

INTRODUCED: May 23, 2022

AN ORDINANCE No. 2022-160

To amend and reordain Ord. No. 88-249-225, adopted Oct. 10, 1988, as previously amended by Ord. No. 91-283-92-1, adopted Jan. 13, 1992, and Ord. No. 2014-193-175, adopted Oct. 13, 2014, which authorized the special use of the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, for an apartment building for the elderly (persons 60 years of age and older), for the purpose of reducing the residency age requirement for at least 80 percent of the occupied units to persons 55 years of age and older, to authorize additional on-site parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 27 2022 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 88-249-225, adopted October 10, 1988, as previously amended by Ordinance No. 91-283-92-1, adopted January 13, 1992, and Ordinance No. 2014-193-175, adopted October 13, 2014, is hereby amended and reordained as follows:

§ 1. That the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, being more completely described as follows: beginning at the point of intersection of the south right of

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 27 2022 REJECTED: _____ STRICKEN: _____

way line of Brookland Park Boulevard and the west right of way line of Second Avenue; thence extending S 31° 46' 44" W, 468.35 feet to a point; thence extending N 75° 46' 07" W, 189.29 feet to a point; thence extending N 15° 16' 21" E, 188.25 feet to a point; thence extending N 75° 32' 12" W, 25.00 feet to a point; thence extending N 15° 16' 21" E, 218.51 feet to a point; thence extending S 82° 17' 08" E 350.40 feet to the point of beginning, is hereby permitted to be used for an apartment building where at least ~~[eighty (80)]~~ 80 percent of the occupied units are for persons 55 years of age and older, together with accessory off-street parking, substantially in accordance with the site plan, floor plans and elevation drawings, entitled: "Brookland Park Plaza", prepared by Interplan, dated August 29, 1988, consisting of Sheets C-3, A-7, A-8, A-10, A-11, A-14, A-19, A-20 and A-21; and ~~[as shown on]~~ also of Sheet C-4, dated November 15, 1991 and revised November 15, 1991, which plans are made a part of Ordinance No. 91-283-92-1, adopted January 13, 1992, as modified by the plans entitled "Highland Park Senior Apartments, 1221 E. Brookland Park Boulevard, Richmond, Virginia," prepared by Timmons Group, and dated April 11, 2022, hereinafter referred to, collectively, as "the Plans," copies of which are attached to and made a part of this amendatory ordinance.

§ 2. That the Commissioner of Buildings is hereby authorized to issue to the owner of the property a building permit for the conversion of an adaption of the building and improvements comprising Highland Park School and presently located on the property in accordance with ~~[such plans]~~ the Plans, and to permit the occupancy of the property for such purposes. The special use permit shall run with the land, subject to the following terms and conditions:

(a) A fire lane, paved with an all-weather, dust-free surface, shall be provided substantially as shown on the site plan attached to Ordinance No. 91-283-92-1, adopted January 13, 1992.

(b) That the owner shall be bound by, observe and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building; except as otherwise provided in this ordinance;

(c) That [~~eighteen (18)~~] 18 parking spaces shall be provided substantially as shown on the plans attached to Ordinance No. 91-283-92-1, adopted January 13, 1992, and no fewer than 24 parking spaces shall be provided, substantially as shown on the plans entitled "Highland Park Senior Apartments, 1221 E. Brookland Park Boulevard, Richmond, Virginia," prepared by Timmons Group, and dated April 11, 2022, copies of which are attached to and made a part of this amendatory ordinance;

(d) That driveways from the street shall be one-way and shall be constructed in accordance with the City Driveway Policy standards. The width of drives shall not be less than [~~eighteen (18)~~] 18 feet;

(e) The parking area, as shown on the plans attached to Ordinance No. 91-283-92-1, adopted January 13, 1992, and its access aisles shall be paved with a dust free, all weather surface and parking spaces shall be delineated on the pavement surface. [~~The~~] Such parking area shall be screened from view from adjacent properties and public streets by evergreen vegetative material not less than four and one-half feet in height substantially as shown on the plans attached to Ordinance No. 91-283-92-1, adopted January 13, 1992.

