

**Notes:**

- 1. USE: MULTI-FAMILY RESIDENTIAL / COMMERCIAL
- 2. ZONING: RF-2 RIVERFRONT
- 3. SETBACKS: FRONT NONE, SIDE NONE, REAR NONE
- 4. ADDRESS: 411 BAINBRIDGE STREET
- 5. TAX MAP REFERENCE NUMBER: S0000038001
- 6. WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- 7. SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- 8. DRAINAGE: CURBS & GUTTER
- 9. PUBLIC UTILITIES: UNDERGROUND/ OVERHEAD (EXISTING)
- 10. OWNER(S): CBD DEVELOPMENT LLC
- 11. DEVELOPER: CBD DEVELOPMENT LLC
- 12. TOTAL AREA: 7.566 ACRES & 329,575 SQUARE FEET  
 AREA IN LOTS: 5.302 ACRES & 230,931 SQUARE FEET  
 AREA IN RIGHT-OF-WAY 2.264 ACRES & 98,644 SQUARE FEET
- 13. NUMBER OF LOTS: 5  
 MINIMUM LOT SIZE: 0.005 ACRES & 228 SQUARE FEET  
 MAXIMUM LOT SIZE: 2.229 ACRES & 97,075 SQUARE FEET
- 14. THE PARCEL LIES ENTIRELY WITHIN ZONE X (AREA OF MINIMUM FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY PANEL NUMBERS 5101290039D AND 5101290043D, EFFECTIVE DATE APRIL 02, 2009. (INCLUDES AREAS OF THE 0.2% ANNUAL CHANCE FLOOD ASSOCIATED WITH THE JAMES RIVER - \*ZONE X)
- 15. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY DATA WEBSITE (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER) LAST MODIFIED OCTOBER 6, 2014.
- 16. A PORTION OF THE LIMITS OF THIS SUBDIVISION IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004. THE APPROXIMATE LIMITS OF THE CHESAPEAKE BAY RESOURCE MANAGEMENT AREA IS SHOWN HEREON. THE LIMITS OF THE RESOURCE MANAGEMENT AREA WAS TAKEN FROM THE CITY OF RICHMOND ONLINE GIS.
- 17. THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH PLAT.
- 18. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION WAS PREVIOUSLY TRANSFERRED WITHOUT THE BENEFIT OF SUBDIVISION APPROVAL BY THE CITY OF RICHMOND. THE SUBDIVISION OF PROPERTY SHOWN HEREIN WOULD AUTHORIZE THE RESUBDIVISION OF SAID PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF CITY CODE. ALL CITY EASEMENTS WITHIN RIGHT-OF-WAY TO BE DEDICATED ARE TO BE ABANDONED.

**Source of Title**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO CBD DEVELOPMENT LLC FROM REYNOLDS PACKAGING, LLC BY DEED DATED THE 22ND DAY OF NOVEMBER 2013 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 4TH DAY OF DECEMBER 2013 IN INSTRUMENT NUMBER 2013-26674.

**Surveyor's Certification**

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.

\_\_\_\_\_  
DAVID F. PUGH L.S. #0002531

(NOT TO EXCEED ONE YEAR FROM RECORDATION.)

**Subdivision Certificate**

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "SUBDIVISION OF LAND OWNED BY CBD DEVELOPMENT LLC PARCEL ID: S0000038001" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, MORTGAGEES AND TRUSTEES THEREOF. THERE ARE NO DEEDS OF TRUST OR MORTGAGES ON THIS PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON AND ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS, EXCEPT AS NOTED ON THIS PLAT AT THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND UTILITIES, UNLESS NOTED OTHERWISE. ALL UNRESTRICTED EASEMENTS ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH ALLEYS ON SAID EASEMENTS AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED. THE DEDICATION OF EASEMENTS TO THE CITY INCLUDES THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE EASEMENTS SHOWN HEREON. ALL DEDICATIONS OF LAND ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH STREETS, ALLEYS, OR EASEMENTS ON SUCH PROPERTY AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED. IN WITNESS WHEREOF, THE OWNERS, MORTGAGEES, AND TRUSTEES HAVE/HAS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2015.

