.41 feet.

The developer followed the appropriate steps and showed good faith through the pursuit of the needed approvals for the construction of the dwelling. The developer was aware of the applicable zoning requirements and the design and building placement reflected on the plans attached to the approved building permit demonstrated compliance. The dwelling that was constructed on the Property is of a high-quality, modern design. However, included among the dwelling's unique design features is a building façade with a cantilevered first floor that extends approximately two (2) feet beyond the dwelling's foundation (Exhibit A). Owing to this unconventional configuration, the surveyor staked out the dwelling's foundation at the required setback without accounting for the cantilevered portion of the building. The use of the full-width cantilever in the design of the first floor is a unique feature for the vicinity. A majority of the existing single-family dwellings are more traditional in nature and have front façades that align vertically with the foundation. For this reason, the foundation is typically located at or in the immediate vicinity of the front yard setback for single-family construction. In this case, the surveyor made an honest mistake by following that general practice and failing to realize that the foundation needed to be setback further in order to account for the cantilevered first floor.

As a result, the entire dwelling was unintentionally constructed approximately two (2) feet closer to Grayland Ave than intended and as shown on the building permit plans. The dwelling includes a one-story bay that is approximately eleven (11) feet in width, is improved as a bedroom, and projects in front of the main mass of the building. It is this portion of the building that encroaches into the required front yard with a total area of approximately 24.2 square feet. The error was not identified until the dwelling had been constructed and was substantially complete. Based on the resulting setback of 12.21 feet, a special use permit is necessary in order to authorize the existing encroachment into the front yard of 2.2 feet.

The extent of this SUP request is minimized by a set of circumstances that, when considered as a whole, result in a final dwelling siting that is more mindful of the actual zoning purpose than much of the existing surrounding development and development which could have been permitted by right on the Property. Those circumstances include the following:

- **Smaller Nonconforming Front Yards in the Block:** A front yard of 14.41 feet is required for the Property based on immediately adjacent nonconforming front yards of 14.61 and 14.21 feet. However, there are other, similarly-situated dwellings in the block which have smaller nonconforming front yard setbacks. As an example, 3024, 3028 and 3030 Grayland Avenue have nonconforming setbacks of 13.89, 13.82 and 13.86' respectively.
- **No By-Right Porch Encroachment Proposed:** The dwelling on the Property is clean and modern in design. Other than the aforementioned cantilevered first floor there are no projections. While a front porch would be permitted to encroach up to 10 feet onto the front yard per Sec. 30-630.9 (e), the dwelling has no front porch. In contrast, a majority of the dwellings in the block have front porches that project into nonconforming front yards. In most cases, these porches are substantial, full-width, covered porches. In many instances the porches project into front yards that are not as deep as that required for the Property as discussed above. As a result, this existing development pattern results in dwellings with a much greater projection into the front yard with substantial covered porches than is the case with the dwelling on the Property. In this context it is not intuitive that there is a setback issue as viewed from the right-of-way. The relative impact, visually, of the existing dwellings with porches is greater than that of the dwelling on the Property. Having no front porch, the dwelling on the Property provides more clear space in front of the dwelling and reads as having a greater setback overall. (Exhibit B and Exhibit C)
- **Comparable By-Right Vestibule Encroachment:** Sec. 30-630.9 (f) would permit an enclosed vestibule containing up to 40 square feet in area to project into the required front yard a distance of not more than four (4) feet. By comparison, the approximate 2.2 foot, one-story projection of the dwelling on the Property containing approximately 24 square feet is less impactful. A dwelling with a floor plan offering a front door and vestibule along the front façade would be permitted to encroach substantially further and with greater area by-right. (Exhibit B)

Given this specific set of circumstances, relief from the front yard requirement is reasonable. The Property could have been developed by-right with a full width front porch. Similarly, the floor plan could have been configured to permit a vestibule to project to an even greater extent into the front yard. Given that fact and the character of the existing development (with nonconforming front yards and projecting front porches) the siting of the dwelling on the Property actually allows for a greater level of compliance with the zoning purpose than the existing or permitted by right development in the vicinity. It provides for light and air to a greater extent than adjacent properties.