(e-1) Landscaping shall be provided substantially as shown on Sheet C-4 of the [~~referenced plans~~] Plans, dated November 15, 1991, and revised November 15, 1991, and shall

be subject to the approval of a detailed final plan by the Director of Planning and Development review prior to issuance of any certificate of occupancy.

(f) That at least [~~eighty (80)~~] 80 percent of the [~~seventy-seven (77)~~] 77 apartment units shall be occupied by at least one person who is [~~fifty-five (55)~~] 55 years of age or older;

(g) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Department of Public Works. Such facilities shall be located or screened as not to be visible from adjacent properties and public streets:

(h) Final grading and drainage plans shall be approved by the Director of Public Utilities prior to the issuance of building permits;

(i) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land or building shall be provided at the owner's cost and expense so as not to adversely affect or damage adjacent properties or public streets and the use thereof;

(j) Identification of the property shall be limited to one [~~(4)~~], [~~twelve (12)~~] 12 square foot freestanding sign and one [~~(4)~~], six [~~(6)~~] square foot sign attached flat against the building. The existing "Highland Park School" sign on the building may be retained. The freestanding sign shall not be located within five [~~(5)~~] feet of the street line and shall not be greater than five [~~(5)~~] feet in height;

(k) Outdoor lighting of the property shall be directed or shielded so as not to shine directly on adjacent residential properties;

(l) The petitioner shall have [~~twelve (12)~~] 12 months from the adoption of this ordinance to apply for Certificate of Zoning Compliance. Should a Certificate of Zoning

Compliance not be applied for within ~~[twelve-(12)]~~ 12 months of the adoption date of this amendatory ordinance, the privileges granted by this ordinance shall terminate;

(m) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections ~~[114-1050.7]~~ 30-1050.7 through ~~[114-1050.11]~~ 30-1050.11 of the Code of the City of Richmond ~~[(2004)]~~ (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 ~~[114-1080]~~ 30-1080 of the Code of the City of Richmond ~~[(2004)]~~ (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations~~[-]; and~~

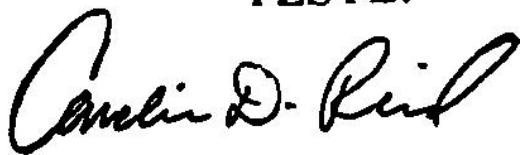
(n) ~~[That when]~~ When the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of ~~[twenty-four-(24)]~~ 24 consecutive months, whether as a result of the owner relinquishing the special use permit in 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~~[-; and]~~.

~~[\§ 3. Ordinance No. 88-249-225, adopted October 10, 1988, as amended by Ordinance No. 91-283-92-1, adopted January 13, 1992, shall remain in force and effect except as modified herein, and this ordinance shall be in force and effect upon adoption.]~~

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:



City Clerk



City of Richmond

Item Request File Number: PRE.2022.0147

RECEIVED
By City Attorney's Office at 8:26 am, May 03, 2022

RECEIVED
By CAO Office at 12:51 pm, Apr 19, 2022

2022-090

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

O & R Request

DATE: April 12, 2022

EDITION: 1

TO: The Honorable Members of City Council

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, Chief Administrative Officer

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

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

RE: To amend and reordain Ord. No. 2014-193-175 adopted, October 13, 2014 as previously amended by Ord. No. 91-283-92-1, adopted Jan. 13, 1992, which authorized the special use of the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, for an apartment building for the elderly (persons 60 years of age and older), and reducing the residency age requirement for at least 80 percent of the occupied units to persons 55 years of age and older, and for the purpose of authorizing additional on-site parking.

