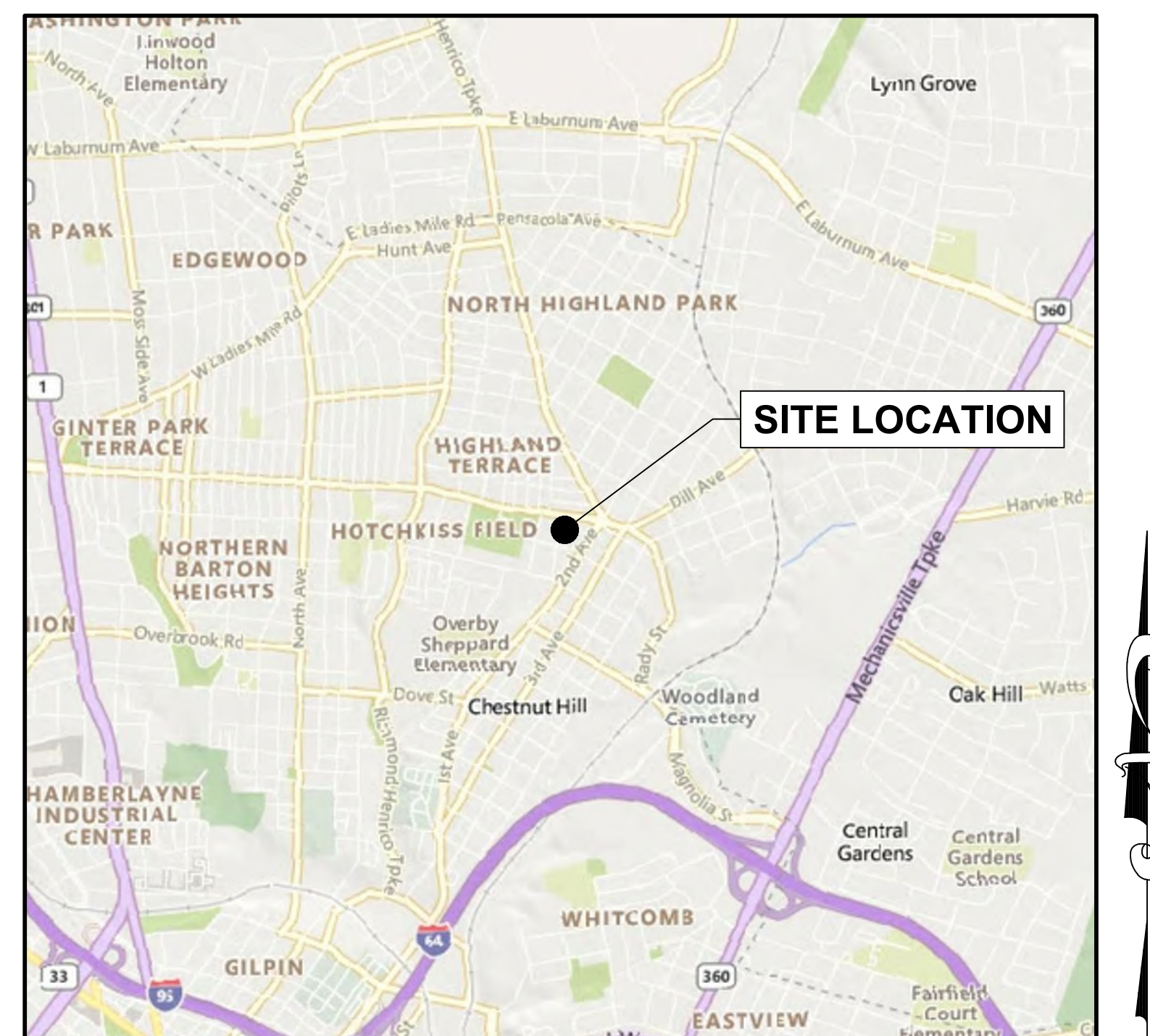


HIGHLAND PARK SENIOR APARTMENTS

1221 E. BROOKLAND PARK BOULEVARD
RICHMOND, VIRGINIA

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER
C1.00	ALTA SURVEY
C2.00	LAYOUT PLAN

TOTAL SHEETS: 3



VICINITY MAP
SCALE: 1" = 2,000'

SPECIAL USE PERMIT (SUP) AMENDMENT
[AMENDMENT TO ORD. 2014-193-175]
SUBMITTAL DATE: APRIL 11, 2022

OWNER/DEVELOPER

ENTERPRISE COMMUNITY DEVELOPMENT, INC.
413 Stuart Cir., Suite 150
Richmond, VA 23220
CONTACT: Alan Biller
TELEPHONE: 804.303.2333
EMAIL: abiller@ecdcommunities.org

