

INTRODUCED: March 27, 2023

AN ORDINANCE No. 2023-107

To authorize the special use of the property known as 2113 North Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 24 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 2113 North Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, which use, among other things, is not currently allowed by section 30-412.2(2), concerning permitted accessory uses and structures, 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

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: APRIL 24 2023 REJECTED: _____ STRICKEN: _____

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 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 2113 North Avenue and identified as Tax Parcel No. N000-0449/011 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on 6, Block 23, Plan of ‘Barton Heights’, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated May 19, 2022, 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 a dwelling unit within an accessory building to a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2113 North Avenue, Richmond, VA 23222,” prepared by Trade Architects, and dated January 4, 2023, hereinafter referred to 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 a dwelling unit within an accessory building to a single-family detached dwelling, substantially as shown on the Plans.

(b) No less than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be 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.

§ 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.

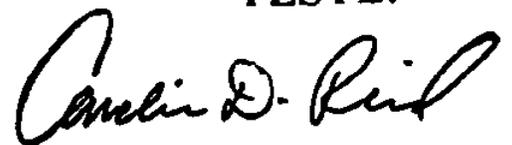
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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:

A handwritten signature in black ink, appearing to read "Amelia D. Reed". The signature is written in a cursive, flowing style.

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.2022.0606

O & R Request

DATE: February 14, 2023

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 authorize the special use of the property known as 2113 North Avenue, for the purpose of a single-family detached dwelling, with an accessory dwelling unit, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 2113 North Avenue, for the purpose of a single-family detached dwelling, with an accessory dwelling unit, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize the construction of a new two-story dwelling unit, which is to be accessory to an existing single-family detached dwelling, within an R 6 Single-Family Attached Residential District. Accessory dwelling units must be constructed by the date in which Section 30-412.2 of the Zoning Ordinance was passed which was June of 1995. 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.

BACKGROUND: The property is located in the Southern Barton Heights neighborhood at the corner of North Avenue and East Battery Street. The property is currently a 7,200 sq. ft. (.16 acre) parcel of land. The property is improved with a two-story, single-family detached dwelling constructed, per city records, in 1925.

The City's Richmond 300 Master Plan designates the property for a Residential land use which is defined as a neighborhood "...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 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The current zoning for this property is R-6 Single-Family Attached Residential District. All adjacent properties are located primarily within the same R-6 Zone. The area is generally single family residential, with some multi-family residential and small, 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: March 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: April 10, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
April 3, 2023

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/Location

Property Address: 2113 North Avenue Date: 08/10/2022

Tax Map #: N0000449011 Fee: \$300

Total area of affected site in acres: .165

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

Zoning

Current Zoning: R-6

Existing Use: Residential

Proposed Use

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

Construction of Detached Accesory Dwelling Unit on the Property

Existing Use: Residential

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: Va Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Chloe A Semones

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: 2113 NORTH AVE

City: RICHMOND, State: VA Zip Code: 23222

Telephone: () Fax: ()

Email:

Property Owner Signature: Chloe Semones (Guhl)