This SUP would legitimize a newly constructed, owner-occupied, infill dwelling, that was built in good faith. The overall project is consistent with the historic development pattern in the area. The design is a great example of modern architecture that is "of the day", which works well in the context given the variety in the existing building form in the area. By providing relief for the front yard requirement, the SUP would allow for the occupancy of this high quality single-family dwelling as a home ownership opportunity, thereby addressing objectives of the Master Plan, including:

- The desire for new and better-quality housing that is targeted to homeowners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

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 SUP will not impact the safety, health, morals and general welfare of the nearby community. The site improvements and density are consistent or compatible with the lot pattern existing in the vicinity. The development and its quality/benefits provided by the SUP provide positive impacts in terms of health, welfare, etc.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. This dwelling does not impact density as it replaced a previously existing home on the same lot. Ample off-street parking is provided on site. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

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

The property has been 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 SUP will not tend to over crowd the land or create an undue concentration of population. The dwelling replaced a previously existing home on the same lot and is consistent and compatible based on the existing varied lot pattern in the vicinity.

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

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

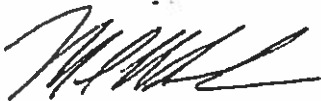
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties is not be affected. The new single-family dwelling, though encroaching upon the required minimum setback, impacts light and air to a lesser extent than its more traditionally-built neighbors with full-width front porches. Per supplemental regulation Sec. 30-630.9 (e), a porch of far greater projection than the existing cantilevered encroachment would be permissible for the dwelling by-right. Similarly, supplemental regulation 30-630.9 (f) would permit an enclosed vestibule that encroaches no more than four (4) feet into a minimum setback and is not greater than forty (40) square feet in area by-right. In comparison to the existing development in the vicinity and the development permitted based on the above supplemental provisions this dwelling is more consistent with the zoning purpose where light and air are concerned. (Exhibit A).

In summary, the applicant is enthusiastically seeking approval for the existing high-quality single-family dwelling on the Property. The improvements to the Property represent an ideal, contemporary, urban infill development for this location. The dwelling is respectful to the existing development pattern in the vicinity and addresses multiple objectives contained within the Master Plan. Any impacts of the unintentional front yard encroachment are mitigated as, given the context discussed above, the request actually allows for a greater level of compliance with the zoning purpose than the existing or permitted by right development in the vicinity.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark R. Baker  
Baker Development Resources, LLC