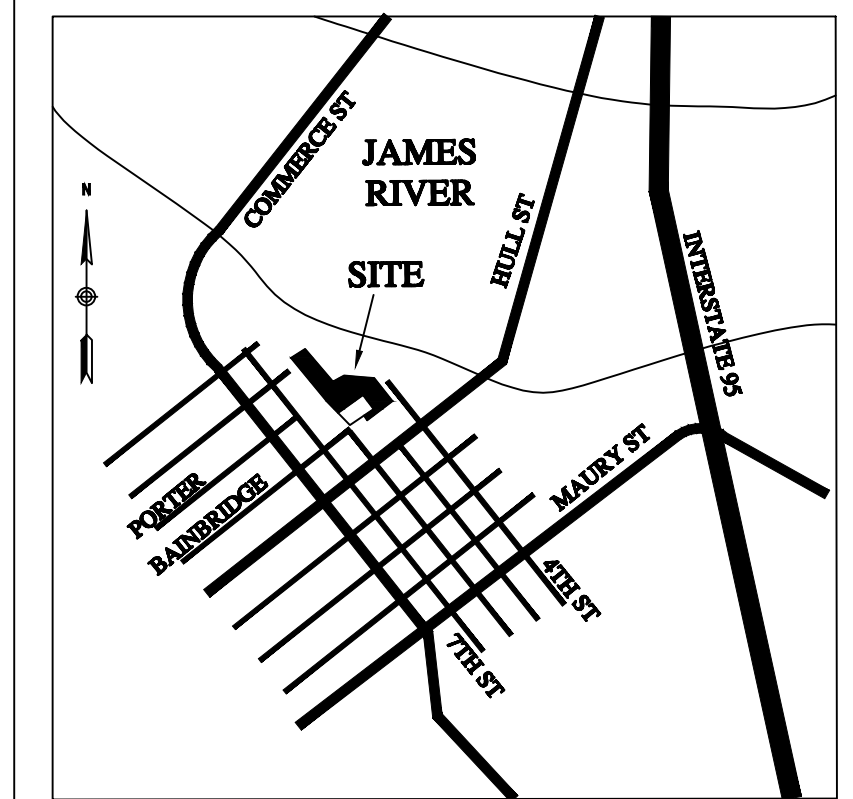
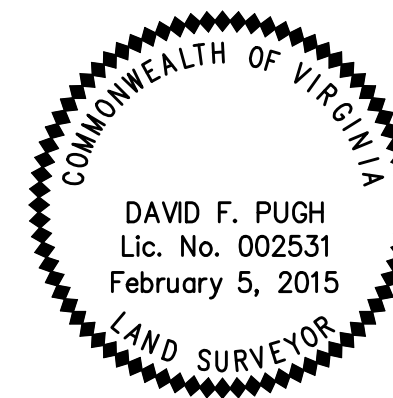
BY:

\_\_\_\_\_  
OWNER / MORTGAGEE / TRUSTEE

**Commonwealth of Virginia  
City of Richmond, To-Wit:**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: (SEAL)  
REGISTRATION NO.: \_\_\_\_\_