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

August 10th, 2022

Revised: October 20th, 2022

Special Use Permit Request

2113 North Avenue, Richmond, Virginia

Map Reference Number: N000-0449/011

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

530 East Main Street, Suite 730

Richmond, Virginia 23219

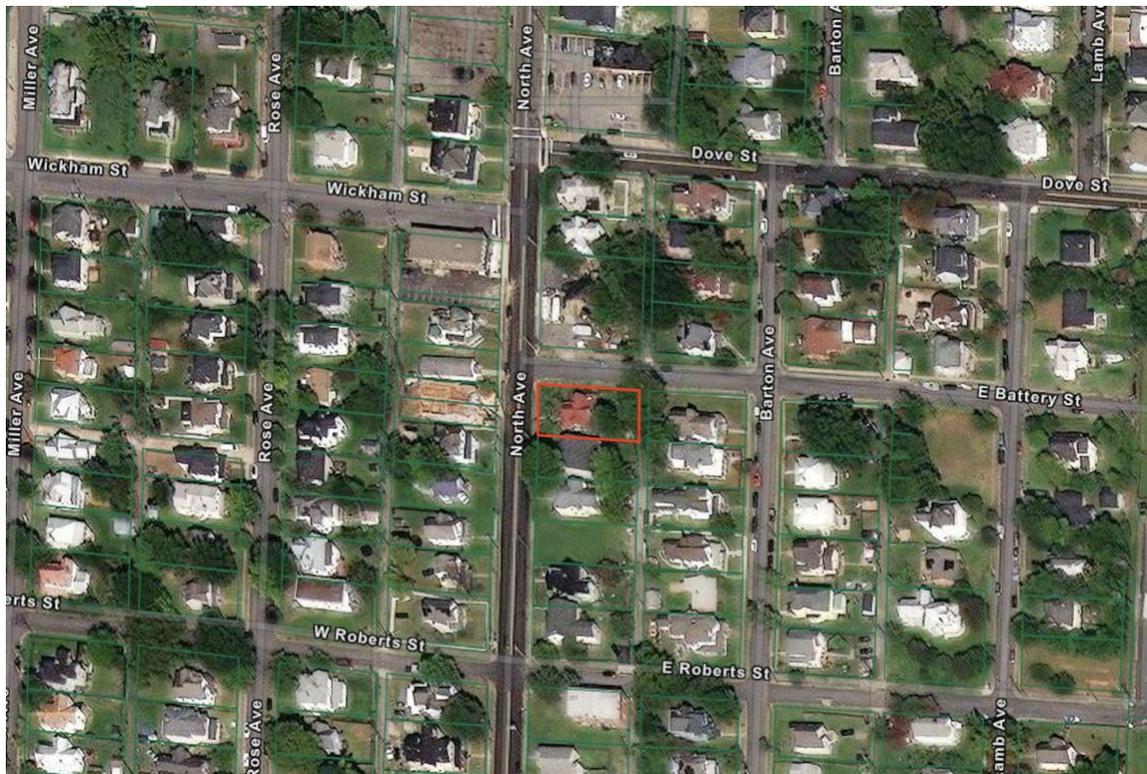
Introduction

The Property owner is requesting a special use permit (the "SUP") for 2113 North Avenue (the "Property") in order to construct a two-story detached garage with an accessory dwelling unit on the second floor. While the accessory structure is permitted by the underlying R-6 Single-Family Residential District, the accessory dwelling unit located within is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located at the southeastern corner of North Avenue and E Battery Street. The Property is referenced by the City Assessor as tax parcel N000-0449/011 and is currently improved with a detached two-story single-family dwelling located toward the front of the parcel. The Property is 60 feet in width and contains roughly 7,200 square feet of lot area. Access is provided at the rear of the dwelling by means of a north-south alley.



The nearby properties in the neighborhood are developed primarily with residential uses though commercial and institutional uses can also be found in the immediate vicinity along North Avenue. Single-family detached dwellings are the most prevalent residential uses along with two-family and multi-family uses which are also found nearby.

EXISTING ZONING

The Property and those immediately surrounding it are located within the R-6 Single-Family Attached Residential District. To the west, properties are zoned R-5 Single-Family Residential and while to the north and south lie properties zoned B-2 Community Business and R-53 Multifamily Residential.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings, **accessory dwelling units**, and open space are the contemplated primary use in the Residential future land use designation (p. 54).

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:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- **Amend the Zoning Ordinance to allow accessory dwelling units in all residential zones to allow for in-law apartments.** (Inclusive Housing)
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. "
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards"

- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located along North Avenue which is serviced by the high-frequency 2A, 2B, and 2C bus lines with the closest stop located within 500 feet.