ORD. OR RES. No. ____

PURPOSE: To amend and reordain Ord. No. 2014-193-175 adopted, October 13, 2014 as previously amended by Ord. No. 91-283-92-1, adopted Jan. 13, 1992, which authorized the special use of the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, for an apartment building for the elderly (persons 60 years of age and older), and reducing the residency age requirement for at least 80 percent of the occupied units to persons 55 years of age and older, for the purpose of adding a parking and access easement for use by future residents of 1203 East Brookland Park Boulevard.

REASON: The applicant is requesting a Special Use Permit amendment which would allow for the addition of a parking area and access easement for on-site parking spaces on the subject property that would be utilized by the residents of a mixed-use development proposed on the adjacent property at 1203 East Brookland Park Boulevard.

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 June 6, 2022, meeting.

BACKGROUND: The property is located in the Green Park neighborhood at the corner of Brookland Park Boulevard and 2nd Avenue. The property is a 113,860 sq. ft. (2.6 acre) parcel of land. The application is for a parking and access easement to include 24 off-street parking spaces. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. Residential areas are defined as "Neighborhood(s) consisting primarily of single family houses on large or medium sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3 to 10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The current zoning for this property is UB2 PE8 Urban Business, Parking Exempt, Zoning District. Adjacent properties to the east and north are located within the same UB2 PE8 Zone. Properties to the west and south are zoned R 5 Single Family Residential.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 9, 2022

CITY COUNCIL PUBLIC HEARING DATE: June 13, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 6, 2022

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

RELATIONSHIP TO EXISTING ORD. OR RES.: Amendment to Ord. No. 2014-193-175
Companion Paper to Ord. No. 2022-094

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Amended 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/Location

Property Address: 1221 E. Brookland Park Blvd Date: April 12, 2022

Tax Map #: N0000917005B Fee: \$1800

Total area of affected site in acres: 2.614

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

Zoning

Current Zoning: UB2-PE8

Existing Use: Multi-family

Proposed Use

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

Enhanced Parking

Existing Use: Multi-family

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: Ordinance 2018-041

Applicant/Contact Person: Mark J. Kronenthal, Jennifer D. Mullen, and Zanas D. Talley

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 441-8603 Fax: (804) 441-8438

Email: MKronenthal@rothjackson.com; JMullen@rothjackson.com; ZTalley@rothjackson.com

Property Owner: Highland Park Senior Housing LLC

If Business Entity, name and title of authorized signee: Rob Fossi, SVP Real Estate Development

(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: 8403 Colesville Road, Suite 1150

City: Silver Spring State: MD Zip Code: 20910

Telephone: (202) 885-9552 Fax: ()

Email: abiller@ecdcommunities.org

Property Owner Signature: Rob Fossi

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)

April 12, 2022

By Email:

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

Mark J. Kronenthal
Richmond Office
(804) 441-8603 (direct)
mkronenthal@rothjackson.com

Re: Special Use Permit Amendment: 1221 E. Brookland Park Boulevard

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the request for amendment (the "SUP Amendment") to the existing Special Use Permit - Ordinance 2015-202-197 (the "Existing SUP") in order to allow for enhanced parking and access, as shown on the attached plans (the "Plans"), for the property at 1221 East Brookland Park Boulevard (the "Property") in connection with the pending Special Use Permit Application for 1203 East Brookland Park Boulevard (the "Companion SUP"). The Property is located on the south side of East Brookland Park Boulevard and is identified as Parcel No. N0000917005 in the City Assessor's records. The Applicant, Highland Park Senior Housing LLC, is under common control with the applicant in the Companion SUP.

The Property is designated as Residential for future land use in the Richmond 300 and is within the Six Points Neighborhood Node. The Property is zoned UB-2/PE-8 and is the subject of the Existing SUP. The parcel to the west is owned by an affiliate of the Applicant. Several of the properties across East Brookland Park Boulevard to the north are zoned UB-2/PE-8 and are to be developed by an affiliate of the Applicant as multi-family residential under a SUP pursuant to Ordinance 2018-041. The parcels generally to the south of the Property are zoned R-5 with single family residential dwellings. The central Six Points business area to the east is zoned UB/PE-8.

