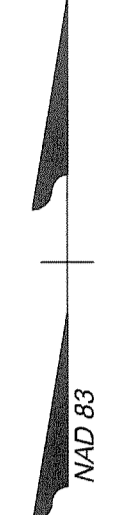
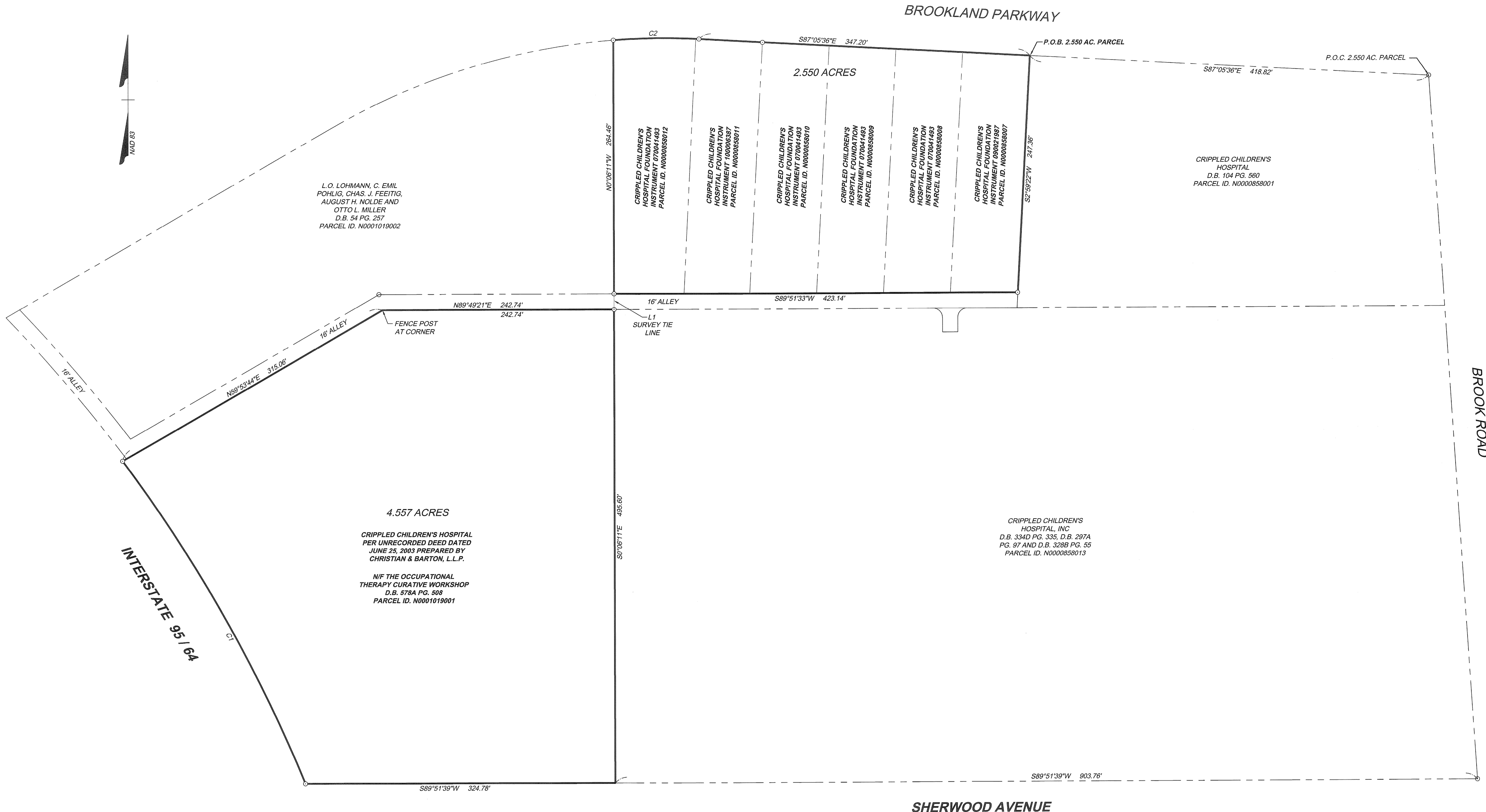


Y:\9011VA TREATMENT CENTER FOR CHILDREN ZONING PLAT.dwg | Plotted on 6/10/2014 4:36 PM | by Marilyn Farmer



L.O. LOHMANN, C. EMIL POHLIG, CHAS. J. FEEITIG, AUGUST H. NOLDE AND OTTO L. MILLER
D.B. 54 PG. 257
PARCEL ID. N0001019002