Proposal

PROJECT SUMMARY

The Property owner is proposing to construct a new detached accessory structure at the rear of the Property. The SUP would authorize the construction of the new, two story detached garage at the rear of the Property with the second floor to be configured as an accessory dwelling unit. In order to effectively utilize the rear yard the proposed accessory structure does not meet the R-6 rear yard setback while the accessory dwelling use does not conform to the underlying R-6 Single-Family Attached Residential District zoning requirements applicable to the Property and therefore, a SUP is required.

PURPOSE OF REQUEST

The Property consists of Lot 6 of Block 23 the original Barton Heights Subdivision and is of a typical size and configuration for the area. The owner now proposes to construct a new, one-car detached garage with an accessory dwelling unit on the second story. While the use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan, the proposed use is not permitted by the underlying R-6 zoning regulations, and therefore, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide an additional housing unit within the City. The quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with, and complementary to, the surrounding residential neighborhood.

PROJECT DETAILS

The proposed structure would be located at the rear of the Property, behind the existing dwelling. The footprint of the structure is approximately 19.5 feet by 24.5 feet. The ADU would be accessed by an interior stairway to the second story located along the western wall of the garage. Like many dwellings located on corner lots in the City, the garage door opening would be accessed from E Battery Street on the northern portion of the Property.

When complete, the ADU would be approximately 480 square feet in floor area and would be configured as a studio-style dwelling. Care was taken in the design to include generous living space as well as a small, yet functional, kitchen. Ample sunlight will be allowed in the unit through the proposed windows and skylights within the structure. In exchange for the SUP, the intent of this

request is to more efficiently utilize the Property to create a high-quality product in the neighborhood that is in-line with future land use guidance.

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 an accessory dwelling unit 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 will create no congestion on streets, roads, alleys or any other public right of way.

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

The accessory structure 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. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

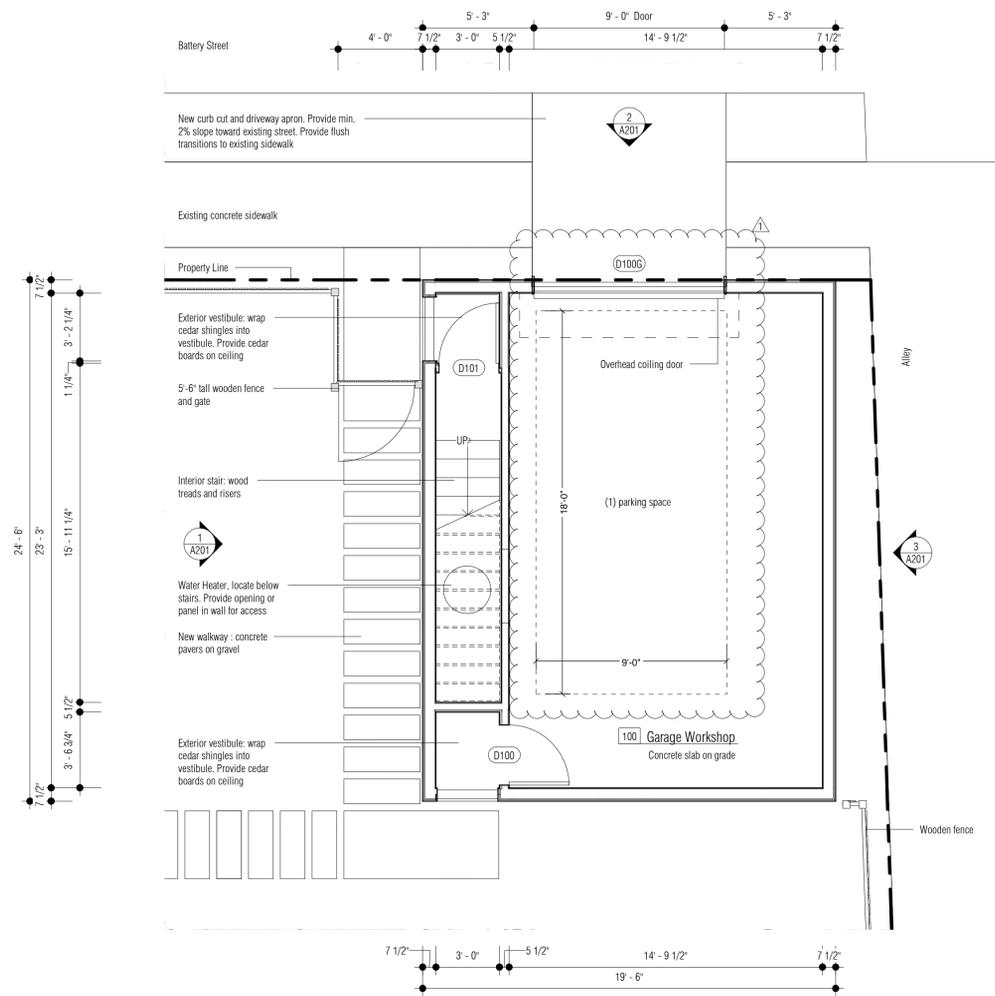
- ***Interfere with adequate light and air.***

