

INTRODUCED: July 25, 2022

AN ORDINANCE No. 2022-223

To amend and reordain Ord. No. 2004-345-325, adopted Dec. 13, 2004, which previously authorized the special use of the properties known as 3217 Grove Avenue and 111 North Dooley Avenue, now known as 3217 Grove Avenue and 3219 Grove Avenue, for the purpose of a single-family detached dwelling use and a lot split for the construction of a single-family detached dwelling, to authorize a three-car garage at 3219 Grove Avenue instead of the two-car garage previously authorized on that property, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 12 2022 AT 6 P.M.

I. That Ordinance No. 2004-345-325, adopted December 14, 2004, be and is hereby amended and reordained as follows:

§ 1. That the properties known as 3217 Grove Avenue and [~~111 North Dooley Avenue~~] 3219 Grove Avenue and identified as Tax Parcel Nos. [~~W000-1458/001 and~~] W000-1458/002 and W000-1458/001, respectively, in the [~~2004~~] 2022 records of the City Assessor, being more particularly shown on a survey entitled “Grading and Utility Plan: 3217 Grove Avenue, No. 111 and No. 113 N. Dooley Avenue Richmond, Virginia”, prepared by Edwards, Kretz, Lohr & Associates, Inc., and dated October 8, 2004, a copy of which was attached to and made a part of

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 12 2022 REJECTED: _____ STRICKEN: _____

Ordinance No. 2004-345-325, adopted December 13, 2004, and on the survey entitled “Plat Showing Improvements on No. 3219 Grove Avenue, in the City of Richmond, Virginia,” prepared by McKnight and Associates, P.C., and dated February 10, 2016, a copy of which is attached to and made a part of this amendatory ordinance, which properties are hereinafter referred to, collectively, as the “Property,” are hereby permitted to be used for the purpose of a single-family detached dwelling use and a lot split resulting in a substandard width lot for the construction of a second single-family detached dwelling, substantially as shown on sheets A-1 through A-4 of the plans entitled “A Residential Lot For Jones Realty and Construction Village Grove Project”, prepared by Irby + Papit + Winn Architects, and dated August 17, 2004, with sheet A-1 last revised October 12, 2004, copies of which are attached to and made a part of Ordinance No. 2004-345-325, adopted December 13, 2004, as modified by the plans entitled “Additions & Alterations for M/M Tim & Megan McCreary, 3219 Grove Avenue, Richmond, VA 23221,” prepared by 3 North, and dated October 15, 2021, copies of which is attached to and made a part of this amendatory ordinance.

§ 2. That the adoption of this amendatory ordinance shall constitute the granting of a special use permit for the [~~properties~~]Property, which shall be transferable from the owners of the [~~properties~~] Property to the successor or successors in fee simple title of the owners, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owners of the [~~properties~~] Property building permits substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owners of the [~~properties~~] Property shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the [~~properties~~] Property, except as otherwise provided in this ordinance.

(b) Application for a building permit to construct the [~~single family detached dwelling on the substandard width lot~~] three-car garage shall be made within [~~twenty-four (24)~~] 24 months from the effective date of this amendatory ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within [~~one hundred eighty (180)~~] 180 days from the date of the building permit or if construction is suspended or abandoned for a period of [~~one hundred eighty (180)~~] 180 days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within [~~twenty-four (24)~~] 24 months after the effective date of this amendatory ordinance or should the building permit expire and become null and void after the expiration of the [~~twenty-four (24)~~] 24 month time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate and the special use permit shall [~~become null and void~~] be governed by Ordinance No. 2004-345-325, adopted December 13, 2004.

(c) 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 subject property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of [~~Community Development~~] Public Utilities prior to the issuance of the building permit.

(e) Storm or surface water shall not be allowed to accumulate on the land. The owner of the Property, 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.

(f) 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.

(g) Two lots shall be created substantially as shown on the ~~[attached]~~ plans attached to Ordinance No. 2004-345-325, adopted December 13, 2004. One of the lots shall be established for the existing main building on the ~~[property]~~ Property, which shall be renovated for use as a single-family detached dwelling substantially as shown on the ~~[attached site plan]~~ plans attached to Ordinance No. 2004-345-325, adopted December 13, 2004, as modified by the plans entitled “Additions & Alterations for M/M Tim & Megan McCreary, 3219 Grove Avenue, Richmond, VA 23221,” prepared by 3 North, and dated October 15, 2021, copies of which is attached to and made a part of this amendatory ordinance. A second lot shall be established for the construction of a single-family detached dwelling, substantially as depicted on the ~~[attached elevation and floor]~~ plans attached to Ordinance No. 2004-345-325, adopted December 13, 2004, including exterior construction materials. Side yard setbacks shall be a minimum of four and one-half ~~[(4.5)]~~ feet for the construction of the single-family detached dwelling.