The Property would remain subject to the Existing SUP except for the parking and access connection improvements shown on the Plans. The SUP Amendment would permit the construction and use of these improvements that are the direct response of community engagement with respect to the Companion SUP, including multiple community meetings at the Property attended by residents of the Property. Residents of the Property and neighbors have expressed a desire for enhanced parking and connections.

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

The proposed development pursuant to the SUP Amendment and the Companion SUP is compatible with the goals of the Richmond 300 for the Six Points area to create additional density and foster a pedestrian-oriented nexus within the Highland Park and Northside neighborhoods in the City. The off-street parking spaces will be landscaped and shaded from view from the street. The alley connections would support the City's policy of enhancing existing connections to the street grid.

A key driver of the 2015 rezoning was the deterioration and vacancy in the Six Points area and to encourage future pedestrian-oriented mixed-use development. The quality, affordable senior housing on the Property has been a catalyst in the area, but for more stable businesses to locate in the central Six Points area as an amenity to the greater area, more multi-family residential density must occur in the UB-2 areas, like the Applicant's proposed use in the Companion SUP situated between central UB Six Points and the surrounding R-5 district. To accommodate the needs of the site – not directly facing the core business area but also not directly adjacent to the R-5 single family areas – this requested SUP Amendment would enable appropriate discreet parking and for use of existing connections in order to support available density to accommodate future residents who would walk to the businesses called for in the City's 2015 rezoning in the adjacent UB area to the east.

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 SUP Amendment will not:

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

The proposed SUP Amendment will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP Amendment is consistent with the recommendations of the Master Plan, as put in place by the 2015 Ordinance.

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

The proposed SUP Amendment will not result in significant traffic impacts to nearby residential neighborhoods and is consistent with the goals of creating pedestrian, not vehicle, vitality in the Six Points area.

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

The Property would 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.



RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

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

The proposed SUP Amendment will not tend to over crowd the land or create an undue concentration of land considering the City's stated goals in the 2015 Ordinance to support multi-family density in the area

- *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. To the contrary, the SUP Amendment would help insure the viability of the Six Points area.

- *Interfere with adequate light and air.*

The proposed SUP Amendment will not impact the light and air available to adjacent properties.

The SUP Amendment would enhance surrounding uses and the Six Points area. Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark J. Kronenthal



RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

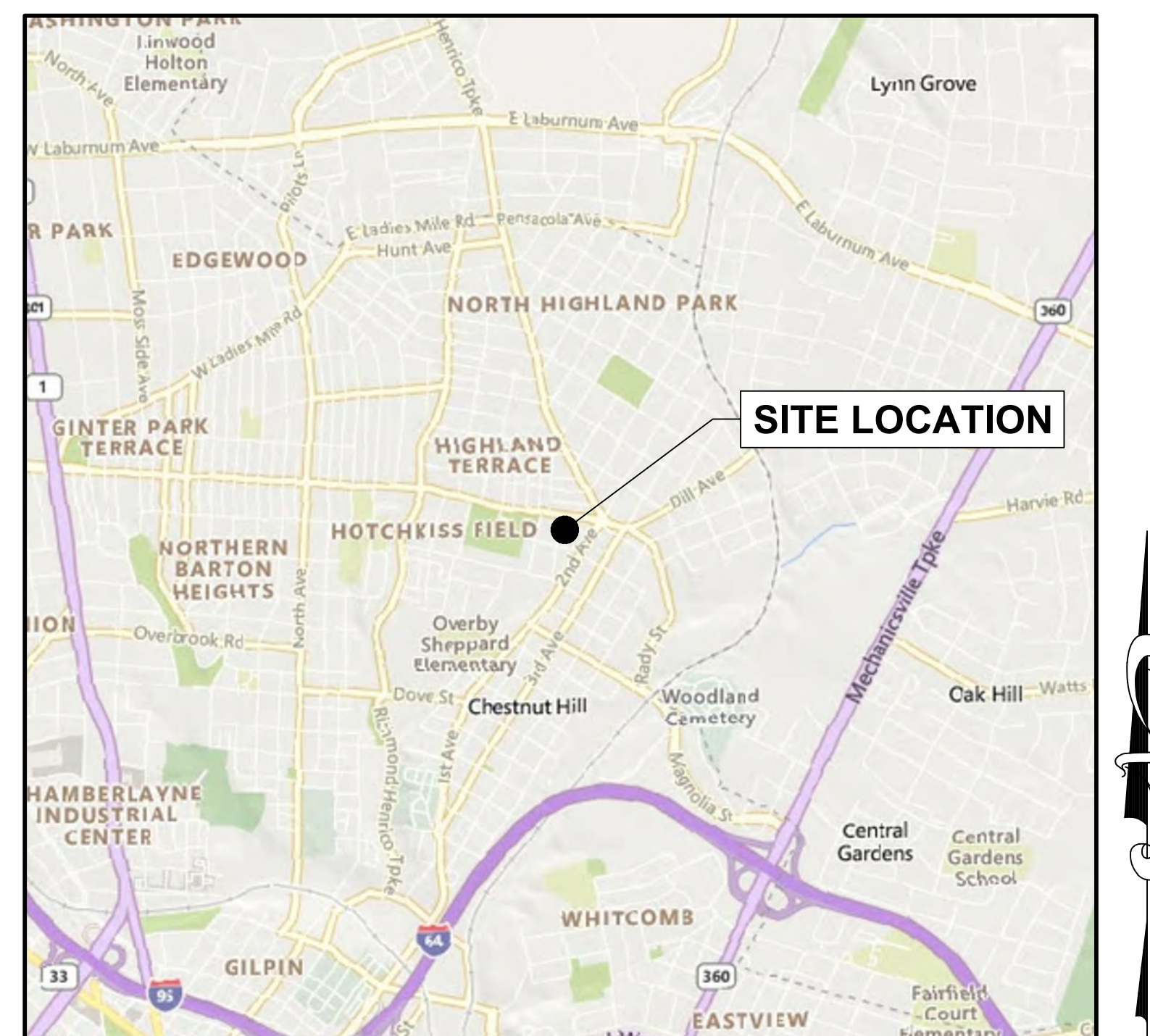
P: 703-485-3535 F: 703-485-3525

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 <u>24 ADDITIONAL OFF-STREET SPACES PER SUP AMENDMENT</u> TOTAL PARKING SPACES PROVIDED = 42 SPACES
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