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.

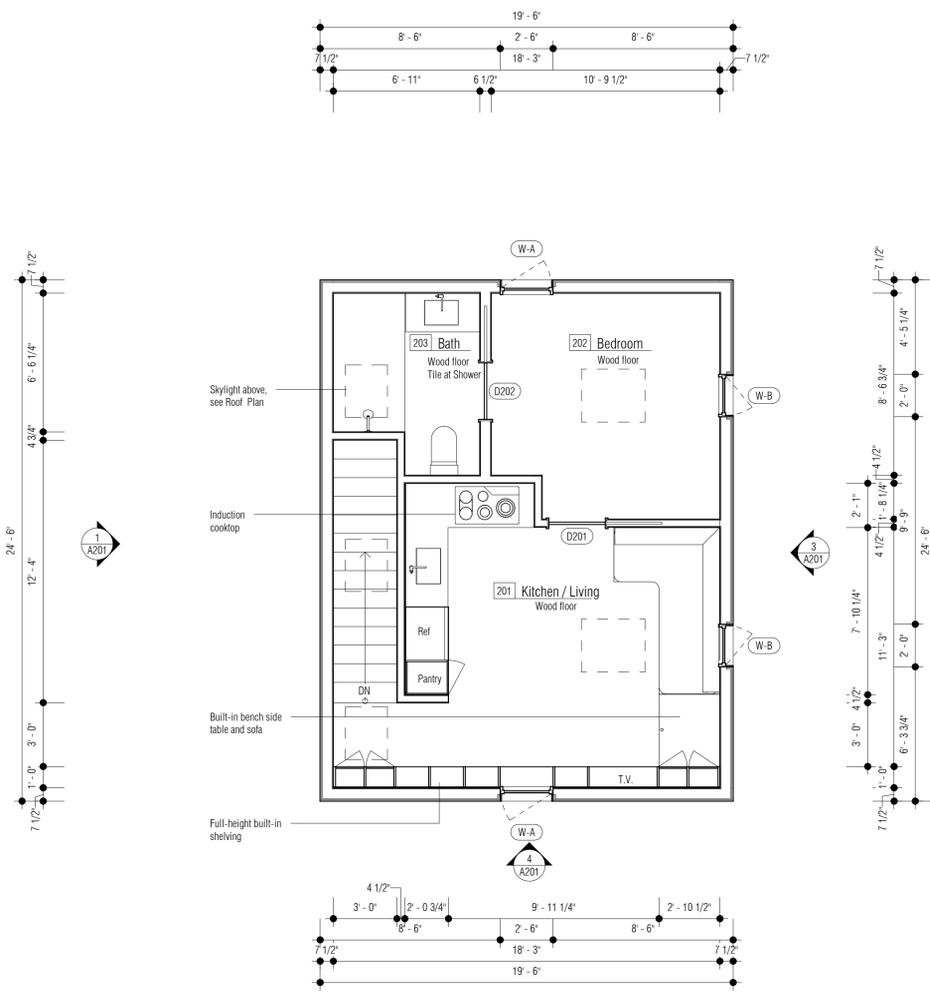
Summary

In summary we are enthusiastically seeking approval for the construction of a detached garage at the rear of the Property with the provision for an accessory dwelling unit in the second floor of the structure. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.

