

PLAN OF DEVELOPMENT
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
02/24/2022	REVISED PER CITY COMMENTS (PRELIMINARY PLAN SUBMITTAL #2)
04/08/2022	REVISED PER CITY COMMENTS (TECHNICAL POD SUBMITTAL #1)
06/03/2022	REVISED PER CITY COMMENTS (TECHNICAL POD SUBMITTAL #2)

DATE
12/21/2021

DRAWN BY
M. MCCANN

DESIGNED BY
C. NELSON

CHECKED BY
A. WEHUNT

SCALE
1" = 20'

TIMMONS GROUP

ARTHUR ASHE DEVELOPMENT

CITY OF RICHMOND - VIRGINIA

SITE LAYOUT PLAN

JOB NO.
47914

SHEET NO.
C4.00

SITE LAYOUT NOTES:
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.
ARCHITECTURAL BUILDING BACKGROUND DATE: 04/08/2022

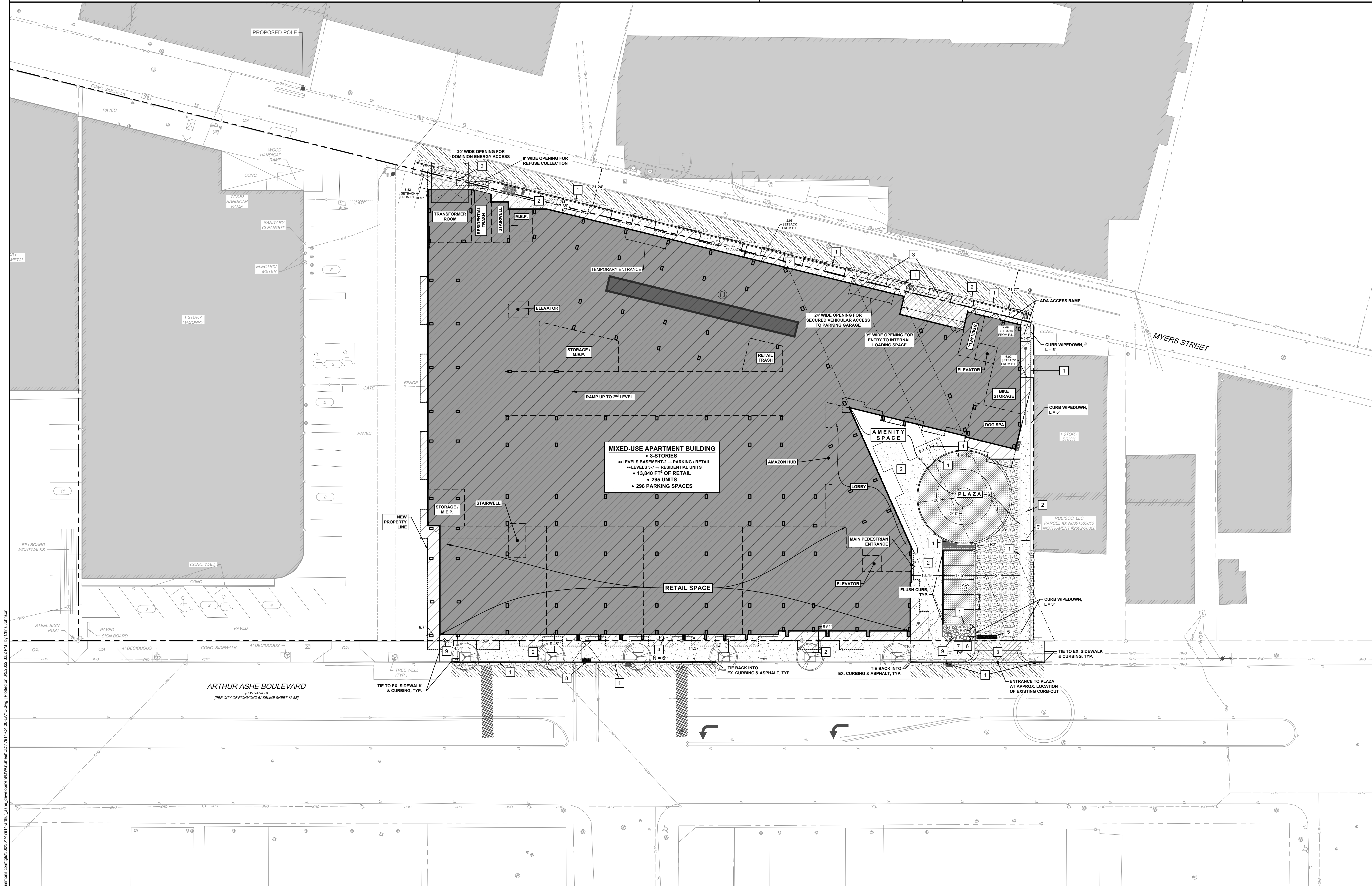
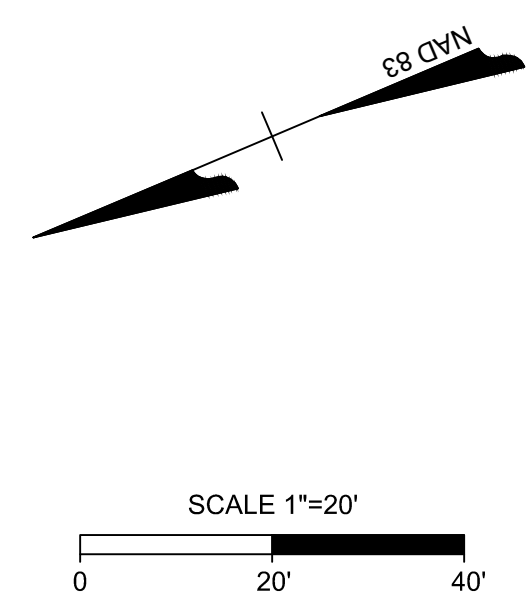
PAVEMENT MARKING NOTES:
1. ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS I UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
2. ALL PAVEMENT MARKINGS MUST HAVE A PERSON W/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.

