

INTRODUCED: July 26, 2021

AN ORDINANCE No. 2021-206

To authorize the special use of the property known as 1005 Chimborazo Boulevard for the purpose of two single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 13 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 1005 Chimborazo Boulevard, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1 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 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

AYES: 8 NOES: 0 AB0STAIN: _____

ADOPTED: SEPT 13 2021 REJECTED: _____ STRICKEN: _____

an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1005 Chimborazo Boulevard and identified as Tax Parcel No. E000-0964/003 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 1003 and a Parcel Line Modification between No. 1003 & No. 1005 Chimborazo Boulevard, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated November 20, 2020, 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 two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plot Plan Showing Proposed Improvements on No. 1005 & No. 1007 Chimborazo Boulevard, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated December 30, 2020, “1005 Chimborazo Blvd,” prepared by River Mill Development, and dated October 1, 2020, and “1005 & 1007 Chimborazo Blvd,” prepared by River Mill Development, and dated October 1, 2020, 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 two single-family attached dwellings, substantially as shown on the Plans.

- (b) The height of the Special Use shall be substantially as shown on the Plans.
- (c) All building materials, elevations, and landscaping shall be substantially as shown on the Plans.
- (d) One off-street parking space for each dwelling shall be provided for the Special Use, substantially as shown on the Plans.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (f) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of the Property into two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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.

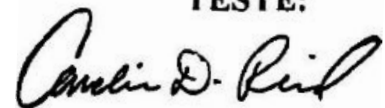
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:



City Clerk

City of Richmond

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

Item Request File Number: PRE.2021.648

O & R Request

DATE: May 28, 2021

EDITION: 1

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



THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer *JELS*

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



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



RE: To authorize the property known as 1005 Chimborazo Boulevard for the purpose of two
single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the property known as 1005 Chimborazo Boulevard for the purpose of two
single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize construction of two single-family
attached dwellings within an R-5 Single Family Residential District. The proposed use is not a permitted
principal use within the R-5 district. 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 July 19, 2021, meeting.

BACKGROUND: The property is located in the Oakwood neighborhood on Chimborazo Boulevard
between Oakwood Avenue and P Street. The property is currently a 7,406 sq. ft. (.17 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood
Mixed-Use which is defined as "Existing or new highly-walkable urban neighborhoods that are
predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal
service, and institutional uses." (p. 56)

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-5 Single Family Residential. All adjacent properties are located within the same R-5 Residential Zone. The area is primarily single-family detached residential, with some single-family attached, institutional, and neighborhood commercial uses present in the vicinity.

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: June 28, 2021

CITY COUNCIL PUBLIC HEARING DATE: July 26, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
July 19, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

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/LocationProperty Address: 1005 Chimborazo BoulevardDate: 12/18/2020Tax Map #: E0000964003 Fee: 300Total area of affected site in acres: 0.170(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-5Existing Use: Vacant lot**Proposed Use**

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

Two (2) single-family attached dwellingsExisting Use: Vacant lot

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker / Charlie WilsonCompany: Baker Development ResourcesMailing Address: 1519 Summit Avenue, Suite 102City: RichmondState: VAZip Code: 23230Telephone: (804) 874-6275Fax: () Email: markbaker@bakerdevelopmentresources.com, charlie@bakerdevelopmentresources.com**Property Owner:** Altadonna Properties LLCIf Business Entity, name and title of authorized signee: Antonio Altadonna Member Manager

(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: 4230 Kingsland RoadCity: North ChesterfieldState: VAZip Code: 23237Telephone: () 8049099147Fax: () Email: anthony78a@gmail.com**Property Owner Signature:**

12/21/2020 11:02:45 AM EST

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.****NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

January 11th, 2021

*Special Use Permit Request
1005 Chimborazo Boulevard, Richmond, Virginia
Map Reference Number: E000-0964/003*

Submitted to: **City of Richmond**
Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by: **Baker Development Resources**
1519 Summit Ave., Suite 102
Richmond, Virginia 23230