LANDSCAPE ARCHITECT

TIMMONS GROUP
1001 Boulders Pkwy., Suite 300
Richmond, VA 23225
CONTACT: Julie Kommer, PLA
TELEPHONE: 804.200.6544
EMAIL: julie.kommer@timmons.com

PROJECT SUMMARY

ADDRESS:	1221 E. BROOKLAND PARK BLVD
PARCEL ID'S:	N0000917005
ZONING:	UB2-PB8 URBAN BUSINESS DISTRICTS ORDINANCE NO. : 2015-202-175, APPROVED 10/12/2015
SITE ACREAGE:	2.614 ACRES (113,861 SQ. FT.)
SUP AMENDMENT AREA:	0.282 ACRES (26,479 SQ. FT.)
DISTRICT:	NORTH
EXISTING USE:	SENIOR HOUSING
PARKING SPACE DESIGN:	18 EXISTING OFF-STREET SPACES 24 ADDITIONAL OFF-STREET SPACES PER SUP AMENDMENT <u>TOTAL PARKING SPACES PROVIDED = 42 SPACES</u>
EXISTING CONDITIONS:	CITY OF RICHMOND UTILITY MAPS; CITY OF RICHMOND GIS; ALT/ANSPS SURVEY BY TIMMONS GROUP DATED MAY 5, 2021 AND FEBRUARY 2, 2022.
DATUM:	HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 DATUM ESTABLISHED BY RTK APRIL 29, 2021. (CORRECTIONS FROM RTCM-REF 0592)

SUP AMENDMENT
NOT FOR
CONSTRUCTION

PLAN DATE: 04/11/2022

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

REVISION DESCRIPTION

YOUR VISION ACHIEVED THROUGH OURS.