SITE LAYOUT NOTE KEY

1	6" CONCRETE CURB (CoR STD. RGM-CD-01)
2	CoR CONCRETE SIDEWALK (CoR STD. RGM-CD-04)
3	OVER-THE-SIDEWALK URBAN STYLE ENTRANCE APRON (VDOT MOD. CG-8D)
4	BIKE RACK FOR SHORT TERM BICYCLE STORAGE (N = # OF RACKS)
5	24" STOP BAR (MUTCD STD. R1-1)
6	STOP SIGN (MUTCD STD. R1-1)
7	RIGHT TURN ONLY (MUTCD STD. R3-1)
8	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT MOD. CG-12, TYPE "A")
9	PET WASTE STATION

LAYOUT HATCH LEGEND

[Hatch]	EXTENTS OF BUILDING AT GRADE (REFER TO ARCH. PLANS)	[Hatch]	CONCRETE SIDEWALK PAVEMENT SECTION
[Hatch]	EXTENTS OF BUILDING OVERHEAD (REFER TO ARCH. PLANS)	[Hatch]	HEAVY DUTY CONCRETE PAVEMENT SECTION
[Hatch]	HEAVY DUTY ASPHALT PAVEMENT SECTION	[Hatch]	MILL & OVERLAY PAVEMENT SECTION
[Hatch]	SPECIALTY PAVEMENT SECTION	[Hatch]	TRENCH CUT RESTRACTION FOR GENERAL UTILITY STREET WORK SECTION