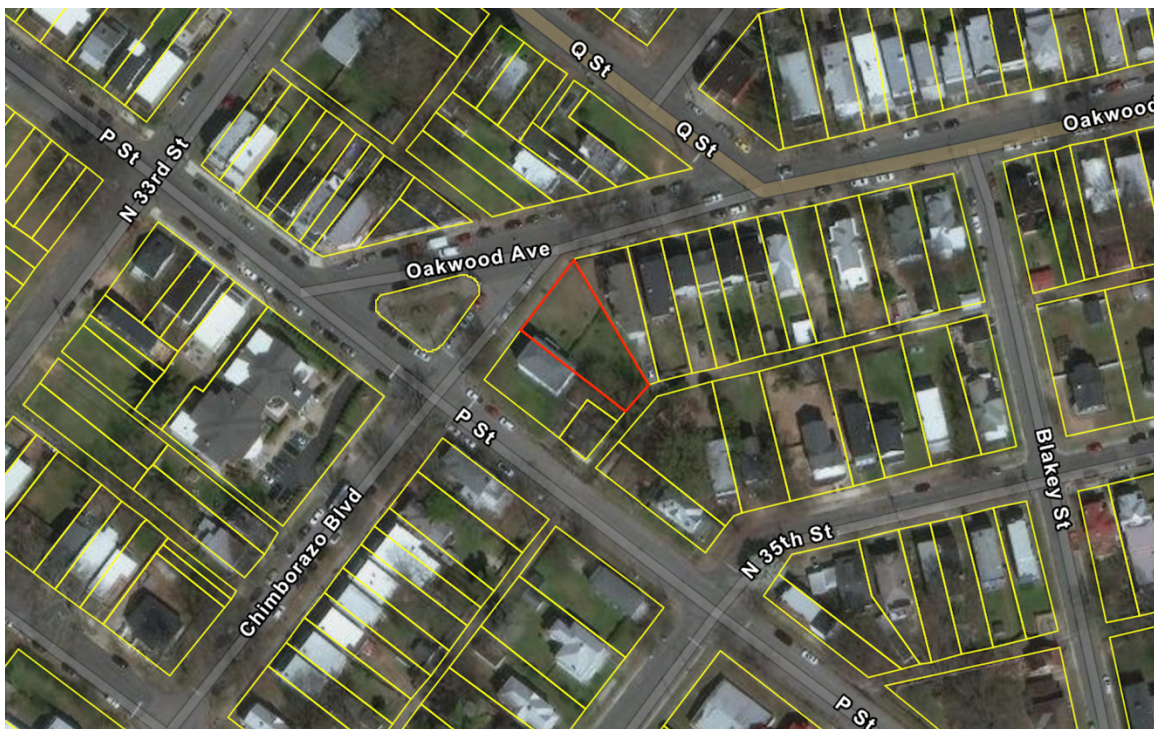
Introduction

The property owner is requesting a special use permit (the "SUP") for 1005 Chimborazo Boulevard (the "Property"). The SUP would authorize the construction of two (2) single-family attached dwellings. The SUP is required as single-family attached dwellings are not a permitted use in the R-5 Single Family Residential zoning district.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of Chimborazo Boulevard at its intersection with Oakwood Avenue, and is referenced by the City Assessor as tax parcel E000-0964/003. The Property is an irregularly shaped vacant lot that is roughly 71.5' wide by 132.3' in depth and contains approximately 7,406 square feet of lot area. The lot is relatively flat and is afforded access in the rear by means of an alley running parallel to Chimborazo Blvd. For a more detailed description of the Property, please refer to the survey that is hereinafter attached with the application materials.



The properties to the north, east and south are generally developed with single family detached dwellings, two- to four-family dwellings, or are undeveloped vacant lots. Across Oakwood Avenue from the Property are one- and two-family dwellings, as well as mixed-use and commercial properties. Consequently, the context of the surrounding area is denser—both from a use perspective and a feature perspective—than the current zoning would suggest.