(h) Any existing encroachments as shown on the ~~[attached]~~ plans attached to Ordinance No. 2004-345-325, adopted December 13, 2004, as modified by the plans entitled “Additions & Alterations for M/M Tim & Megan McCreary, 3219 Grove Avenue, Richmond, VA 23221,” prepared by 3 North, and dated October 15, 2021, copies of which is attached to and made a part of this amendatory ordinance, shall be subject to the applicable provisions of the Code of the City of Richmond ~~[(2004)]~~ (2020), as amended.

(i) The lot split and a cross access easement to provide access to the rear of the ~~[forty~~ (40)] 40 foot wide lot from North Dooley Avenue shall be recorded prior to the issuance of a building

permit for the construction of the single-family dwelling on the lot.

(j) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 4. That words and phrases used in this amendatory 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.

§ 5. That 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 amendatory ordinance is determined to be invalid for any reason b 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.

§ 6. That the privileges granted by this amendatory ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner of the lot affected. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit 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, if (a) the property owner does not abate the violation within [~~thirty (30)~~] 30 days of the issuance of the notice or (b) three [~~(3)~~] notices of violation are issued to the property owner within any [~~twelve (12)~~] 12 month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at

law or in equity against the property owner. Failure to comply with the terms and conditions of this amendatory ordinance shall constitute a violation of section [~~114-1080~~] 30-1080 of the Code of the City of Richmond [~~(2004)~~] (2020), as amended, or any other applicable laws or regulations.

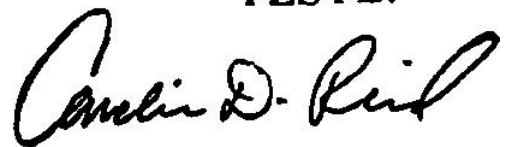
§ [~~5-~~] 7. That when the privileges granted by this amendatory ordinance terminate and the special use permit becomes null and void or when the special use of the Property as authorized by this amendatory ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the owner of the Property 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-~~] 8. That Ordinance No. 69-242-209, adopted October 27, 1969; Ordinance No. 84 13-17, adopted February 13, 1984; and Ordinance No. 95-61-66, adopted April 10, 1995, be and are hereby repealed.

§ [~~7-~~] 9. 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:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil".

City Clerk



City of Richmond

Item Request File Number: PRE.2022.0135

RECEIVED
By City Attorney's Office at 8:37 am, Jun 24, 2022

RECEIVED
By CAO Office at 1:25 pm, Jun 02, 2022

2022-158

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

O & R Request

DATE: May 31, 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 Ordinance No. 2004-345-325, adopted December 14, 2004, which previously authorized the special use of a property known as 3219 Grove Avenue for the purpose of subdividing the existing lot to construct a new dwelling that did not meet certain zoning requirements and to renovate an existing medical office to return to use as a dwelling which included a two-car garage, to authorize a three-car garage, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To amend and reordain Ordinance No. 2004-345-325, adopted December 14, 2004, which previously authorized the special use of a the property known as 3219 Grove Avenue for the purpose of subdividing the existing lot to construct a new dwelling that did not meet certain zoning requirements and to renovate an existing medical office to return to use as a dwelling which included a two-car garage, to authorize a three-car garage, upon certain terms and conditions.

REASON: The applicant proposes to modify the existing site layout to demolish an existing two-car garage and construct a three-car garage. The property previously received a special use permit in conjunction with Ordinance No. 2004-345-325, where a two-car garage was included, although not the subject of that previous special use approval. As such, an amendment to the previously approved Special Use Permit is requested.

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 18, 2022, meeting.

BACKGROUND: The property is located in the Museum District at North Dooley Avenue and Grove Avenue. The property is 12,560 sq. ft. (0.28 acre) in size and contains a single-family detached home. The application requests to allow a 3-car garage.