cc: the Honorable Parker Agelasto



**RenderSphere, LLC**  
 101 N. 11th St.  
 Richmond, VA 23220  
 804.773.4878  
 www.renderSphere.com

**striffler & co**  
 ARCHITECTS  
 10720 WOODBURN  
 RICHMOND, VA 23238



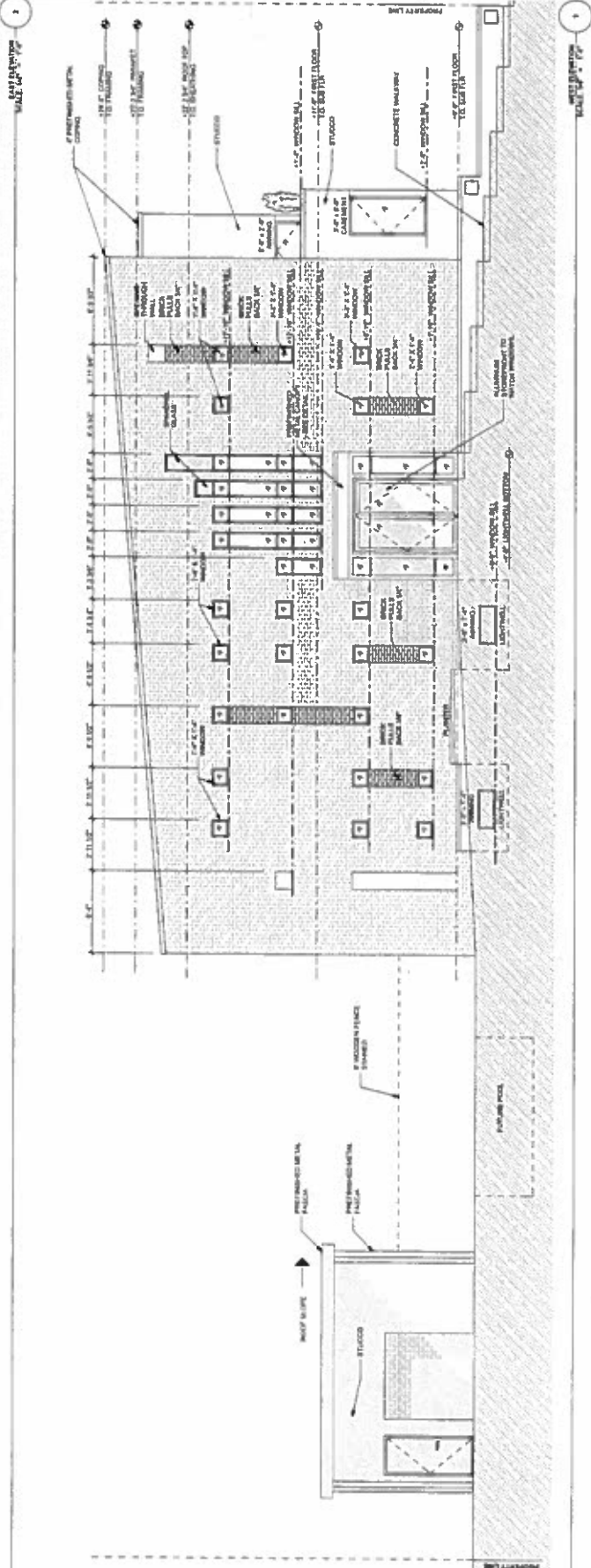
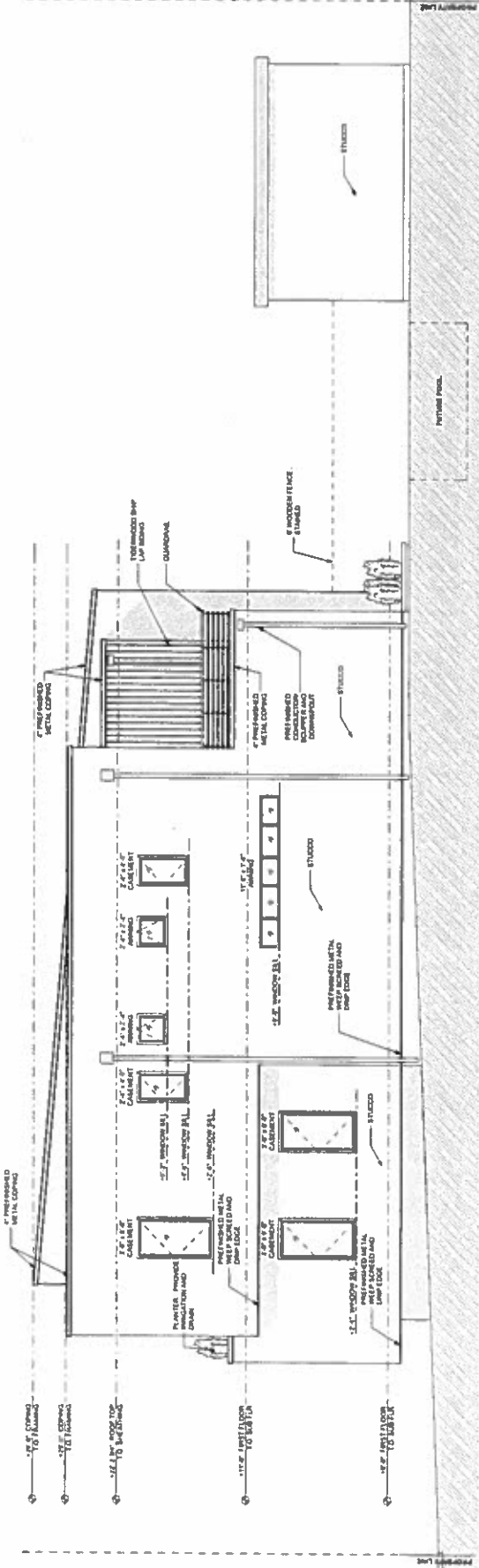
**Peters /  
 Ramsey  
 Residence**  
 Richmond, VA