EXISTING ZONING

The Property is zoned R-5 Single-Family Residential, which does not permit the proposed single-family attached dwelling use. The surrounding properties to the south and east are also zoned R-5. Across Chimborazo Blvd is the B-1 Neighborhood Business District, which is a district that permits a variety of residential, commercial, office, and institutional uses.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (“the Master Plan”), which was approved by Richmond City Council at their December 14th meeting, suggests Neighborhood Mixed-Use for the Property. The Master Plan suggests this future land use designation includes areas that are predominately residential with a small percentage of parcels providing retail, office, personal service, and institutional uses. Within this designation, the encouraged primary uses are single-family dwellings, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. The development style desired is one of a variety of building types that are close to one another and create a unified street wall, while also being respectful of historical development patterns, forms, and densities (p. 56). Furthermore, the immediate vicinity is designated as a “micro node” according to the Nodes Map (figure 10, p. 25). A micro node is an area where there exists opportunity to “help create a unique sense of place within many of Richmond’s historic urban neighborhoods,” (p. 24).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, Objective 1.3, “to support the growth of housing in nodes,” is supportive of this request, as it would increase the density in an efficient and respectful manner over that which would be permitted. Objective 1.4, “to maintain and improve primarily residential areas by increasing their linkages to nodes and open space and maintaining high-quality design standards,” (p. 86) would be met by virtue of a building and site design that is thoughtfully tailored to reinforce a relationship with the triangular park and unique street pattern formed by Oakwood Avenue, P Street, and Chimborazo Boulevard. This relationship is further encouraged by the Objective 4.1 of that same chapter, which is to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City.” Under that objective the master Plan provides additional guidance which is intended to “(e) encourage development that respects and preserves the natural features of the site through sensitive site design, avoidance of substantially altering topography...” and “(f) Ensure that building materials are durable and create a lasting addition to the built environment,” (p. 100). Lastly, the Inclusive Housing chapter, Objective 14.5, to “encourage more housing types throughout the City and greater density...at nodes...” supports this request, as it is a more efficient use of the Property than could be achieved by-right in the R-5 zoning district.

Proposal

PURPOSE OF REQUEST

The Property consists of a single lot of record that is irregularly shaped and unusually large for the vicinity. The Property has a lot width of roughly 71.5' fronting Chimborazo Blvd and narrows toward the rear of the lot. The Property contains approximately 7,406 square feet of lot area. The owner would like to construct two single-family attached dwellings on the Property. The R-5 district does not permit single-family attached dwellings, so therefore the SUP is required in order to permit the proposed development.

The Property's lot width and area are larger than other lots in the vicinity, which vary in size but are all characteristically smaller urban lots. A majority of the lots in the subject block face of Chimborazo Boulevard and Oakwood as well as those further to the south and east are substandard in lot and width and area. Similarly, a majority of those lots are developed single-family dwellings, many of which are substandard in terms of feature requirements such as side and front yards. There are also a number of single-family attached and two-family dwellings which are nonconforming with regard to use in addition to be substandard in terms of R-5 feature requirements. As a result, the proposed development, consisting of single-family attached dwellings on two lots, is more consistent with the prevailing lot pattern and dwelling types than by-right development under the R-5 zoning would otherwise permit.

As stated in the previous section, there is a mixture of uses in the general vicinity, none of which would seem to indicate that this proposed development is of atypical intensity. For example, 1015 Oakwood Avenue, according to a zoning confirmation letter written in 2005, establishes that property as a legally non-conforming two-family dwelling, citing its existence to at least 1934. Based on the historic lot pattern, the majority of lots overall, not only on the block face but moreover in this vicinity, are nonconforming with regard to lot area and lot width. In addition, there have been a number of lots authorized by SUP in the greater Church Hill area for similar proposals.

In exchange for the SUP, the intent of this request is to ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. The quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right. The SUP would allow for the sale of the proposed high-quality single-family attached dwellings as home ownership opportunities, thereby addressing multiple objectives of the Master Plan.

PROJECT DETAILS

The two (2) proposed single-family attached dwellings would be two stories in height and would each contain 2,170 square feet of finished floor area. The dwellings would include 3 bedrooms and 2.5 bathrooms and would also be configured in a traditional urban rowhouse design. The units have been staggered, front to back, in order to create architectural variety that responds to the irregular geometry of the neighborhood's development pattern. Furthermore, the elevations of the dwellings "step down" moving north to south toward P Street. This allows the development to respect the existing topography of the site while breaking up the overall mass of the two attached dwellings.