4.557 ACRES
CRIPPLED CHILDREN'S HOSPITAL
PER UNRECORDED DEED DATED
JUNE 25, 2003 PREPARED BY
CHRISTIAN & BARTON, L.L.P.
N/F THE OCCUPATIONAL
THERAPY CURATIVE WORKSHOP
D.B. 578A PG. 508
PARCEL ID. N0001019001

CRIPPLED CHILDREN'S HOSPITAL FOUNDATION INSTRUMENT 070041493 PARCEL ID. N0000858072
CRIPPLED CHILDREN'S HOSPITAL FOUNDATION INSTRUMENT 070041493 PARCEL ID. N0000858071
CRIPPLED CHILDREN'S HOSPITAL FOUNDATION INSTRUMENT 070041493 PARCEL ID. N0000858070
CRIPPLED CHILDREN'S HOSPITAL FOUNDATION INSTRUMENT 070041493 PARCEL ID. N0000858069
CRIPPLED CHILDREN'S HOSPITAL FOUNDATION INSTRUMENT 090021987 PARCEL ID. N0000858007

CRIPPLED CHILDREN'S HOSPITAL, INC
D.B. 334D PG. 335, D.B. 297A PG. 97 AND D.B. 328B PG. 55
PARCEL ID. N0000858013

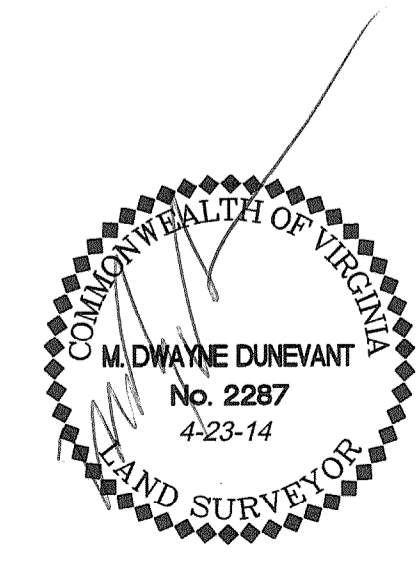
LINE TABLE

LINE	BEARING	LENGTH
L1	N0°06'11"W	16.27'

CURVE TABLE

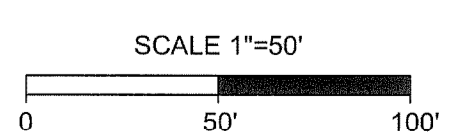
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1532.40'	389.14'	195.62'	14°32'59"	N29°33'10"W	388.10'
C2	700.00'	89.83'	44.98'	7°21'10"	N89°13'49"E	89.77'

NOTE:
1. INFORMATION FOR THE PREPARATION OF THIS PLAT WAS TAKEN FROM PLATS BY TIMMONS GROUP ENTITLED "PLAT SHOWING A TOPOGRAPHIC SURVEY ON A PARCEL OF LAND LYING ON THE NORTH LINE OF SHERWOOD AVENUE AND THE EAST LINE OF INTERSTATE 64" DATED FEBRUARY 24, 2014 AND "PLAT SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF 19.702 ACRES OF LAND LYING ON THE NORTH LINE OF SHERWOOD AVENUE AND THE WEST LINE OF BROOK ROAD" DATED AUGUST 31, 2011.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER THEREFOR ALL EXISTING EASEMENTS MAY NOT BE SHOWN.



"COMPILED"
ZONING PLAT SHOWING 2 PARCELS
OF LAND LYING ON THE NORTH LINE
SHERWOOD AVENUE AND THE SOUTH
LINE OF BROOKLAND PARKWAY

CITY OF RICHMOND, VIRGINIA	
Date: APRIL 23, 2014	Scale: 1"=50'
Sheet: 1 of 1	J.N.: 34013
Drawn by: M.S.F.	Checked by: M.D.D.
Revised: 6-10-14 (ADDED OWNERSHIP INFO)	