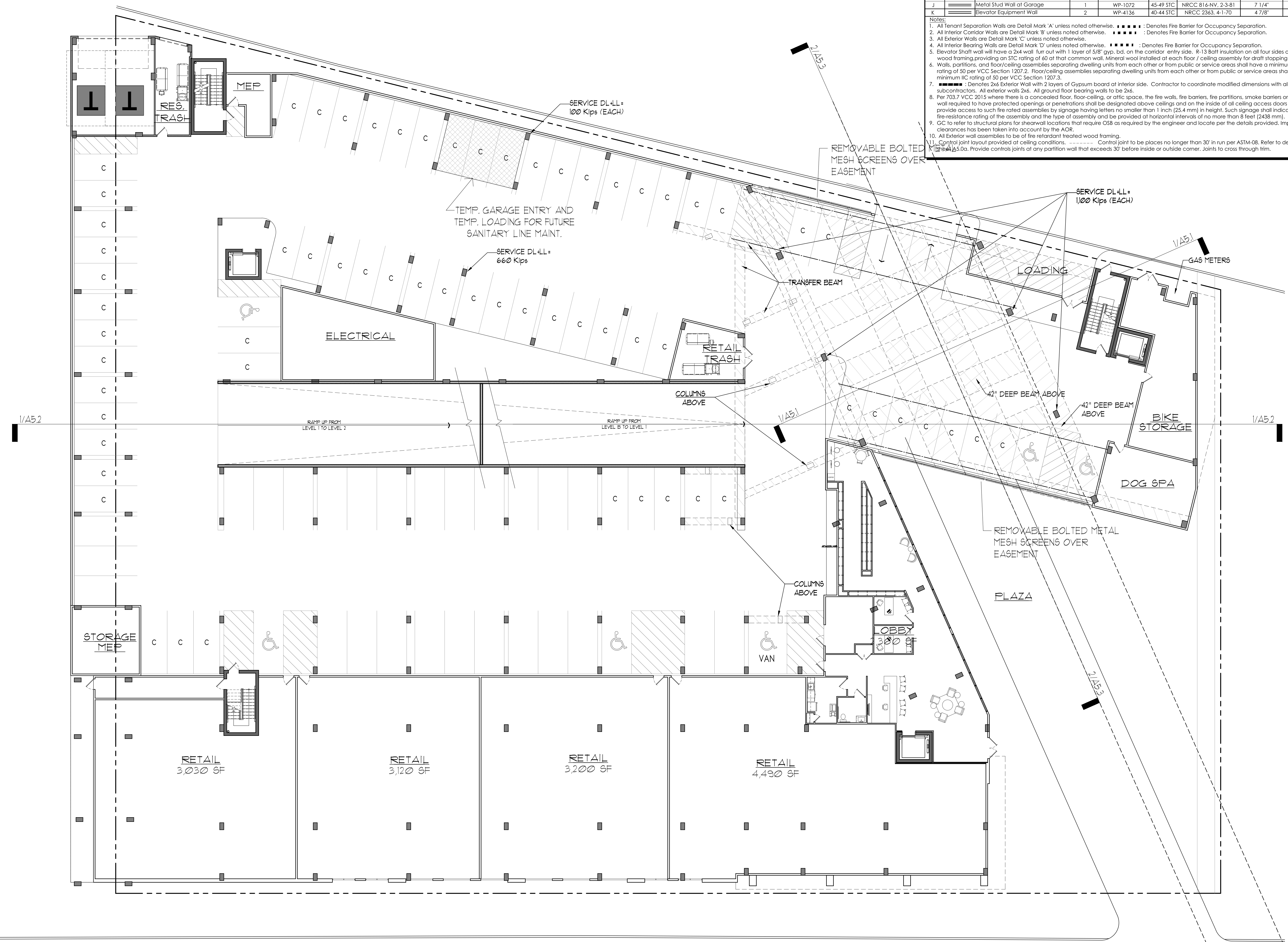


timmons.com/gis/0000147914/47914/atl_dev/development/C400-SheetC400.dwg | Plotted on 05/20/22 1:52 PM | by Chris Johnson

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Detail Mark	Symbol	Description	Fire Rating	System	Sound Rating	Sound Test	Thickness (Finished)	Detail Number
A	[Symbol]	Tenant Wall	1	WP-3370	56 STC	OCF 488 1967	9 1/4" / 11 1/4"	9/A0.2a
B	[Symbol]	Corridor Wall	1	WP-3242	52 STC	NRCC TL93-118, 3-98	5 3/8"	7/A0.2a
C	[Symbol]	Exterior Bearing Wall	2	U-371/WP-8410	N/A	N/A	VARIES	4/A0.2a
D	[Symbol]	Stair Wall	2	WP-4136	40-44 STC	NRCC 2363, 4-1-70	4 7/8"	6/A0.2a
E	[Symbol]	Building Separation Wall	3	U-919	N/A	N/A	14 1/4"	2/A0.2a
F	[Symbol]	Interior Bearing Wall	1	WP-3405	30-34 STC	OR 64-6, 2-4-64	4 7/8"	1/A0.2a
G	[Symbol]	CMU Wall (Elev. Shaft/Trashroom)	2	U-905/U-906	N/A	N/A	6 7/8"	3/A0.2a
H	[Symbol]	8" Concrete Wall	2	T21.2.1.1	N/A	N/A	8"	11/A0.2a
I	[Symbol]	Balcony Separation Wall	2	WP-5520	55-59 STC	NGC 3056, 4-7-70	10 1/2" / 12 1/2"	10/A0.2a
J	[Symbol]	Metal Stud Wall at Garage	1	WP-1072	45-49 STC	NRCC 816-NV, 2-3-81	7 1/4"	12/A0.2a
K	[Symbol]	Elevator Equipment Wall	2	WP-4136	40-44 STC	NRCC 2363, 4-1-70	4 7/8"	6/A0.2a

Notes:
 1. All Tenant Separation Walls are Detail Mark 'A' unless noted otherwise. ■■■■■ : Denotes Fire Barrier for Occupancy Separation.
 2. All Interior Corridor Walls are Detail Mark 'B' unless noted otherwise. ■■■■■ : Denotes Fire Barrier for Occupancy Separation.
 3. All Exterior Walls are Detail Mark 'C' unless noted otherwise.
 4. All Interior Bearing Walls are Detail Mark 'D' unless noted otherwise. ■■■■■ : Denotes Fire Barrier for Occupancy Separation.
 5. Elevator Shaft wall will have a 2x4 wall, fur out with 1 layer of 5/8" gyp. bd., on the corridor entry side. R-13 Batt insulation on all four sides of elevator wood framing, providing an STC rating of 60 at that common wall. Mineral wool installed at each floor / ceiling assembly for draft stopping.
 6. Walls, partitions, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum STC rating of 50 per VCC Section 1207.2. Floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a minimum IC rating of 50 per VCC Section 1207.3.
 7. ■■■■■ : Denotes 2x6 Exterior Wall with 2 layers of Gypsum board at interior side. Contractor to coordinate modified dimensions with all subcontractors. All exterior walls 2x6. All ground floor bearing walls to be 2x6.
 8. Per 703.7 VCC 2015 where there is a concealed floor, floor-ceiling, or attic space, the fire walls, fire barriers, fire partitions, smoke barriers or any other wall required to have protected openings or penetrations shall be designated above ceilings and on the inside of all ceiling access doors that provide access to such fire rated assemblies by signage having letters no smaller than 1 inch (25.4 mm) in height. Such signage shall indicate the fire-resistance rating of the assembly and the type of assembly and be provided at horizontal intervals of no more than 8 feet (2438 mm).
 9. GC to refer to structural plans for shearwall locations that require OSB as required by the engineer and locate per the details provided. Impact to floor clearances has been taken into account by the ADR.
 10. All Exterior wall assemblies to be of fire retardant treated wood framing.
 11. Control joint layout provided at ceiling conditions. ----- Control joint to be places no longer than 30' in run per ASTM-08. Refer to details on Table A5.0a. Provide control joints at any partition wall that exceeds 30' before inside or outside corner. Joints to cross through trim.