The proposed floor plans include modern and open living spaces. Kitchens are incorporated into the living and dining spaces through the use of island counter arrangements and bar seating. Each unit would include a master bedroom suite on the second floor, complete with en suite master bath and walk-in closet. Second and third bedrooms would also be located on the second floor. A full-width front porch and rear decks are proposed and would provide ample usable outdoor area. Two parking spaces are proposed for the two dwellings, which would be accessed from the alley at the rear of the Property.

Findings of Fact

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

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

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

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and two off street parking spaces for the two dwelling units will prevent congestion on streets, roads, alleys or any other public right of way.

Furthermore, the Property lies within walking distance to three bus routes with alternating timetables of frequent service: the "12" and "13" routes, which generally connect East End neighborhoods to Downtown and/or the Shockoe Bottom Pulse station, and the "39" route, which connects East End neighborhoods to the neighborhood services located at North 25th Street and Nine Mile Road, such as the Market at 25th grocery store.

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

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

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

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

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

The special use permit would not adversely affect the above referenced City services.

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



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

Summary

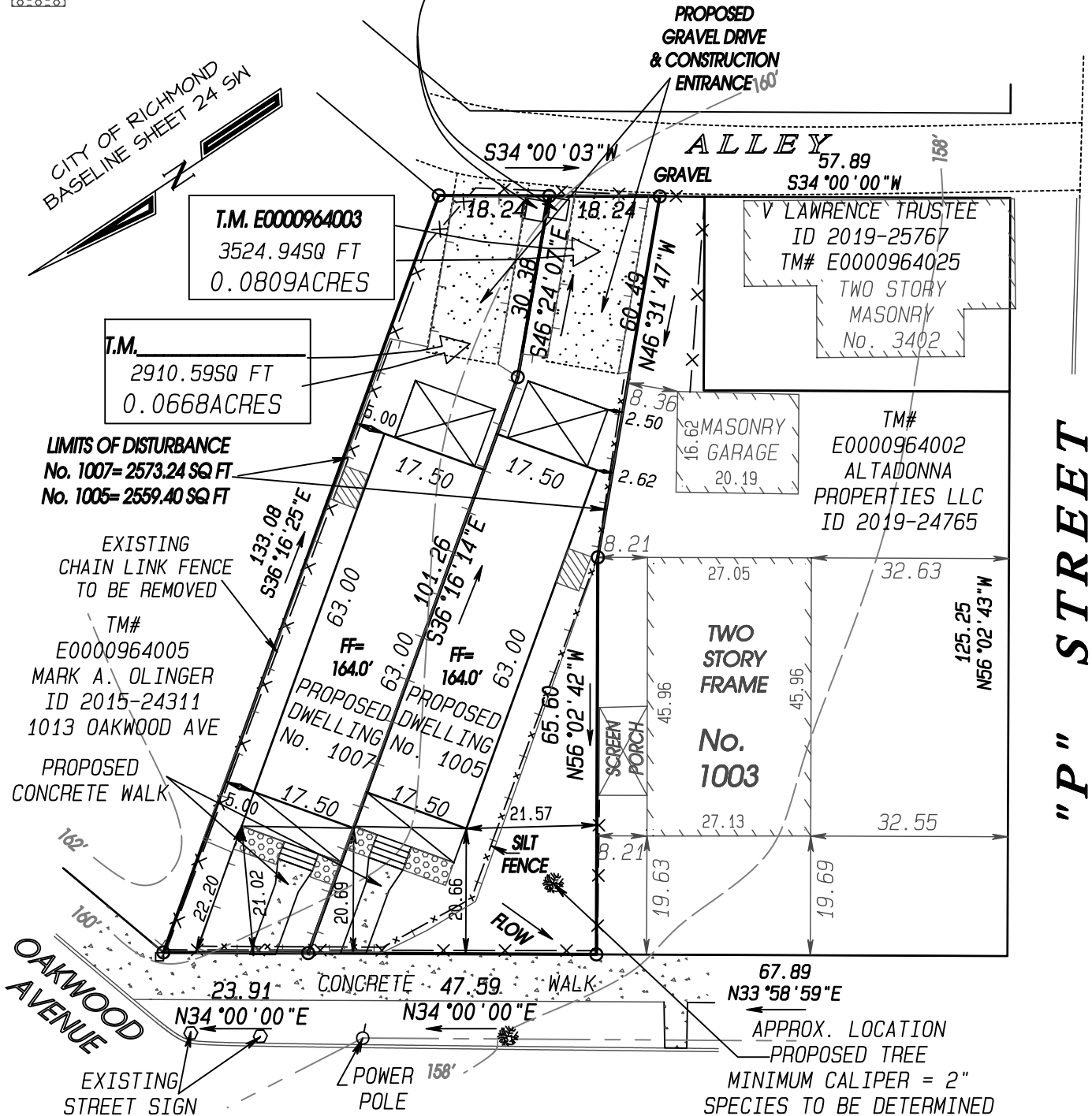
In summary we are enthusiastically seeking approval for the construction of two high-quality single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, market rate, infill development. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would respectfully help bolster a consistent urban fabric in a block face in which there are noticeable “missing teeth.” It would help encourage a pedestrian friendly urban streetscape in the block and contribute to the vibrancy of the block through the addition street life in the form of a street-oriented full width front porch. An appropriate urban form coupled with the provision of accessory parking to the rear of the Property would give the Property the much-desired traditional neighborhood design, which is appropriate to this area of the City. The provision of off-street parking spaces per zoning standards would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: ALTADONNA PROPERTIES LLC ID2019-24765