The property received special use approval on December 14, 2004 (Ordinance 2004-345-325) to allow the renovation of the existing house from a medical office use to residential and stated that a two-car garage may be constructed in conjunction with the renovation. The previous approval also included allowance to subdivide a portion of the then existing lot to construct a new single-family detached home. An access easement was to be maintained on the subject property to allow vehicular access to the newly subdivided lot. The applicant currently proposes to demolish the existing two-car garage and construct a new three-car garage, while maintaining the required access easement and other considerations required by the previous special use approval.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as a "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."

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-6 Residential (Single Family Attached) and adjacent properties are zoned the same R-6 Zone. The property is also located in the West of the Boulevard Design Overlay. The proposal meets all requirements of the zoning code and the West of the Boulevard Design District.

The surrounding land uses include primarily residential attached and detached dwellings.

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 27, 2022

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 18, 2022

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): Amend Ordinance No. 2004-345-325

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

STAFF: Ray Roakes, Associate Planner, Land Use Administration (Room 511) 804-646 5467



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes ☐ No ☐ If Yes, please list the Ordinance Number: _____

Applicant/Contact Person:

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) Fax: _(_____) _____

Email: _____

Property Owner:

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) Fax: _(_____) _____

Email: _____

Property Owner Signature:

Timothy McCreary

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)



30 November 2021

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219

re: 3219 Grove Avenue – Special Use Permit Plan Amendment

I. INTRODUCTION

Tim and Megan McCreary (“Applicant”), owners of 3219 Grove Avenue (the “Property”) are applying for a special use permit plan amendment to remove an existing two-car garage and construct a new three-car garage in its place. The property is located on the south side of Grove Avenue, on the corner of Dooley Avenue. The property is zoned as R-6 Single Family Residential and the proposed improvements are permitted by right according to zoning restrictions including setbacks, lot coverage limits, height limits and the exception to front yards as outlined in Sec. 30-630.2 (b) (2) i.e. the 4:1 rule. The Special Use Permit (Ordinance 2004-345-325) for the property that was approved on December 13, 2004 identifies that any future owners have the ability to construct a two-car garage, if desired; and the Applicants are requesting an adjustment to this ordinance to allow for a three-car garage.

II. PROPOSED DEVELOPMENT

The existing two-car garage would be replaced with a new three-car garage. The dimension to the rear lot line would be 25’-7”, the dimension to the side lot line would be 9’-11”, and the dimension to the Dooley Avenue front lot line would be 30’- 10” as shown on the proposed drawings (Exhibit A). The existing driveway location would remain. The proposed garage is to be lower in height from the existing garage cupola by 4’-11”.

III. FACTORS IN SECTION 17.11 OF THE CHARTER AND SECTION 32.1-1050.1 OF THE ZONING ORDINANCE

A. Effect on Safety, Health, Morals and General Welfare of the Community.

The proposed changes will have a positive effect on the neighborhood by replacing an existing two-car garage with a new three-car garage. This change will allow the Applicants to park off street which will reduce parking congestion on the corner of Grove Avenue and Dooley Avenue. The Applicants have worked to create a structure that is more compatible with the historic house on the Property. In this sense, it will have a positive effect on the neighborhood and property values.

B. Effect on the Streets, Roads, Alleys and Public Ways and Places.

The access to the proposed garage from Dooley Avenue would be unchanged from the existing conditions. The existing access easement to the adjacent property remains unchanged. There will be no adverse effect on the streets. As mentioned above, the change will be positive by increasing the availability of on street parking at Grove Avenue and Dooley Avenue.

C. Effects on the Hazards from Fire, Panic and Other Dangers.

The access for emergency vehicles will be unchanged, therefore there will be no adverse effects.

D. Effect of Crowding of Land and Concentration of Population.

The proposed improvements will not change the density of the underlying zoning. The required setbacks and lot coverage for R-6 Zoning are as permitted by right in the proposed improvements.

E. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation and Other Public Improvements.

The property is served by public water and sewer. The demands of the City services will not be affected as the property will remain for residential use.

F. Effect on Adequate Light and Air.

The proposed improvements will not adversely affect the light and air of the adjoining parcels. For reference, the existing two-car garage is taller than the proposed three-car garage with a height of 25'-11" to the top of the existing cupola versus a height of 21'-0" to the top of the proposed ridge. Required side and rear yards will be maintained allowing ample light and air to the adjacent residents.