DRAWN BY
I. KASSIM

DESIGNED BY

C. NELSON

A. WEHUNT

SCALE
 $1'' = 2,000'$

HIGHLAND PARK SENIOR APARTMENTS

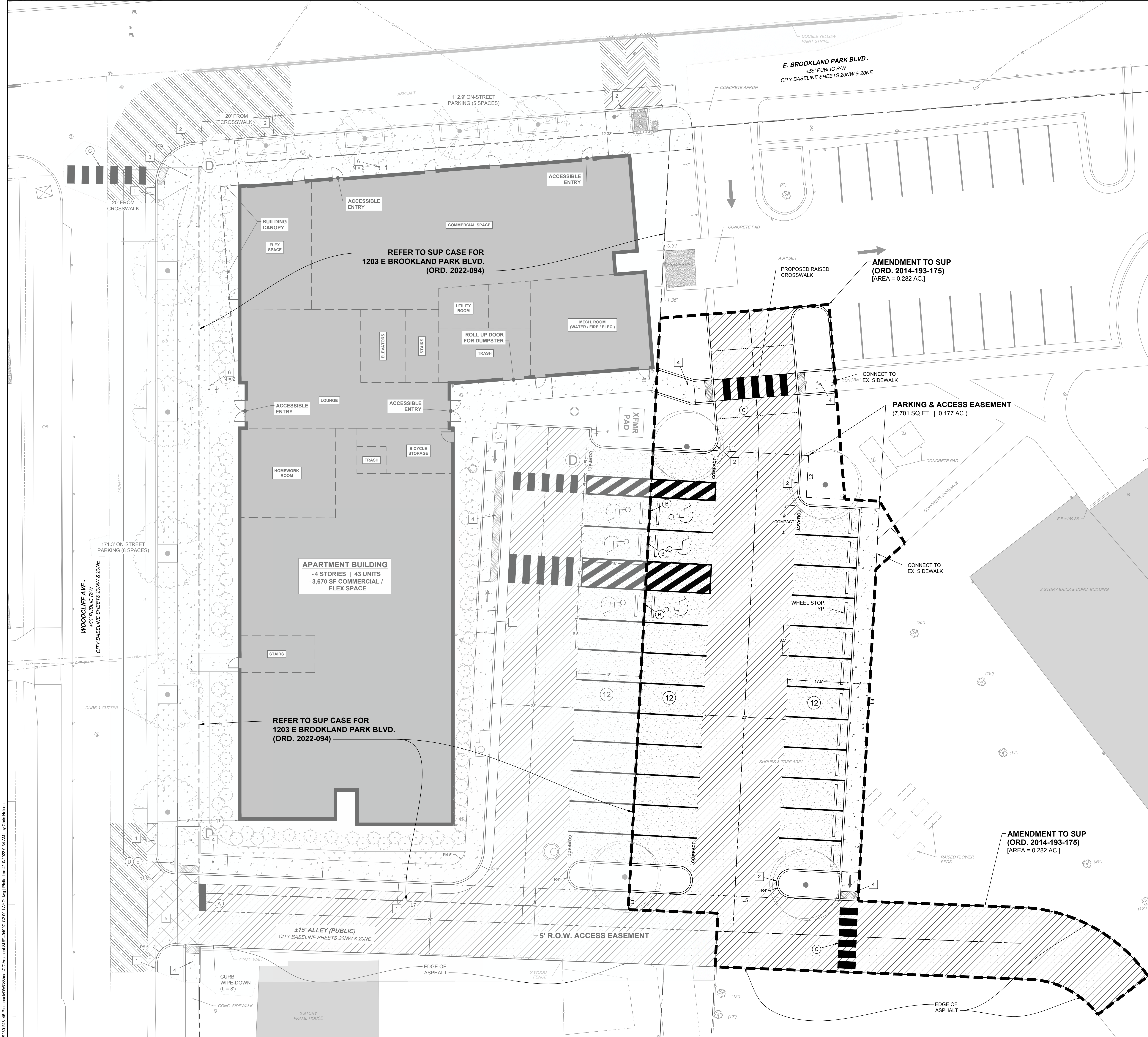
COVER

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.

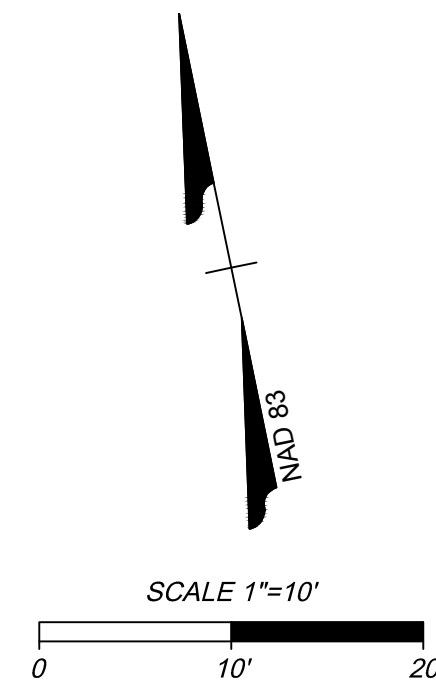
ARCHITECTURAL BUILDING BACKGROUND DATE: 9/30/2021

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/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

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.