-  = HVAC AREA (SCREENING TO BE PROVIDED)
-  = MULCH BED WITH LANDSCAPING

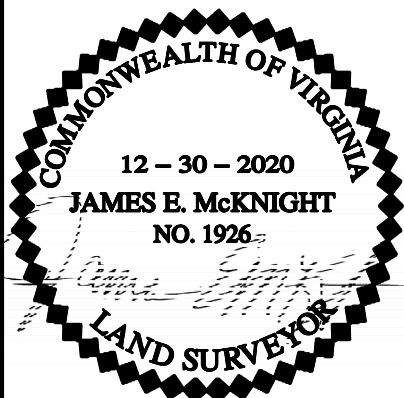
SUPERCAN - opaque screening to be provided unless rear yard and refuse area is enclosed with opaque privacy fencing per the underlying zoning



CHIMBORAZO BOULEVARD

66' +/- RW

PLOT PLAN SHOWING PROPOSED IMPROVEMENTS
 ON No. 1005 & No. 1007 CHIMBORAZO BOULEVARD,
 IN THE CITY OF RICHMOND, VIRGINIA.



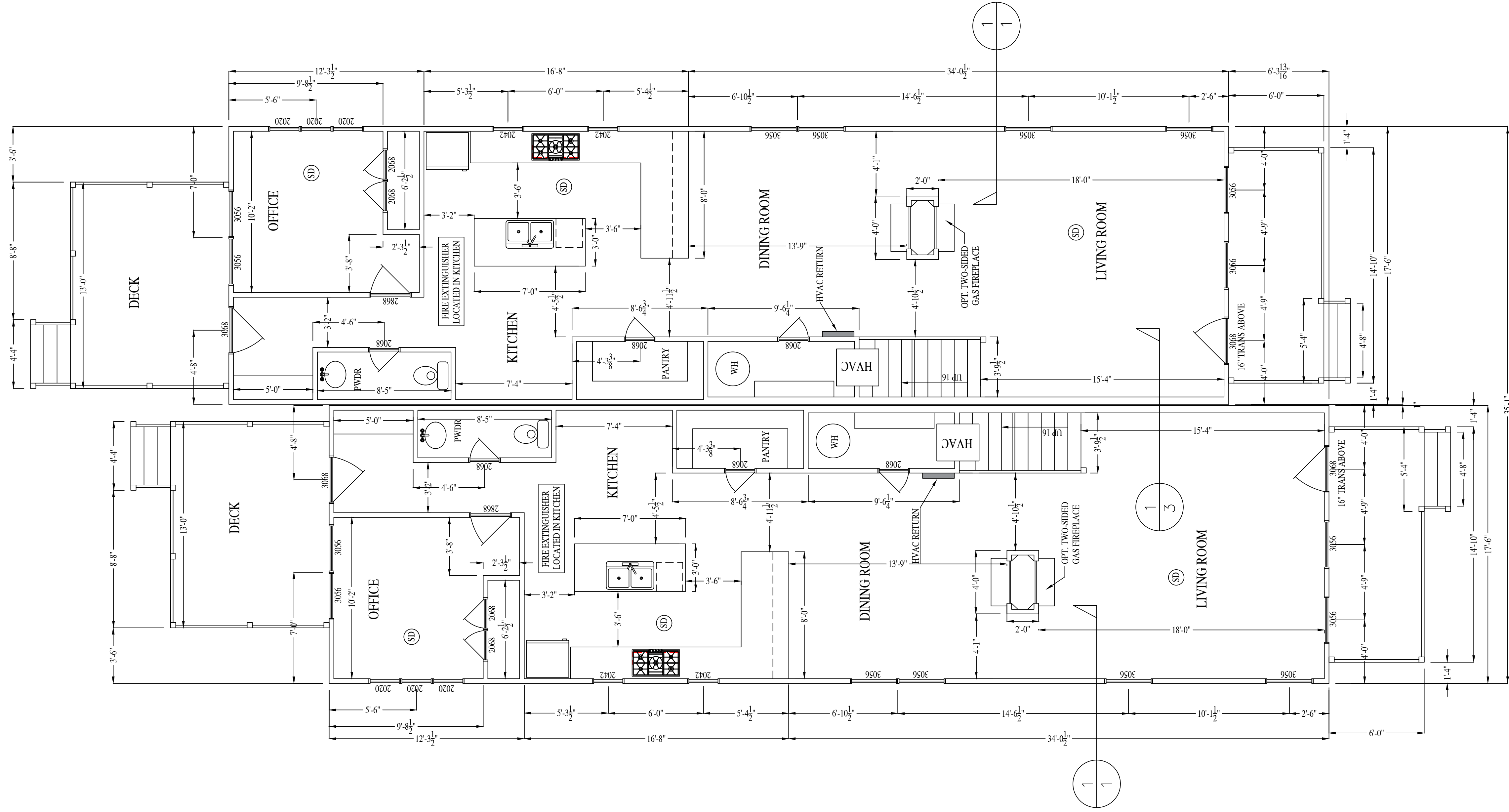
McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

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

JOB NUMBER: 93083905PP

SCALE: 1" = 25'



FIRST FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE (EACH UNIT): 1103 S.F.



