



**Abbreviations**

AC	AIR CONDITION UNIT
DATR	DEPICTED ACCORDING TO RECORD
DMP	DEAD MAN POLE
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FFE	FINISH FLOOR ELEVATION
GM	GAS METER
GV	GAS VALVE
INST	INSTRUMENT
OHW	OVERHEAD WIRE
TBM	TEMPORARY BENCHMARK
TCA	TERRACOTTA
UPS	UPS DROP BOX
WM	WATER METER
WWT	WATER VAULT

**Legend**

<ul style="list-style-type: none"> <li>● DHF DRILL HOLE FOUND</li> <li>● IRP IRON PIPE FOUND</li> <li>● IRF IRON ROD FOUND</li> <li>● NLF NAIL FOUND</li> <li>■ CMF CONCRETE MONUMENT FOUND</li> <li>● PROPERTY ANGLE POINT</li> <li>⊙ STORM SEWER MANHOLE</li> <li>□ CDI CURB DRAIN INLET (CDI)</li> <li>■ DRAIN INLET (YDI)</li> <li>▶ FLARED END SECTION</li> <li>⊙ SANITARY SEWER MANHOLE</li> <li>⊙ SEWER CLEANOUT</li> <li>⊙ ELECTRIC MANHOLE</li> <li>⊙ TELEPHONE MANHOLE</li> <li>⊙ WATER MANHOLE</li> <li>○ MANHOLE</li> <li>● WATER VALVE</li> <li>● FIRE HYDRANT</li> <li>■ WATER METER</li> <li>↔ SIAMESE CONNECTION</li> <li>● PIV POST INDICATOR VALVE (PIV)</li> <li>○ GAS VALVE</li> <li>■ GAS METER</li> <li>■ ELECTRIC BOX</li> <li>■ ELECTRIC METER</li> <li>□ HH - HANDHOLE</li> <li>□ TPED TELEPHONE PEDESTAL</li> <li>□ CATV CABLE TV BOX</li> <li>⊙ TRAFFIC SIGNAL</li> <li>□ SIGNAL BOX</li> <li>□ TRANSFORMER PAD</li> <li>⊙ LIGHT POLE ON CONC BASE</li> <li>○ UTILITY POLE</li> <li>○ UTILITY POLE W/LIGHT</li> <li>○ GUY WIRE</li> <li>□ PEDESTRIAN PEDESTAL</li> </ul>	<ul style="list-style-type: none"> <li>● BOLLARD</li> <li>● STADIUM LIGHT</li> <li>— STREET SIGN</li> <li>⊙ TEMPORARY BENCHMARK</li> <li>⊙ TEST PIT LOCATION</li> <li>⊙ WELL</li> <li>— EDGE OF PAVEMENT</li> <li>— CONCRETE CURB</li> <li>— CONCRETE CURB &amp; GUTTER</li> <li>— GUARD RAIL</li> <li>— CHAIN LINK FENCE</li> <li>— STORM SEWER LINE</li> <li>— SANITARY SEWER LINE</li> <li>— OVERHEAD WIRE</li> <li>— UNDERGROUND ELECTRIC</li> <li>— TELEPHONE LINE</li> <li>— CABLE TV</li> <li>— GAS LINE</li> <li>— WATER LINE</li> <li>— STONE WALL</li> <li>— HEDGEROW</li> <li>— 50-FT RMA LINE</li> <li>— 100-FT RPA LINE</li> <li>— 100-FT BUFFER ZONE</li> <li>— LIMIT MEAN LOW WATER</li> <li>— LIMIT OF BANK</li> <li>— VEGETATED WETLAND BOUNDARY</li> <li>— MINOR CONTOUR</li> <li>— MAJOR CONTOUR</li> <li>— CONC. PAVEMENT</li> <li>— RIP RAP</li> <li>— HANDICAP WARNING STRIP</li> <li>— BUILDING</li> </ul>
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**General Notes**

- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN NOVEMBER 2020
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, DESIGNATIONS MARKED BY OTHERS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- MERIDIAN SOURCE: VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83 (1993) HARN (U.S. SURVEY FEET) AND ARE BASED ON CITY OF RICHMOND GEODETIC CONTROL DISK AT STATIONS 30, 31, 38 AND 39.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO CITY OF RICHMOND GEODETIC CONTROL DISK AT STATION 39. ELEVATION 167.5 (GPS DERIVED)
- THIS EXISTING CONDITIONS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID W. ANDREA FROM AN ACTUAL GROUND OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 10-11, 2020; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF RICHMOND, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510129 0037D, DATED APRIL 2, 2009

**Zoning Notes**

- A TRIP GENERATION TABLE FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON THE PLAN OF DEVELOPMENT.
- BOTH EXISTING ENTRANCES ON DAWN STREET WILL BE ELIMINATED. ALL ACCESS WILL BE FROM THE PUBLIC ALLEY OFF TAZEWELL STREET.
- THE CORNER OF DAWN STREET AND TAZEWELL STREET WILL BE IMPROVED TO PROVIDE ADEQUATE ADA ACCESS IMPROVEMENTS TO THE STREET AND AROUND THE CORNER. THE BUILDING WILL BE DESIGNED TO ACCOMMODATE THIS ACCESS AND TO ALLOW SAFE PEDESTRIAN PASSAGE.

**Dawn Street Apartments**

711 Dawn Street  
Richmond, Virginia

No.	Revision	Date	App'd.
	ZONING	2/16/2021	

Designed by **DWP** Checked by **DWA**  
Issued for **Max Holdings, LLC** Date **November 17, 2020**

Drawing Title  
**Existing Conditions Topographic Survey**  
Drawing Number



**Sv-1**

Sheet **1** of **1**

Project Number  
**34668.00**