REVISION DESCRIPTION

DATE

04/11/2022

DRAWN BY

I. KASSIM

DESIGNED BY

C. NELSON

CHECKED BY

A. WEHUNT

SCALE

1" = 10'

TIMMONS GROUP

HIGHLAND PARK SENIOR APARTMENTS

NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA

LAYOUT PLAN

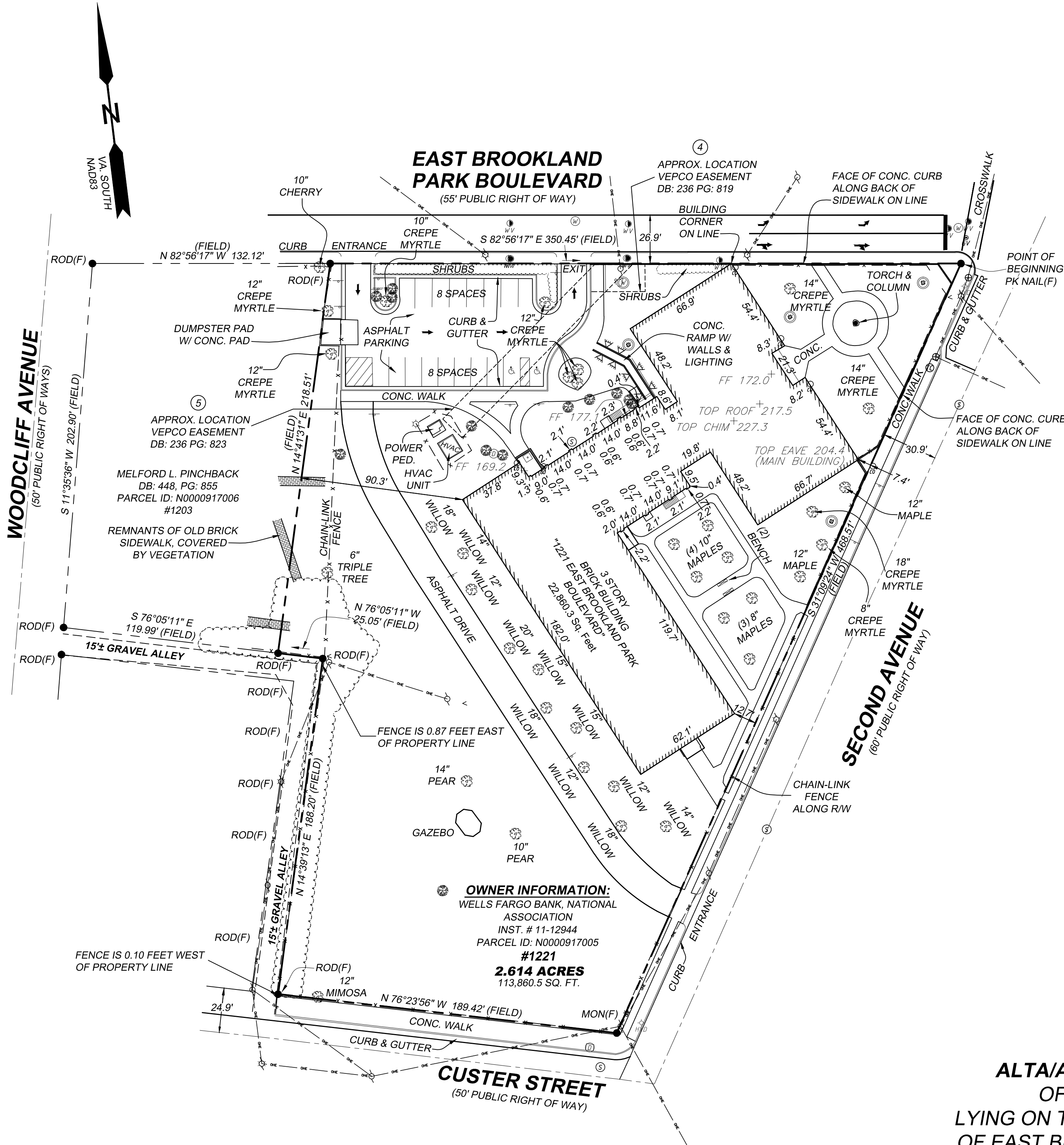
JOB NO.