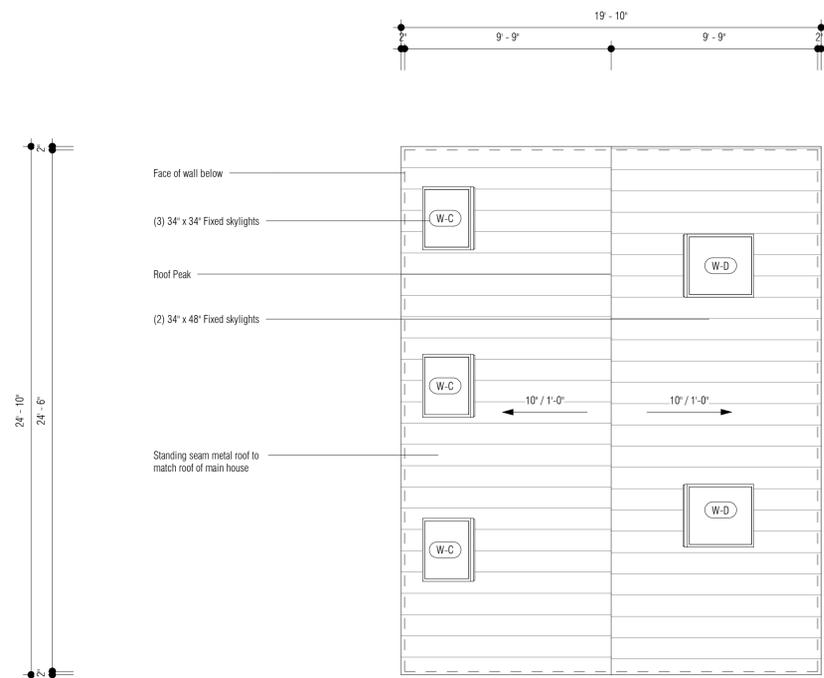
1 Ground Level
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



3 Roof Level
1/4" = 1'-0"



Notes

1. Refer to 00X for general notes, abbreviations, and symbols.
2. All dimensions are measured to face of finished wall or finished opening unless otherwise noted.
3. Refer to A110's for all framing locations, dimensions, and all casework opening and door locations, as well as relationships of exterior faces of walls to foundation walls. Refer to A120's for reflected ceiling plans. Refer to A130's for power plans. Refer to A140's for finish and furniture plans. Refer to A500's for enlarged plans and elevations. Refer to A700's for interior/casework details and dimensions.
4. Refer to A900's for door, window, and casework schedules. Refer to A900's for typical door, interior wall base, and material transition threshold details.