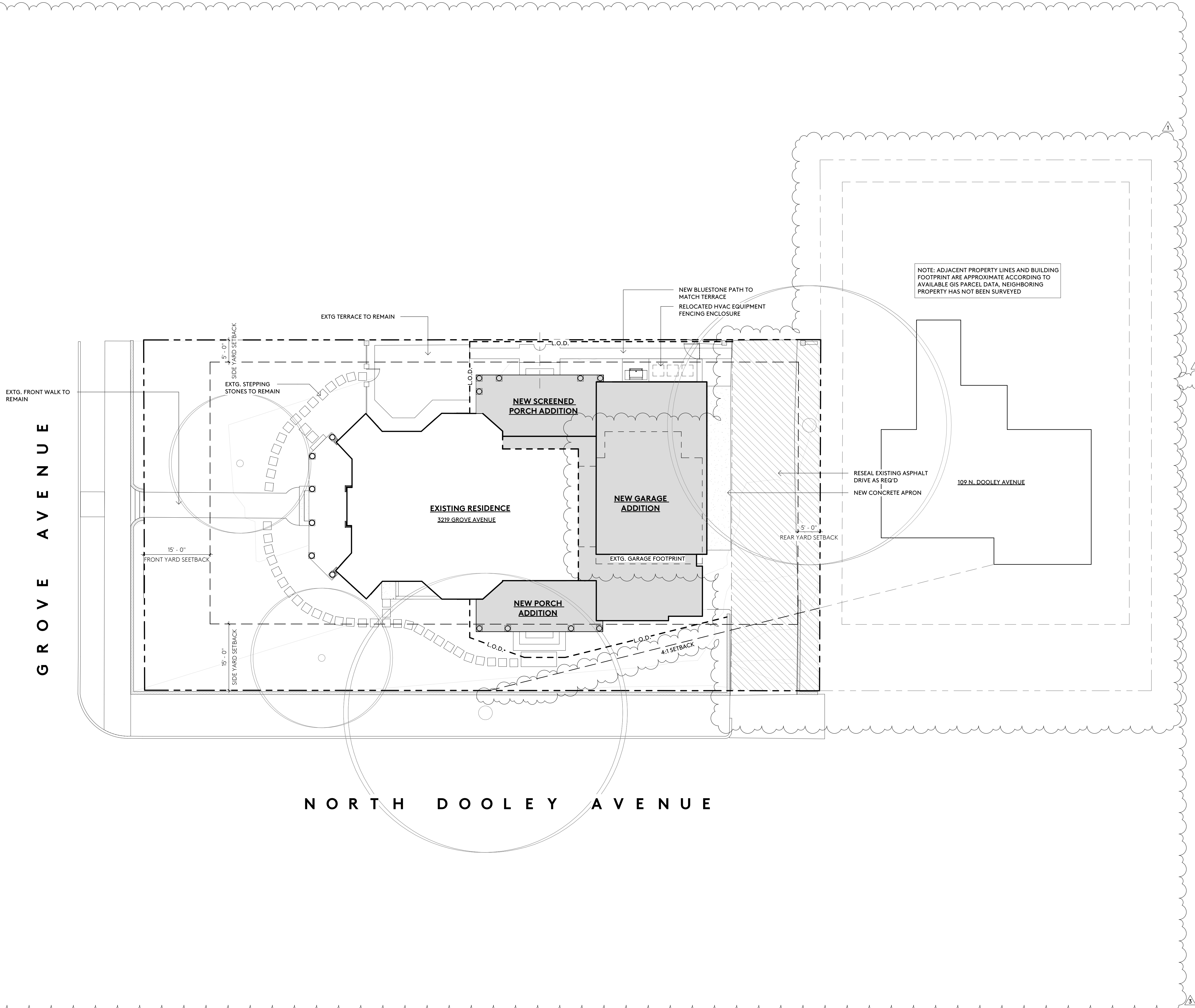
IV. CONCLUSION

Permitting the proposed three-car garage will enable the Applicant to park their vehicles on the Property and will therefore reduce the demand for on-street parking at that corner. The proposed design is lower in height than the existing garage and is more compatible with the existing architecture of the historic house.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Webb', with a long horizontal flourish extending to the right.