1 Building Plan - Level 1 - Podium
 Scale: 3/32" = 1'-0"

Plan

NOT FOR CONSTRUCTION

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A	[Symbol]	Tenant Wall	1	WP-3370	56 STC	OCF 488 1967	9 1/4" / 11 1/4"	9/A0.2a
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D	[Symbol]	Stair Wall	2	WP-4136	40-44 STC	NRCC 2363, 4-1-70	4 7/8"	6/A0.2a
E	[Symbol]	Building Separation Wall	3	U-919	N/A	N/A	14 1/4"	2/A0.2a
F	[Symbol]	Interior Bearing Wall	1	WP-3405	30-34 STC	OR 64-6, 2-4-64	4 7/8"	1/A0.2a
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Seal

ZPA
POOLE & POOLE ARCHITECTURE
 4240 Park Place Court
 Glen Allen, Virginia 23060
 Telephone 804.225.0215
 www.zpa.net
 NC FIRM #51972

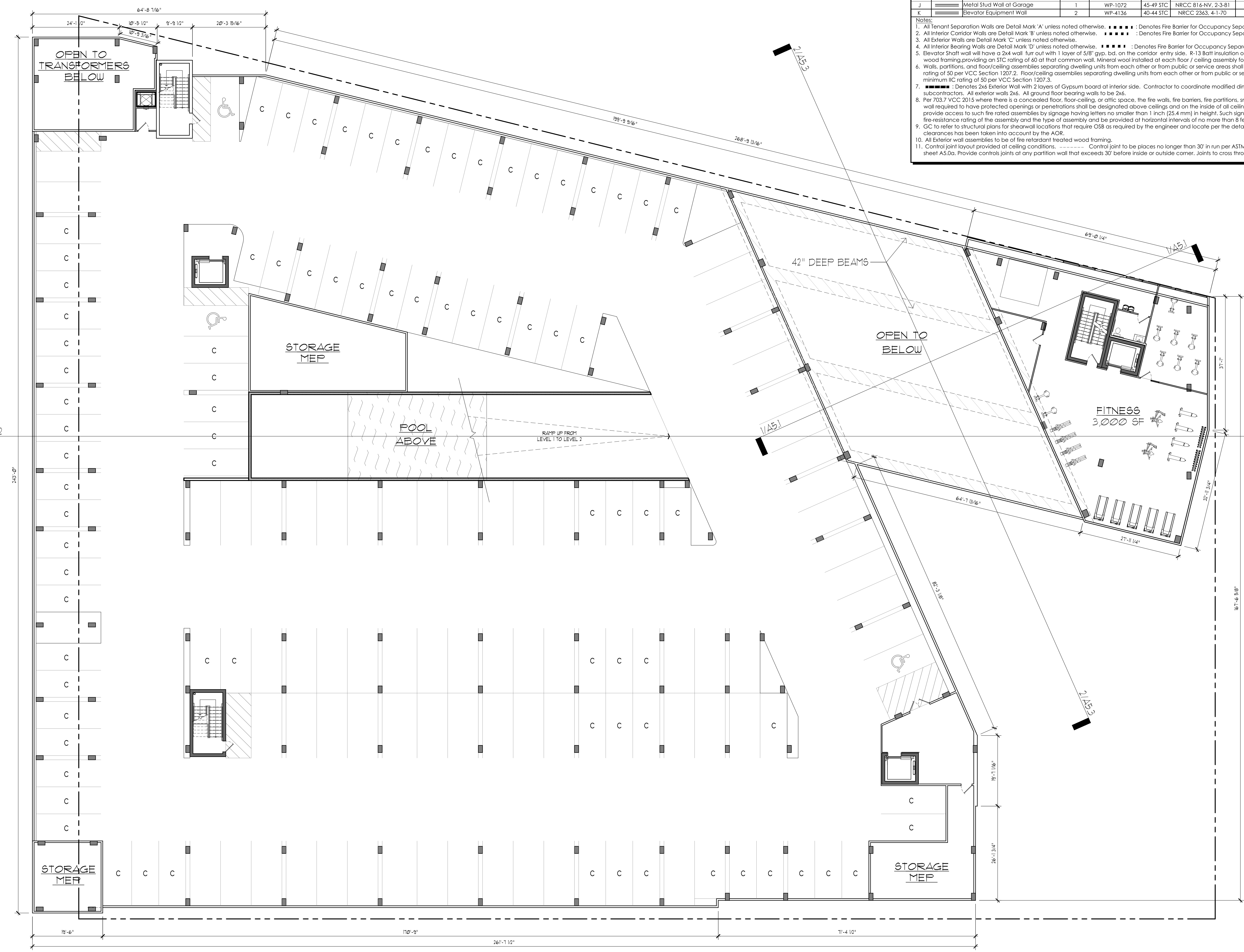
Project: 2060.00
 CADD File: MSBD
 Drawn By:
 Checked By:
 Permit Release:
 Construction Release Set:

Revisions	No.	Date	Description

ASI / RFI Revisions

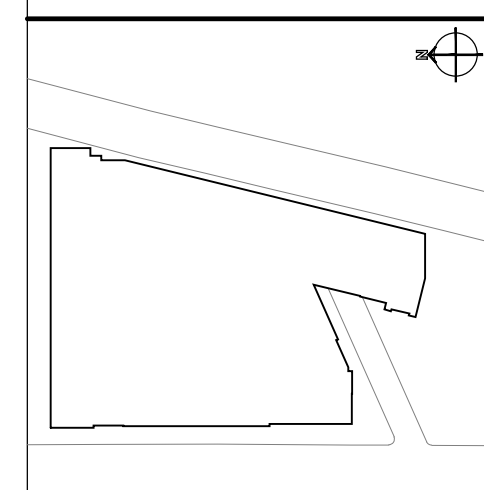
No.	Date	Description

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1 Building Plan - Level 2 - Podium
 Scale: 3/32" = 1'-0"

1201 Arthur Ashe
 an Apartment Community by
 MU AA Owner, LLC
 c/o Level 2 Development & SJG Properties
 of 1201 Arthur Ashe Blvd, Richmond, VA, 23230



Drawing Title:
 Building Plans
 Level 2 Podium

A2.2
 Plan

NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. OWNER OF RECORD:
PROPERTY 1/PARCEL I: Lighthouse Property Associates, LLC
PROPERTY 2/PARCEL II: Lighthouse Property Associates, LLC
PROPERTY 3/PARCEL III: Lighthouse Property Associates, LLC
PROPERTY 4/PARCEL IV: BHL, LC
PROPERTY 5/PARCEL V: WTP, L.C.
2. TOTAL AREA SURVEYED: 3.381 ACRES OR 147,262 SQ. FT.
3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY...
4. THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY...
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" PER FLOOD INSURANCE MAP 510129029D...
6. ZONING: ALL PARCELS ARE ZONED TOD-1 (PER CITY OF RICHMOND GIS)...
7. THE PROPERTY HAS 116 MARKED REGULAR PARKING SPACES, 4 MARKED HANDICAP SPACES...
8. TITLE REPORT DID NOT DISCLOSE ANY PLOTTABLE OFFSITE EASEMENTS.
9. SURVEYED PROPERTY IS THE SAME AS SHOWN IN EXHIBIT A OF THE ABOVE REFERENCED TITLE REPORT.
10. THERE ARE NO APPARENT GAPS OR GORES BETWEEN PARCELS I-V SHOWN HEREON.

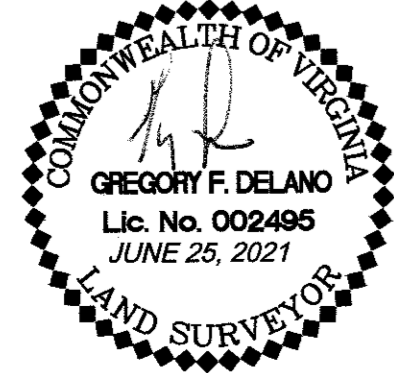
SURVEYED PARCEL DESCRIPTION:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF LEIGH STREET (FORMERLY MOORE STREET) WITH THE EASTERN RIGHT-OF-WAY LINE OF N. ARTHUR ASHE BOULEVARD...
THE RIGHT HAVING A RADIUS OF 15.00', DELTA ANGLE OF 103°55'20", CHORD OF 23.63', AND A CHORD BEARING S15°02'16"E AN ARC DISTANCE OF 27.21' TO A TBM FOUND ON THE WESTERN LINE OF MYERS STREET...
CONTAINING 147,262 SQ. FT. OR 3.381 ACRES OF LAND.

SURVEYOR'S CERTIFICATE:

To: LEVEL 2 ACQUISITIONS, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY; AVENUE COMMERCIAL TITLE COMPANY, INC.; MU AA OWNER LLC, A VIRGINIA LIMITED LIABILITY COMPANY; COMM AA OWNER LLC, A VIRGINIA LIMITED LIABILITY COMPANY; AND SANDY SPRING BANK

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS...
The fieldwork was completed on APRIL 6, 2021. Date of Plat or Map: JUNE 25, 2021