Rev.1 - Parking Requirement
4 January 2023

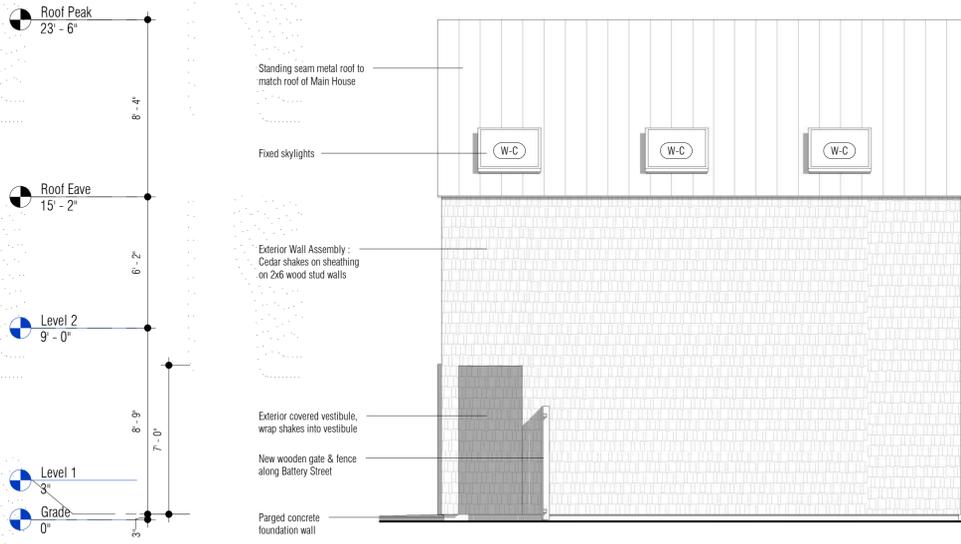
Previous Issues	
Description	Date
Special Use Permit Documents	16 August 2022

Floor Plan - Ground Level,
Second Level

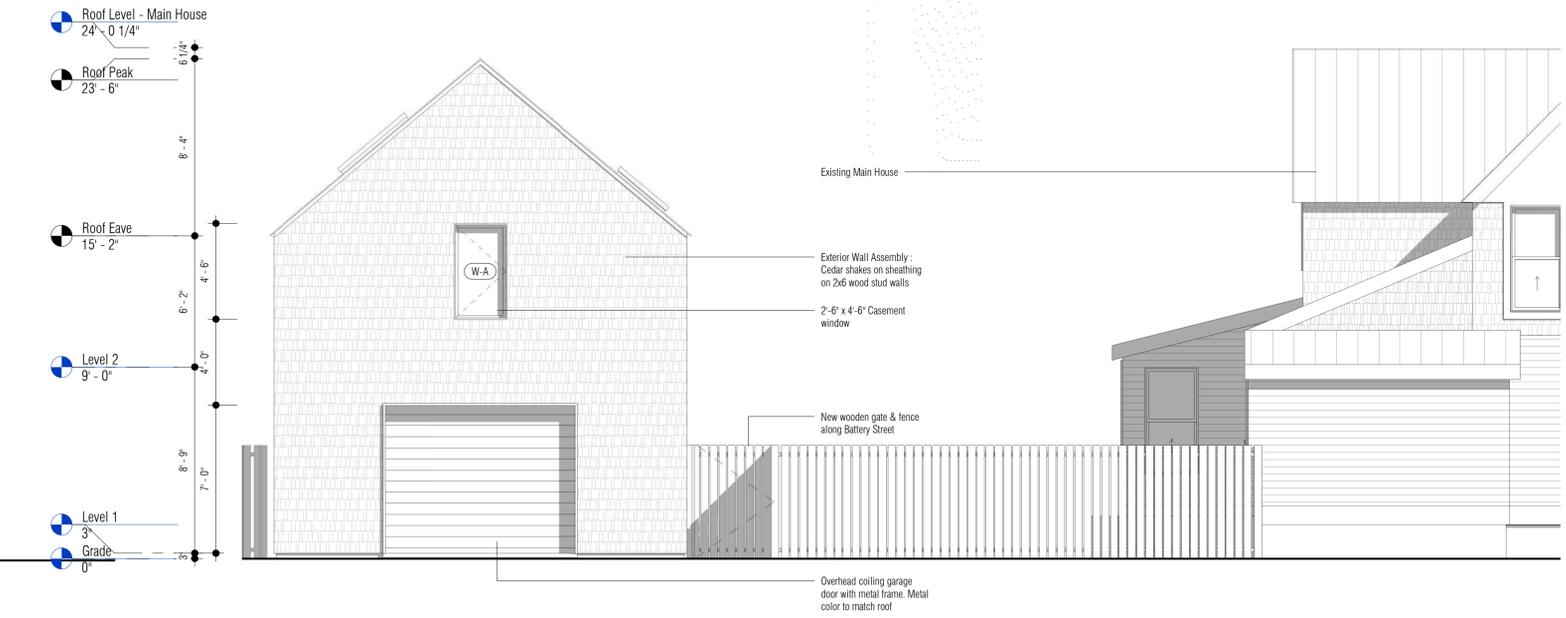
1/4" = 1'-0"