DATE: 07/17/17



ELEVATIONS

A.302

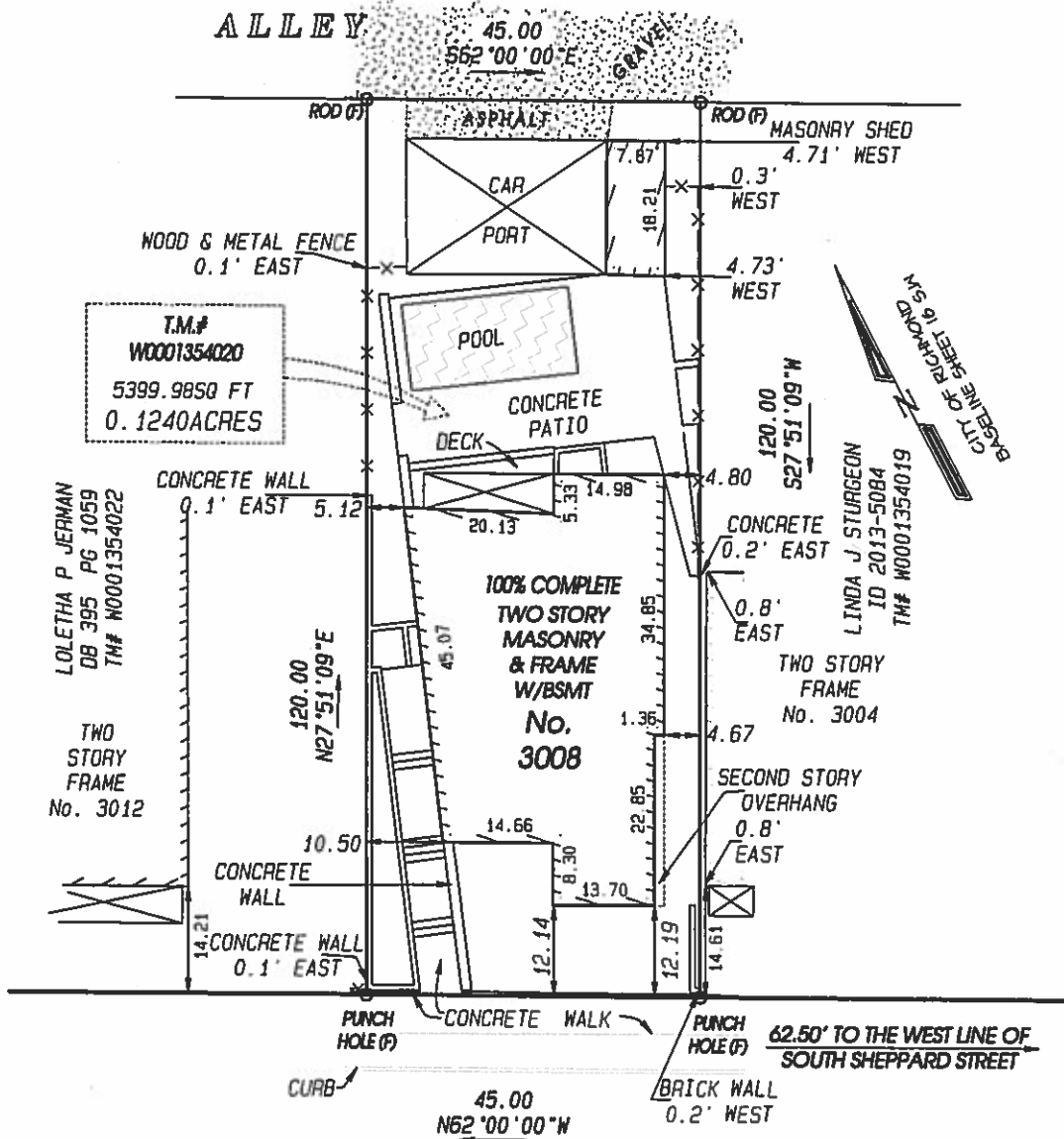


RENDER SPHERE, LLC  
 101 N. 11TH ST.  
 RICHMOND, VA 23220  
 804.773.4878  
 WWW.RENDERSPHERE.COM





NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: GERALD A PETERS & RICK A RAMSEY ID 2016-23921  
 UTILITIES UNDERGROUND



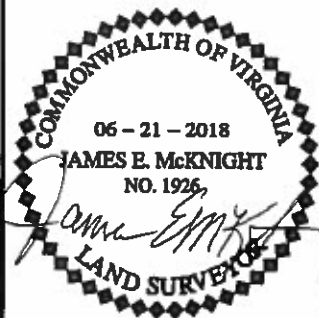
# GRAYLAND AVENUE

60' +/- R/W

PLAT SHOWING IMPROVEMENTS ON  
 No. 3008 GRAYLAND AVENUE, IN  
 THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON JUNE 21, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



**McKNIGHT**  
 & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646

JOB NUMBER: 93112908FF