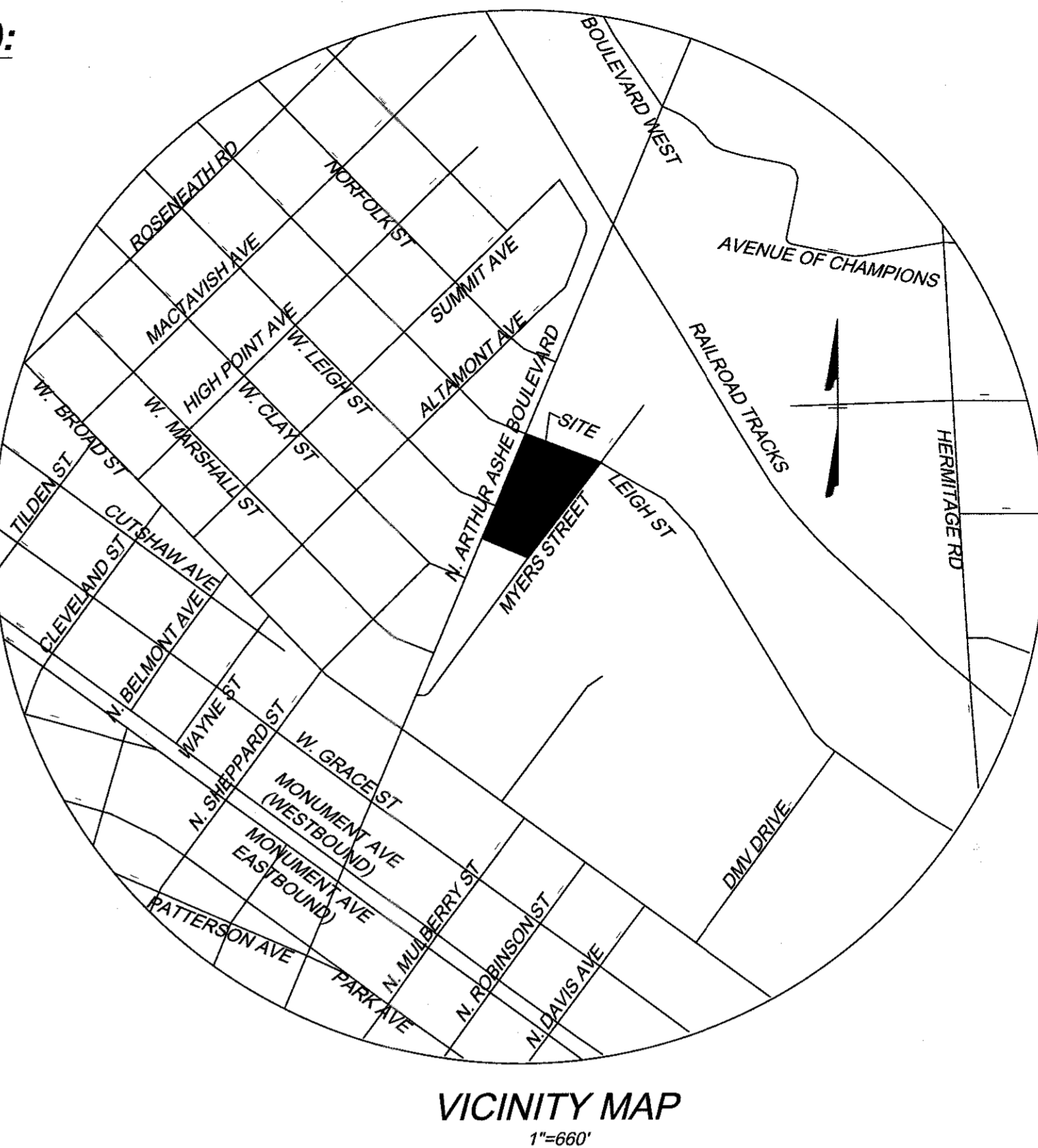


TITLE COMMITMENT PROPERTY DESCRIPTIONS:

PROPERTY 1/PARCEL I: N 0001503-015: THAT PARCEL OF LAND IN THE CITY OF RICHMOND, VIRGINIA, SITUATED ON THE EASTERN LINE OF THE BOULEVARD AND ON THE WESTERN LINE OF MYERS STREET...
PROPERTY 2/PARCEL II: N 0001503-016: ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, FRONTING FORTY FEET (40') ON THE EASTERN LINE OF NORTH BOULEVARD...
PROPERTY 3/PARCEL III: N 0001503-025: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA...
PROPERTY 4/PARCEL IV: N 0001503-028: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET...
PROPERTY 5/PARCEL V: N 0001503-030: ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA ON THE EAST LINE OF NORTH BOULEVARD...

TITLE COMMITMENT PROPERTY DESCRIPTIONS (CONTINUED):

PROPERTY 1/PARCEL I: N 0001503-0028: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET AS SHOWN ON THE PLAT OF SURVEY...
PROPERTY 2/PARCEL II: N 0001503-0028: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET AS SHOWN ON THE PLAT OF SURVEY...
PROPERTY 3/PARCEL III: N 0001503-0028: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET AS SHOWN ON THE PLAT OF SURVEY...
PROPERTY 4/PARCEL IV: N 0001503-0028: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET AS SHOWN ON THE PLAT OF SURVEY...
PROPERTY 5/PARCEL V: N 0001503-030: ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA ON THE EAST LINE OF NORTH BOULEVARD...