A101

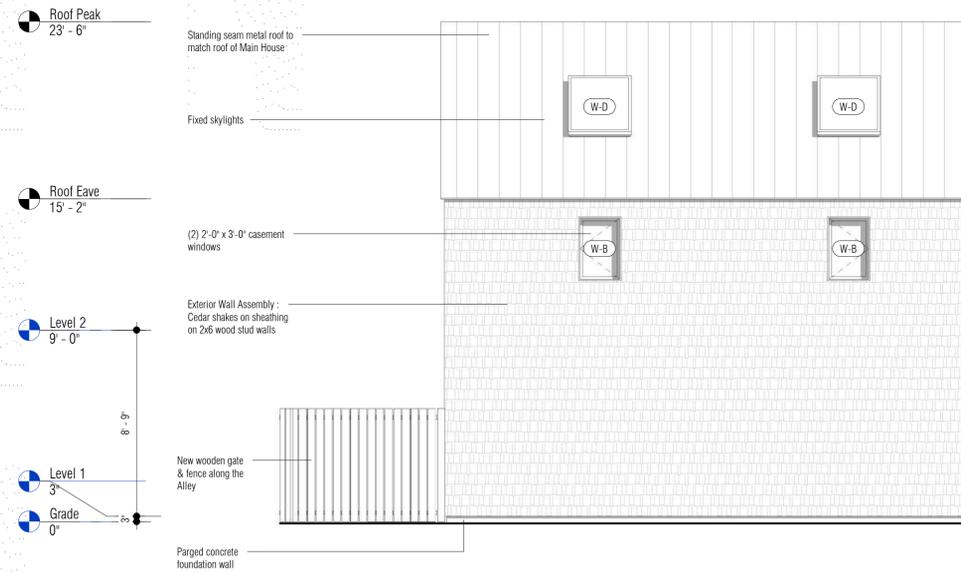
1 West Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"



Rev.1 - Parking Requirement
4 January 2023

Previous Issues	
Description	Date
Special Use Permit Documents	16 August 2022

Building Elevations

1/4" = 1'-0"