**Vicinity Map = 1" = 2000'**

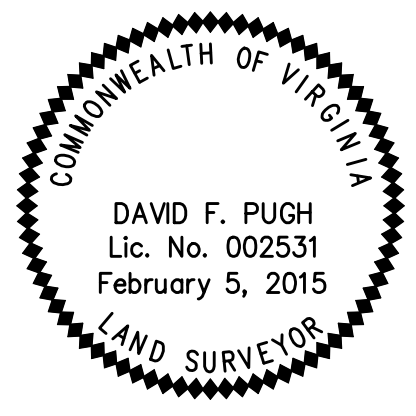
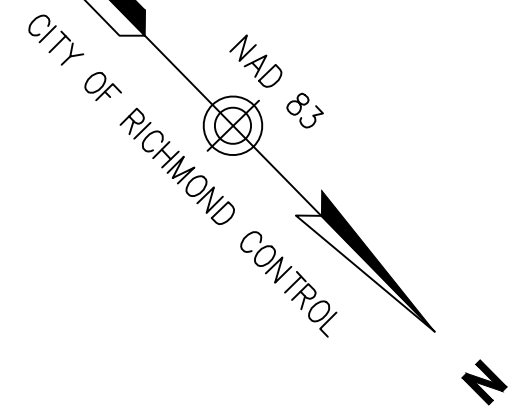
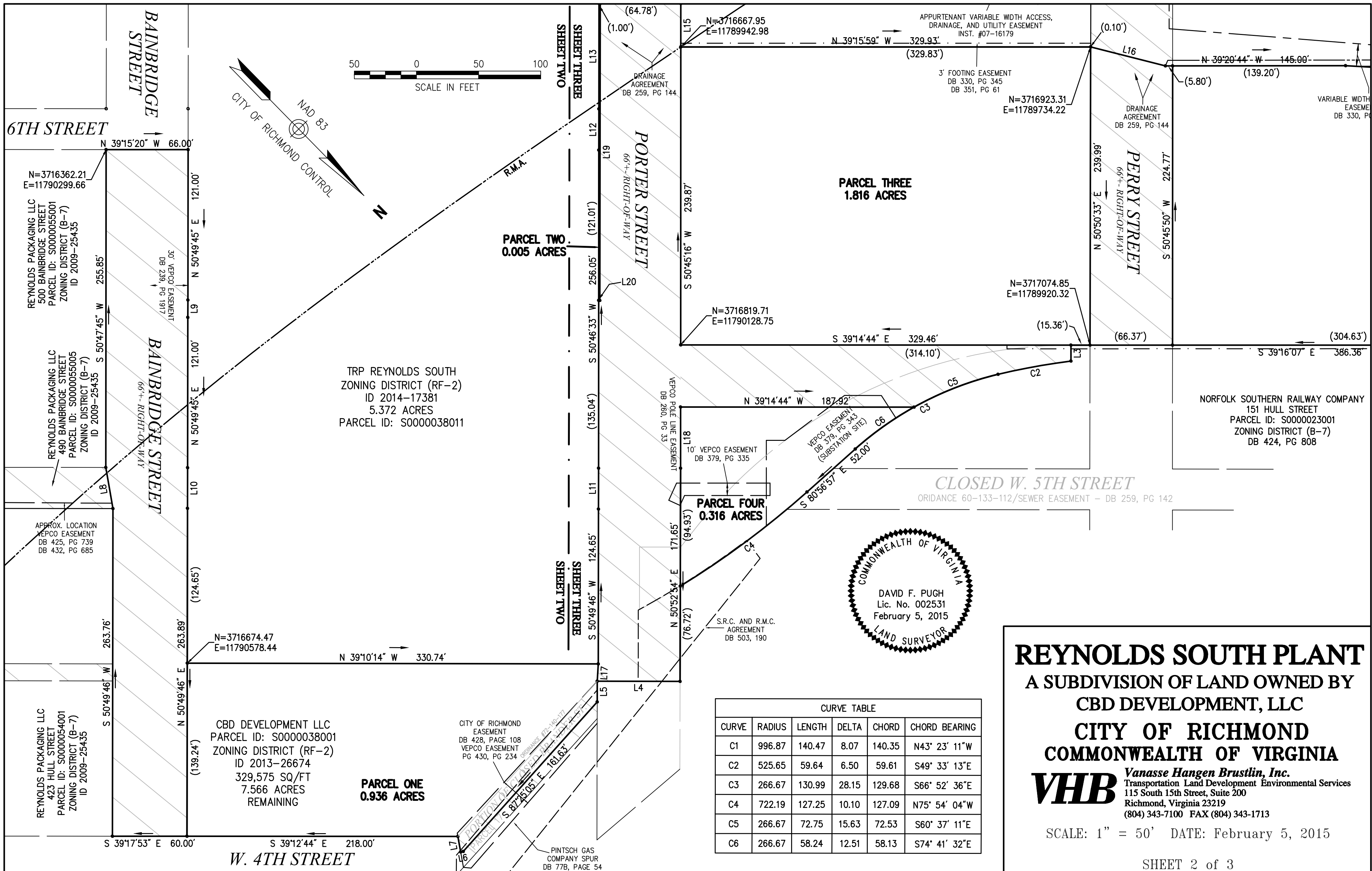
**General Notes**