DATE _____

DATE
04/11/2022

DRAWN BY
I. KASSIM

DESIGNED BY
C. NELSON

CHECKED BY
A. WEHUNT

SCALE
 $1'' = 2,000'$

HIGHLAND PARK SENIOR APARTMENTS

NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA

COVER

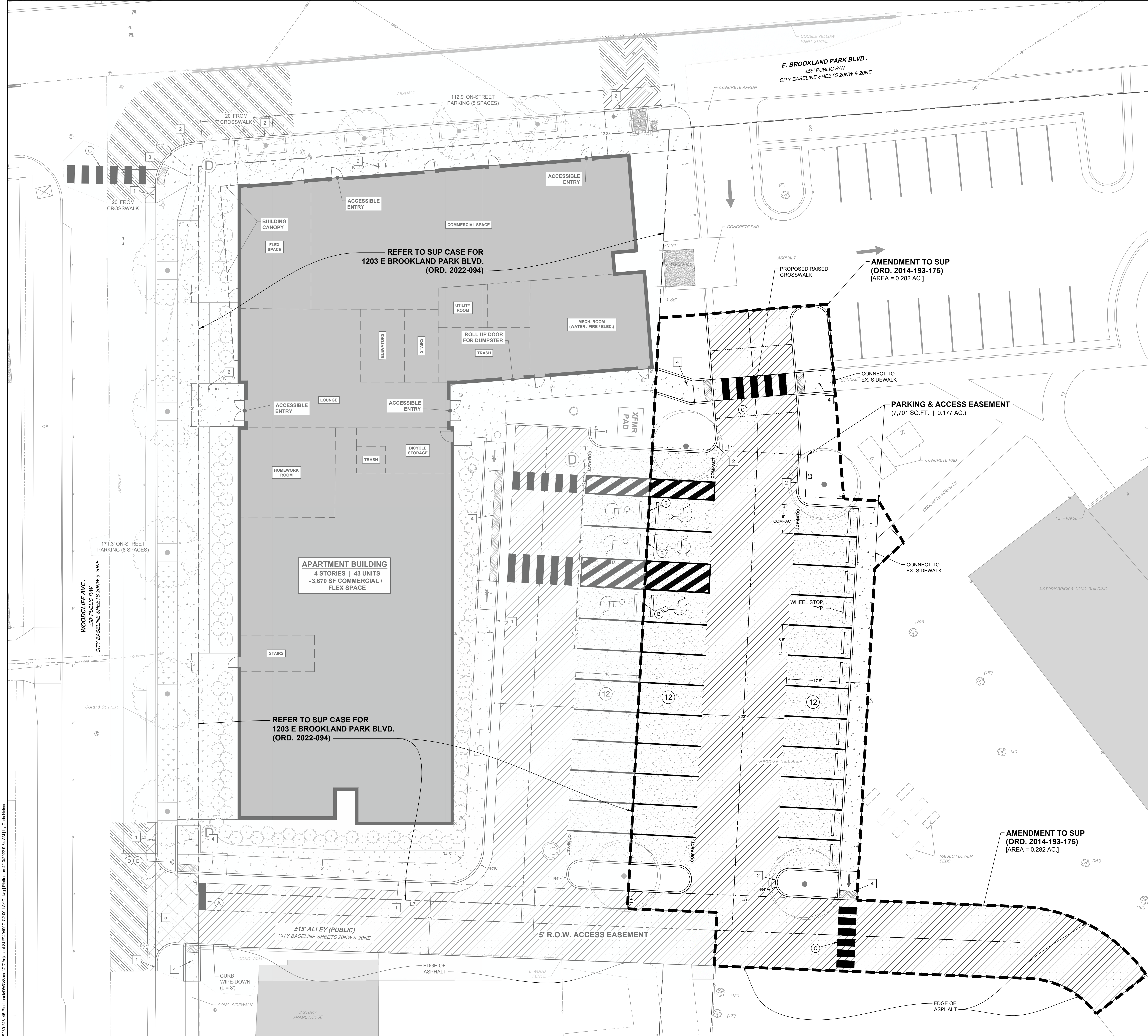
COVER

JOB NO.
49499

SHEET NO.
C0.00

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PAVEMENT LEGEND	
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	CONCRETE SIDEWALK
	MILL & OVERLAY
	HEAVY DUTY CONCRETE
	TRENCH CUT RESTORATION FOR GENERAL UTILITY STREET WORK

SITE LAYOUT NOTES:
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.

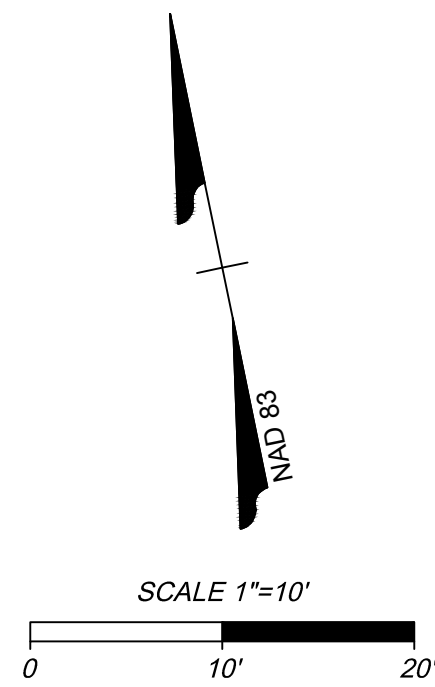
ARCHITECTURAL BUILDING BACKGROUND DATE: 9/30/2021

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 / 2.5' GUTTER (CoR STD. RGM-CD-01 / RGM-CD-04)
2	6" CURB (CoR STD. RGD-2)
3	ADA RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT CG-12, TYPE A)
4	ADA RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT CG-12, TYPE B)
5	URBAN STYLE OVER-THE-SIDEWALK ENTRANCE APRON (VDOT MOD. CG-9D)
6	BIKE RACK FOR SHORT TERM BICYCLE STORAGE (N = # OF RACKS)

SIGN & PAVEMENT MARKING NOTE KEY	
A	24" STOP BAR
B	VAN ACCESSIBLE SIGN (MUTCD STD. R7-8P)
C	2" STRIPE MARKING OR OTHERWISE TO THE CITY DEP W STANDARDS TO BE CONFIRMED AT TIME OF BUILDING PERMIT
D	STOP SIGN (MUTCD STD. R1-1)
E	RIGHT TURN ONLY SIGN (MUTCD STD. R3-2)

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.50	S75°17'36"E
L2	11.68	S14°42'24"W
L3	20.50	S75°17'36"E
L4	111.92	S14°42'24"W
L5	64.01	N76°06'34"W
L6	4.96	S14°42'19"W
L7	120.05	N76°07'42"W
L8	5.04	N11°37'12"E



SUP AMENDMENT
NOT FOR CONSTRUCTION
PLAN DATE: 04/11/2022

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HIGHLAND PARK SENIOR APARTMENTS

NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA

LAYOUT PLAN

JOB NO.
49499

SHEET NO.
C2.00

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