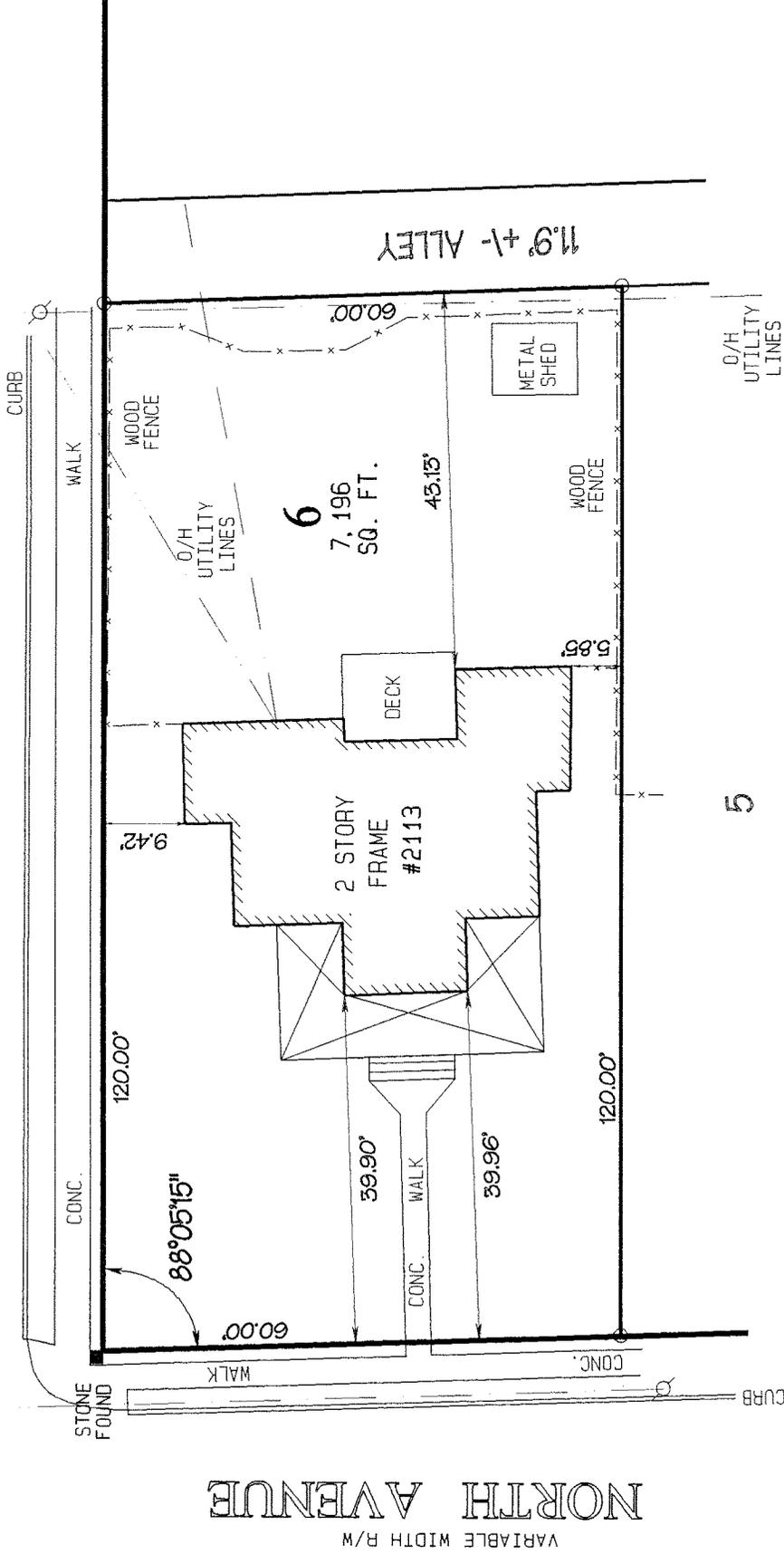
A201

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
 CURRENT OWNER (S): CHLOE A. SEMONES INST#180019343 PARCEL ID N0000449011



BASELINE 19 S/E

BATTERY STREET
 VARIABLE WIDTH R/W



(PHYSICAL SURVEY)

PLAT SHOWING IMPROVEMENTS ON 6, BLOCK 23, PLAN OF

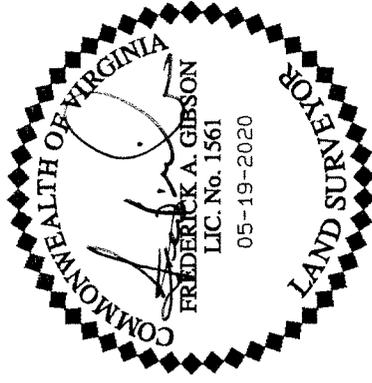
"BARTON HEIGHTS", IN THE CITY OF

RICHMOND, VIRGINIA

SCALE: 1" = 20'

MAY 19, 2022

THIS IS TO CERTIFY THAT ON _____, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- UNLESS OTHERWISE NOTED.

PROJECT # 90.10-19

PHONE 804 378-4485

11521-G MIDLOTHIAN TURNPIKE NORTH CHESTERFIELD, VIRGINIA 23235

**FREDERICK A. GIBSON
 & ASSOCIATES, P.C.**
 LAND SURVEYORS