SCHEDULE B, PART II EXCEPTIONS FROM TITLE REPORT

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
2. AFFECTING PROPERTY 1/PARCEL I:
a. THIRTY FOOT (30') SEWER EASEMENT AS REFLECTED IN DEED BOOK 185-B, PAGE 35. (APPROXIMATE LOCATION SHOWN HEREON)
b. TWENTY FOOT (20') SEWER EASEMENT AS REFLECTED IN DEED BOOK 382-A, PAGE 460 AND PLAT BOOK 8, PAGE 92. (APPROXIMATE LOCATION SHOWN HEREON)
3. AFFECTING PROPERTY 3/PARCEL III:
a. SUBJECT TO THE RIGHT OF WAY TO VEPCO, RECORDED IN THE OFFICIAL RECORDS OF THE RICHMOND CITY RECORDING OFFICE IN DEED BOOK 612C, PAGE 230 (LOCATION SHOWN HEREON BASED ON EXISTING UTILITY POLES AND WIRES OBSERVED IN THE FIELD. LINES AND POLES APPEAR TO HAVE BEEN RELOCATED FROM POSITION SHOWN IN DEED.)
b. RESTRICTIVE COVENANT PER SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 15-22616, PAGE 283 RESTRICTING USE OF PROPERTY AS A CAR WASH OR AUTOMOTIVE DETAIL OPERATION, BUSINESS, ENTERPRISE OR VENTURE. (NOT A SURVEY RELATED MATTER)
c. EASEMENTS OR RIGHT OF WAYS AS PER RECORDED PLAT. (NO EASEMENTS OR RIGHT OF WAYS SHOWN ON RECORDED PLAT)
4. AFFECTING PROPERTY 4/PARCEL IV:
a. RIGHT OF WAY TO VEPCO, RECORDED IN THE OFFICIAL RECORDS OF RICHMOND CITY RECORDING OFFICE IN DEED BOOK 518A, PAGE 480. (LOCATION SHOWN HEREON BASED ON EXISTING UTILITY POLES AND WIRES OBSERVED IN THE FIELD. LINES AND POLES APPEAR TO HAVE BEEN RELOCATED FROM POSITION SHOWN IN DEED.)
b. EASEMENTS OR RIGHT OF WAYS AS PER RECORDED PLAT. (NO EASEMENTS OR RIGHT OF WAYS SHOWN ON RECORDED PLAT)
c. SUBJECT TO RIGHT TO CONNECT WITH RAILROAD SPUR TRACK NOW RUNNING ACROSS PROPERTY OWNED BY KINGSLAND LAND CORPORATION ADJOINING AND LYING IMMEDIATELY OF PARCEL IV AS DESCRIBED IN DEED BOOK 518C, PAGE 538. (NO EVIDENCE OF RAILROAD SPUR TRACK RUNNING ACROSS PROPERTY FOUND IN FIELD)
5. AFFECTING PROPERTY 5/PARCEL V:
a. SUBJECT TO RIGHT TO USE THE SPUR TRACK ALONG WESTERN LINE OF MYERS STREET AS DESCRIBED IN AND SHOWN ON PLAT ATTACHED TO DEED BOOK 613C, PAGE 456. (NO EVIDENCE OF RAILROAD SPUR TRACK RUNNING ACROSS PROPERTY FOUND IN FIELD)
b. EASEMENTS OR RIGHT OF WAYS AS PER RECORDED PLAT. (NO EASEMENTS OR RIGHT OF WAYS SHOWN ON RECORDED PLAT)
6. POSSIBLE UNFILED MECHANICS' AND MATERIALMEN'S LIENS, BUT THIS POLICY PROVIDES AFFIRMATIVE LIEN INSURANCE AS SET FORTH IN THE ATTACHED ENDORSEMENT.
7. ANY STATE OF FACTS DISCLOSED BY A CURRENT AND ACCURATE LOCATION SURVEY OF SUBJECT PREMISES, PROVIDED THAT UPON RECEIPT AND REVIEW, BY COMPANY, OF SUCH A SURVEY, THIS EXCEPTION WILL BE DELETED OR MODIFIED IN ACCORDANCE WITH MATTERS REVEALED THEREBY.

ALTA/NSPS LAND TITLE SURVEY OF FIVE PARCELS OF LAND LOCATED SOUTH OF W. LEIGH STREET, WEST OF MYERS STREET, AND EAST OF N. ARTHUR ASHE BOULEVARD