- 1.) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MARCH AND APRIL OF 2011 AND FROM DEEDS AND PLANS OF RECORD.
- 2.) HORIZONTAL DATUM IS BASED ON VIRGINIA SOUTH DISTRICT, NAD 1983.
- 3.) THE PARCEL LIES ENTIRELY WITHIN THE RIVERFRONT DISTRICT (RF-2) AS SHOWN ON THE ZONING DISTRICT MAP OF THE CITY OF RICHMOND, VIRGINIA. DIMENSIONAL REQUIREMENTS FOR A RF-2 ZONE AT THE TIME OF THE SURVEY ARE:  
  
 RF-2  
 MINIMUM FRONT YARD SETBACK - NONE (HAS EXCEPTIONS)  
 MINIMUM SIDE YARD SETBACK - NONE (HAS EXCEPTIONS)  
 MINIMUM REAR YARD SETBACK - NONE (HAS EXCEPTIONS)  
 RIVERFRONT SETBACK - 50' (HAS EXCEPTIONS)  
 MAXIMUM BUILDING HEIGHT - 13 STORIES (HAS EXCEPTIONS)
- 4.) OWNERSHIP INFORMATION:  
 CBD DEVELOPMENT, LLC  
 PARCEL ID: S0000038001  
 ZONING DISTRICT (RF-2)  
 ID 2013-26674  
 7.566 ACRES

**REYNOLDS SOUTH PLANT  
A SUBDIVISION OF LAND OWNED BY  
CBD DEVELOPMENT, LLC  
CITY OF RICHMOND  
COMMONWEALTH OF VIRGINIA**

**VHB** *Vanasse Hangen Brustlin, Inc.*  
Transportation Land Development Environmental Services  
115 South 15th Street, Suite 200  
Richmond, Virginia 23219  
(804) 343-7100 FAX (804) 343-1713