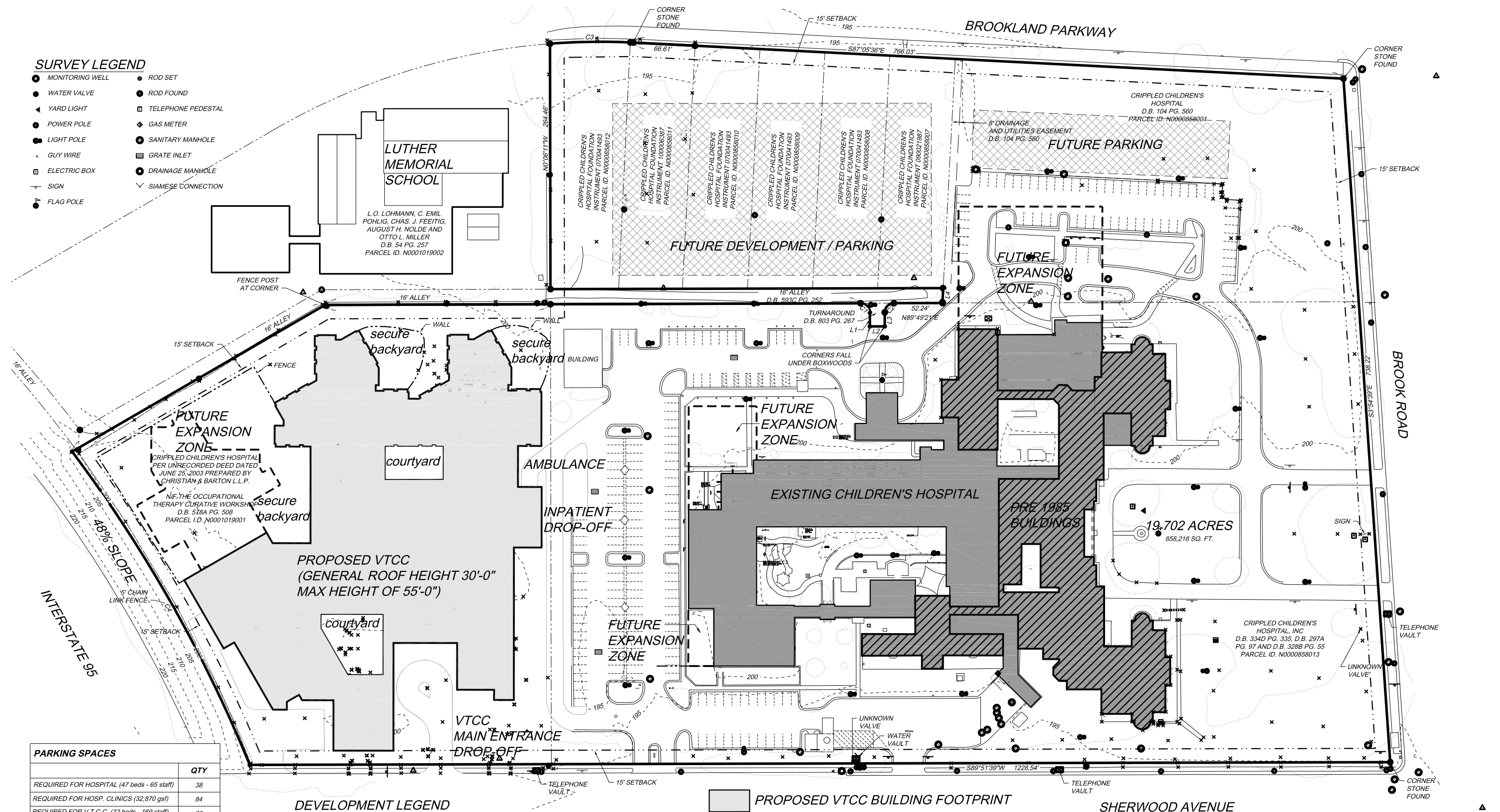
THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
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Richmond, VA 23225
TEL 804.200.6500 FAX 804.950.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

SURVEY LEGEND

- MONITORING WELL
- WATER VALVE
- YARD LIGHT
- POWER POLE
- LIGHT POLE
- < GUY WIRE
- ELECTRIC BOX
- SIGN
- FLAG POLE
- ROD SET
- ROD FOUND
- TELEPHONE PEDESTAL
- ◆ GAS METER
- SANITARY MANHOLE
- GRATE INLET
- DRAINAGE MANHOLE
- ∨ SIAMESE CONNECTION



PARKING SPACES	QTY
REQUIRED FOR HOSPITAL (47 beds - 65 staff)	38
REQUIRED FOR HOSP. CLINICS (32,870 gsf)	84
REQUIRED FOR V.T.C.C. (32 beds - 169 staff)	68
TOTAL PARKING REQUIRED	190
ON-SITE STANDARD PARKING PROVIDED	228
ON-SITE HANDICAP PARKING PROVIDED	7
TOTAL PARKING PROVIDED	235

DEVELOPMENT LEGEND

- ▨ PRE 1985 BUILDING STRUCTURES
- ▨ EXISTING CHILDREN'S HOSPITAL BUILDING FOOTPRINT
- ▨ PROPOSED VTCC BUILDING FOOTPRINT
- ▨ FUTURE PARKING ZONES
- ▨ ZONES FOR FUTURE BUILDING EXPANSION

BROOK ROAD CAMPUS SITE DEVELOPMENT PLAN