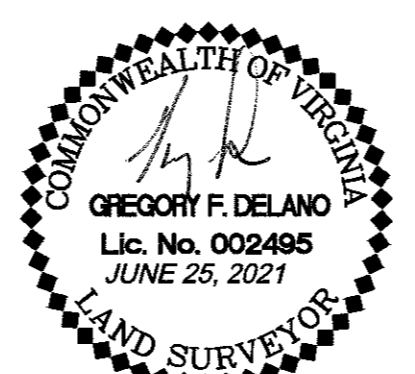
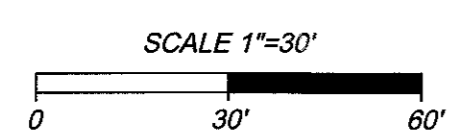
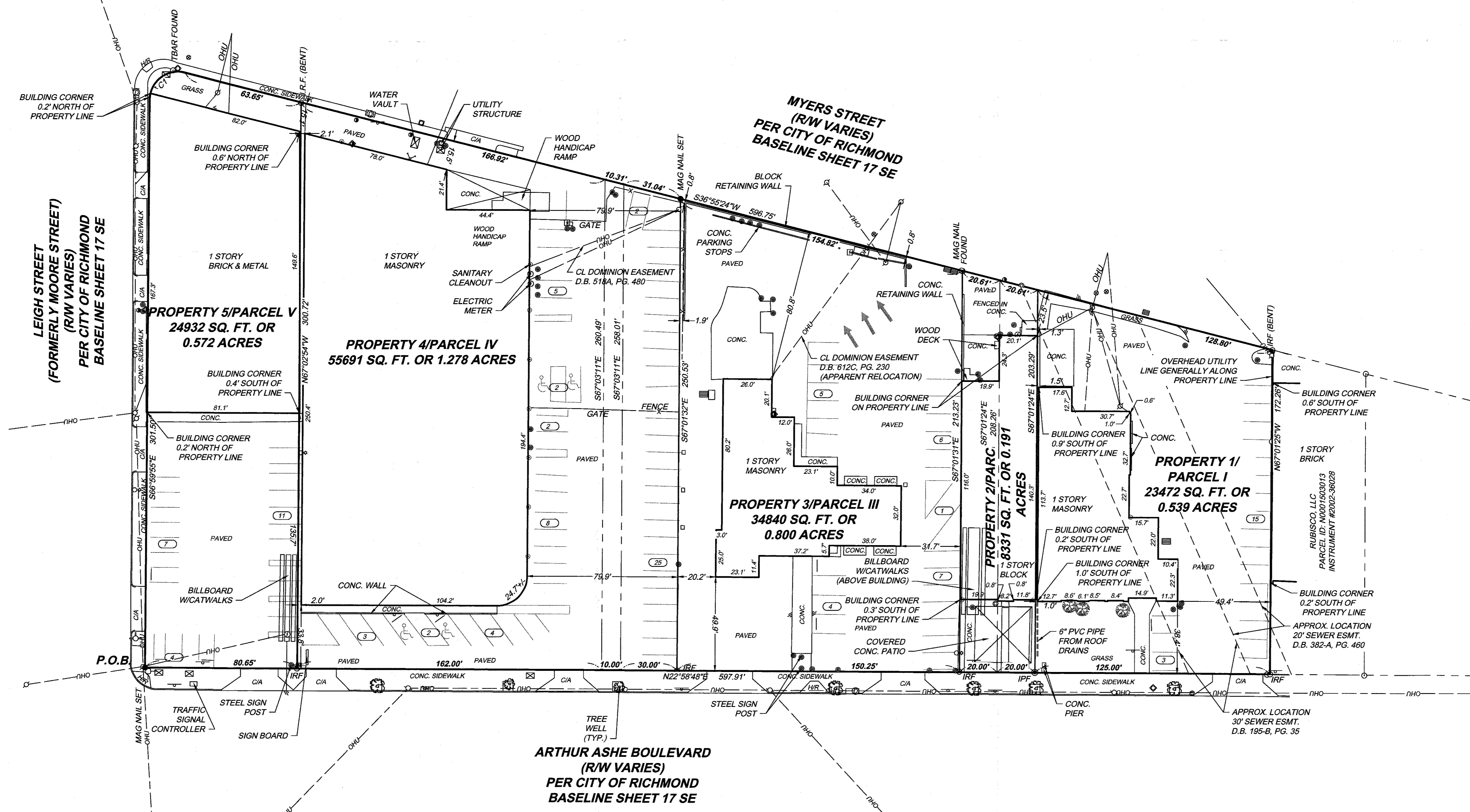
CITY OF RICHMOND	VIRGINIA
Date: APRIL 12, 2021	Scale: N/A
Sheet 1 of 2	J.N.: 47914
Drawn by: RPS	Checked by: GFD
REVISED: JUNE 25, 2021	

TIMMONS GROUP
THIS DRAWING PREPARED AT THE CORPORATION OF RICHMOND, VA 23225
1001 Boulevard Park, Suite 600, Richmond, VA 23225
TEL 804-200-6500 FAX 804-560-1016 www.timmons.com
YOUR VISION ACHIEVED THROUGH OUNIS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	15.00'	27.21'	19.17'	103°55'20"	S15°02'16"E	23.63'

VIRGINIA NAD 83 (SOUTH ZONE)

- Legend**
- ◆ Gas Meter
 - Gas Valve
 - Light Pole
 - ⊕ Electric Meter
 - ⊞ Electric Pedestal
 - ⊞ Traffic Signal Pole
 - ⊞ Sign
 - Bollard
 - Sanitary Cleanout
 - ⊕ Storm Manhole
 - ⊞ Storm Grate
 - Roof Drain
 - ⊞ Utility Pole
 - ⊞ Guy Anchor
 - ⊞ Utility Vault
 - ⊞ Fire Hydrant
 - ⊞ Water Meter
 - ⊞ Siamese Water
 - Water Valve
 - ⊞ Property Corner Found
 - ⊞ Iron Pipe Found
 - ⊞ Concrete Monument Found
 - ⊞ Tree
- IRF Iron Rod Found
 IPF Iron Pipe Found
 CIA Concrete Apron
 H/R Handicap Ramp



ALTA/NSPS LAND TITLE
 SURVEY OF FIVE PARCELS OF
 LAND LOCATED SOUTH OF W.
 LEIGH STREET, WEST OF
 MYERS STREET, AND EAST OF
 N. ARTHUR ASHE BOULEVARD

CITY OF RICHMOND	VIRGINIA
Date: APRIL 12, 2021	Scale: 1"=30'
Sheet 2 of 2	J.N.: 47914
Drawn by: RPS	Checked by: GFD
REVISED: JUNE 25, 2021	

Y:\901147914-Ashe-Leigh-ALTA\DWG\47914-XP\SURV.dwg | Plotted on 6/28/2021 1:24 PM | by Robert Sidam

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
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