Erin Webb, AIA
Principal



GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
2. BASE INFORMATION HAS BEEN PROVIDED BY LASER SCANNING CONSULTANT. 3NORTH ASSUMES NO RESPONSIBILITY FOR ACCURACY OF BASE INFORMATION. CONTRACTOR TO NOTIFY 3NORTH IMMEDIATELY OF ANY DISCREPANCIES IN BASE INFORMATION AND EXISTING FIELD CONDITIONS.
3. EXPANSION JOINTS SHALL OCCUR WHERE PAVED SURFACES MEET WALLS AND WHERE HORIZONTAL SURFACES MEET VERTICAL SURFACES, OR WHERE OTHERWISE NOTED ON LAYOUT PLAN. CONTROL JOINTS AS SHOWN ON LAYOUT PLANS.
4. CONTRACTOR TO VERIFY EXISTING ELEVATIONS AND UTILITY LOCATIONS (INCLUDING WATER, SEWER, DRAINAGE, AND MANHOLE LOCATIONS).
5. ALL EXISTING TREES SHOWN TO BE PRESERVED.

LEGEND

- EXISTING FOOTPRINT
- NEW CONSTRUCTION
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EASEMENT
- L.O.D. - LIMITS OF DISTURBANCE

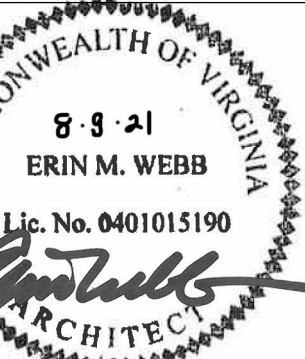
SITE PLAN

1

ADDITIONS & ALTERATIONS FOR M/M TIM & MEGAN MCCREARY

3219 GROVE AVENUE
RICHMOND, VA 23221

15 OCTOBER 2021



L100
SITE PLAN



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804 232 8900

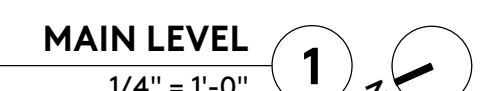
REVISIONS

1 PERMIT COMMENTS
3 SCOPE REDUCTION

CONSTRUCTION DOCUMENTS

1. ALL FRAMING DIMENSIONS ARE TO FINISH FACE OF STUD, U.N.O.
2. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY, U.N.O.
3. CLEAN & PREPARE CONCRETE SURFACES AS NECESSARY FOR SPECIFIED FINISH.
4. PATCH HOLES IN CONCRETE WHERE PIPE OR OTHER PENETRATIONS OCCURED.
5. PATCH AND REPAIR ALL CRACKED AND SPALLED CONCRETE AS NECESSARY FOR FINISH.
6. ALL INTERIOR WALLS TO BE 2X4 STUDS @16" O.C., U.N.O.
7. WALLS HOUSING POCKET DOORS AND CASED OPENING TO BE 2X6 STUDS, U.N.O.
8. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, U.N.O.

NEW CONSTRUCTION
EXISTING TO REMAIN





REVISIONS

ADDITIONS & ALTERATIONS FOR M/M TIM & MEGAN MCCREARY

3219 GROVE AVENUE
RICHMOND, VA 23221

15 OCTOBER 2021

CONSTRUCTION DOCUMENTS

A200
EXTERIOR ELEVATIONS



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804 232 8900

EAST ELEVATION
1/4" = 1'-0"

UPPER LEVEL FFE
11'-11"
MAIN LEVEL CEILING
10'-9"
MAIN LEVEL FF
0'-0"
BASEMENT CEILING
-1'-1"
GARAGE T.O.S.
-2'-2"
T.O. FTG.
-5'-3"

UPPER LEVEL CEILING
22'-8"

MAIN LEVEL FF
0'-0"
BASEMENT CEILING
-1'-1"

UPPER LEVEL FFE
11'-11"
MAIN LEVEL CEILING
10'-9"

UPPER LEVEL CEILING
22'-8"



REVISIONS

ADDITIONS & ALTERATIONS FOR M/M TIM & MEGAN MCCREARY

3219 GROVE AVENUE
RICHMOND, VA 23221

15 OCTOBER 2021

CONSTRUCTION DOCUMENTS

A201
EXTERIOR ELEVATIONS

3
NORTH

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804 232 8900



THIS IS TO CERTIFY THAT ON FEBRUARY 10, 2016, 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.

COMMONWEALTH OF VIRGINIA

02 - 11 - 2016

JAMES E. McKNIGHT

NO. 1926

LAND SURVEYOR



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

LAND SURVEYORS PLANNERS

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

JOB NUMBER: 88045119