49499

SHEET NO.

C2.00

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WOODCLIFF AVENUE
(50' PUBLIC RIGHT OF WAYS)

EAST BROOKLAND
PARK BOULEVARD
(55' PUBLIC RIGHT OF WAY)

SECOND AVENUE
(60' PUBLIC RIGHT OF WAY)

CUSTER STREET
(50' PUBLIC RIGHT OF WAY)

LEGEND

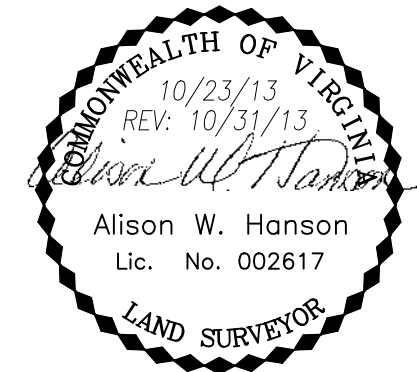
These standard abbreviations
will be found in the drawing.

(F) FOUND
CONC. CONCRETE
INST. INSTRUMENT
W/ WITH
APPROX. APPROXIMATE
PED. PEDESTAL
SQ. SQUARE

LEGEND

These standard symbols will
be found in the drawing.

□ GRATE INLET
○ CLEAN OUT
⊙ FIRE HYDRANT
⊙ GROUND LIGHT
⊙ GUY WIRE
⊙ GAS VALVE
⊙ HANDICAP PARKING
⊙ LIGHT POLE
⊙ STORM MANHOLE
⊙ SEWER MANHOLE
⊙ WATER MANHOLE
⊙ MONITORING WELL
⊙ POWER POLE
⊙ SIGN
⊙ SHRUB
⊙ SIAMESE CONNECTOR
⊙ TRAFFIC CONTROL BOX
⊙ SIGNAL POLE
⊙ TURN ARROW LEFT
⊙ TURN ARROW RIGHT
⊙ TURN ARROW STRAIGHT
⊙ TREE (SEE DWG FOR SIZE & TYPE)
⊙ WATER VALVE
⊙ WOODS LINE OR SHRUB LINE
--- x --- FENCE
--- EASEMENT LINE
/// BUILDING LINE
--- OVERHEAD ELECTRIC LINE
--- CENTERLINE OF ROAD
--- EDGE OF GRAVEL



(SEE SHEET 1 FOR NOTES & CERTIFICATION)

ALTA/ACSM LAND TITLE SURVEY
OF 2.614 ACRES OF LAND
LYING ON THE SOUTHWESTERN CORNER
OF EAST BROOKLAND PARK BOULEVARD
AND SECOND AVENUE
CITY OF RICHMOND, VA.

0' 40' 80' 120'

SCALE: 1" = 40'

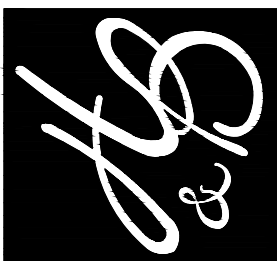
DATE: 10/23/13

SHEET: 2 of 2

DRAWN BY: MCT - RMB CHECKED BY: AWH

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