SHEET:
A1.1

DATE:
10-01-2020

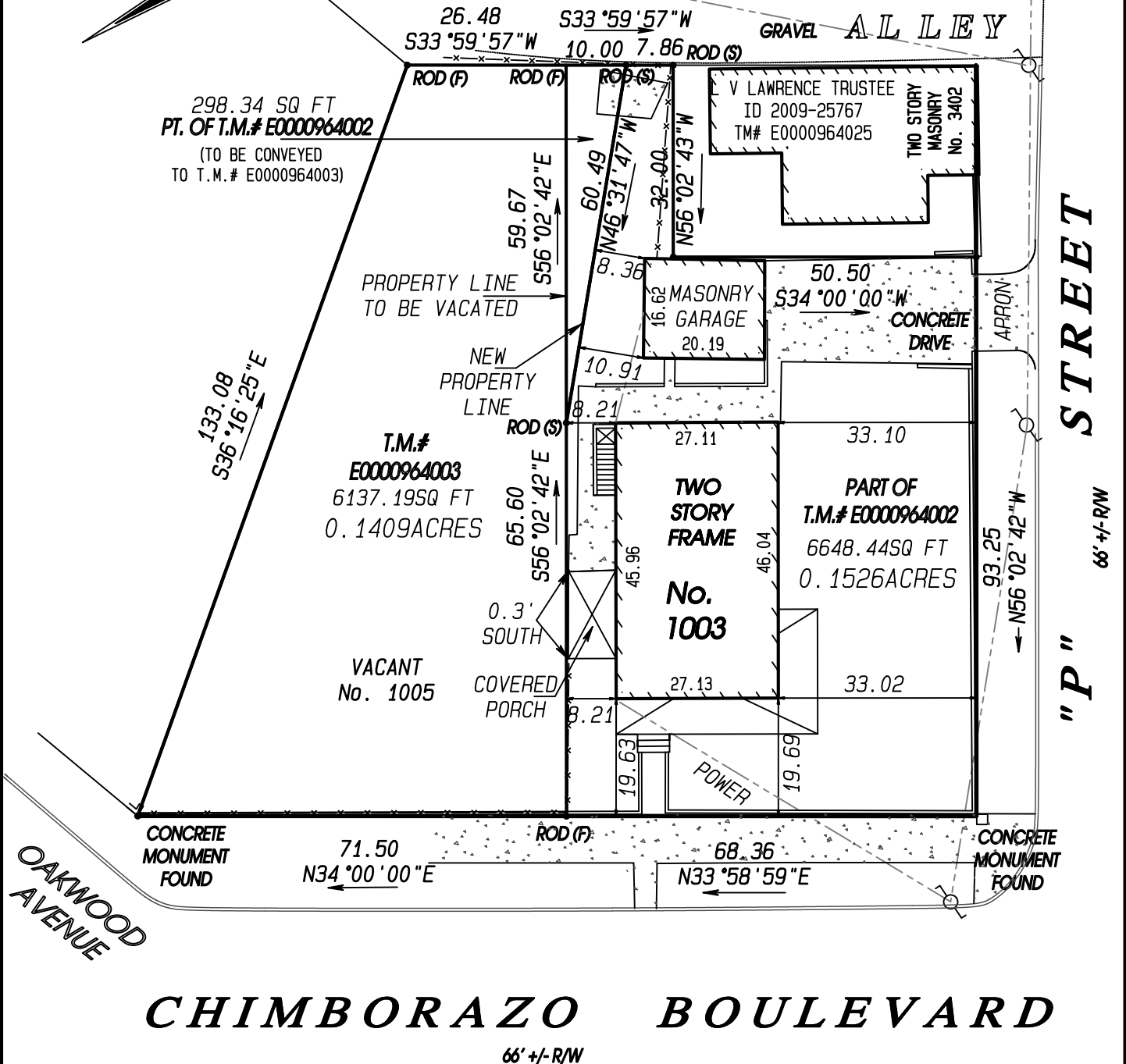
SCALE:
1/4" = 1'-0"

REVISION NOTES	
DATE	START

1005 CHIMBORAZO BLVD
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".

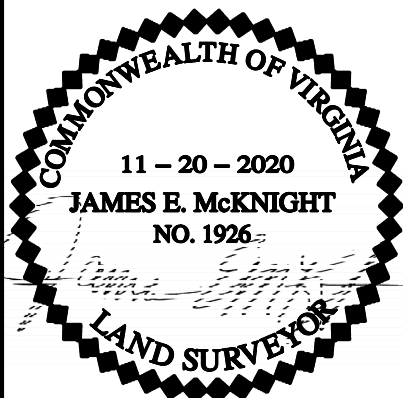
CURRENT OWNER: T.M.# E0000964003: ALTADONNA PROPERTIES LLC ID2019-24765
T.M.# E0000964002: ALTADONNA PROPERTIES LLC ID2019-24765



CHIMBORAZO BOULEVARD

66' +/- R/W

*PLAT SHOWING IMPROVEMENTS ON
No. 1003 AND A PARCEL LINE MODIFICATION
BETWEEN No. 1003 & No. 1005 CHIMBORAZO BOULEVARD,
IN THE CITY OF RICHMOND, VIRGINIA.*



THIS IS TO CERTIFY THAT ON NOVEMBER 20, 2020, 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" = 25'



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

LAND SURVEYORS PLANNERS

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

JOB NUMBER: 93083903