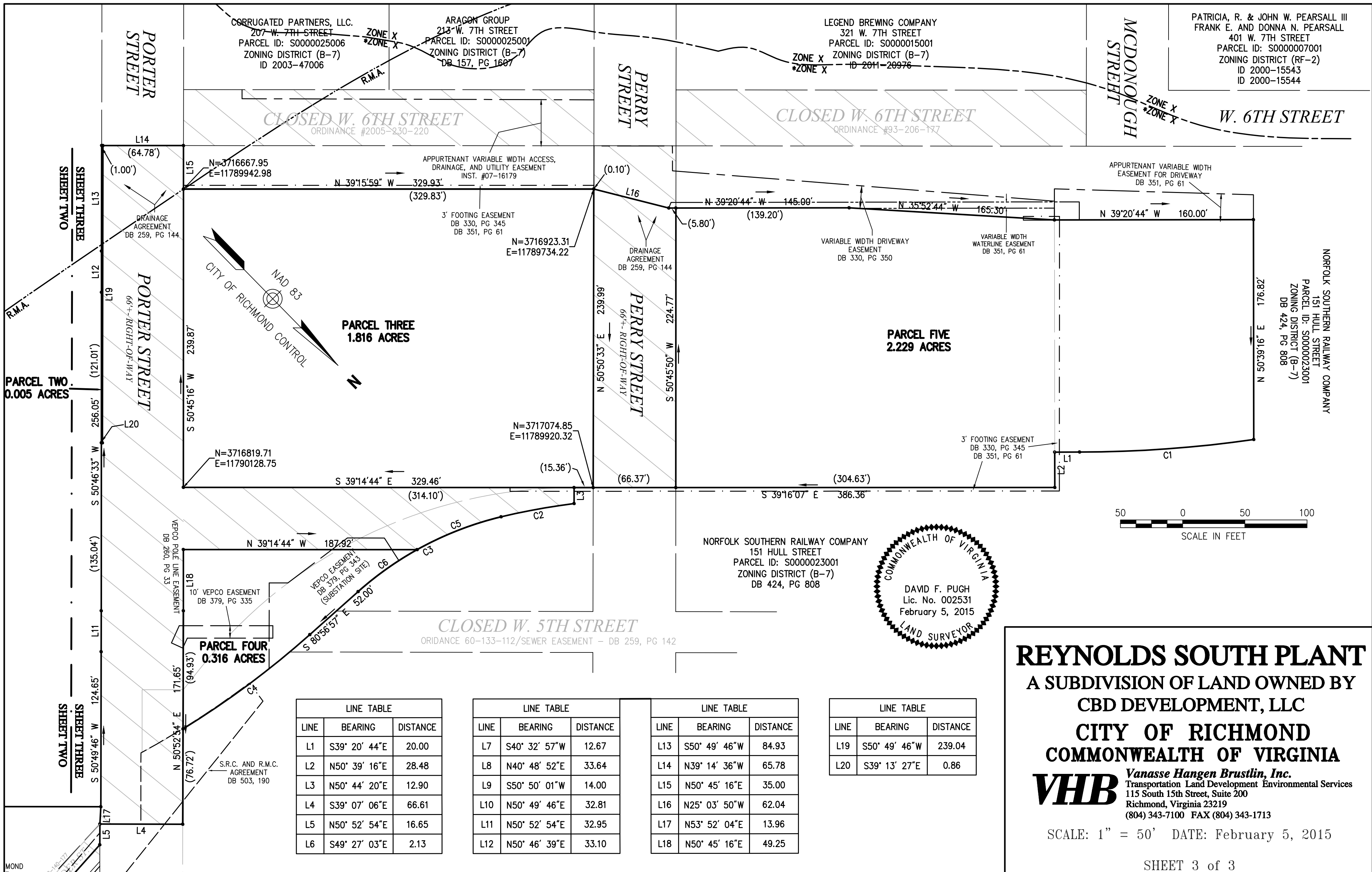
SCALE: NONE DATE: February 5, 2015



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	996.87	140.47	8.07	140.35	N43° 23' 11" W
C2	525.65	59.64	6.50	59.61	S49° 33' 13" E
C3	266.67	130.99	28.15	129.68	S66° 52' 36" E
C4	722.19	127.25	10.10	127.09	N75° 54' 04" W
C5	266.67	72.75	15.63	72.53	S60° 37' 11" E
C6	266.67	58.24	12.51	58.13	S74° 41' 32" E

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SCALE: 1" = 50' DATE: February 5, 2015



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39° 20' 44"E	20.00
L2	N50° 39' 16"E	28.48
L3	N50° 44' 20"E	12.90
L4	S39° 07' 06"E	66.61
L5	N50° 52' 54"E	16.65
L6	S49° 27' 03"E	2.13

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S40° 32' 57"W	12.67
L8	N40° 48' 52"E	33.64
L9	S50° 50' 01"W	14.00
L10	N50° 49' 46"E	32.81
L11	N50° 52' 54"E	32.95
L12	N50° 46' 39"E	33.10

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S50° 49' 46"W	84.93
L14	N39° 14' 36"W	65.78
L15	N50° 45' 16"E	35.00
L16	N25° 03' 50"W	62.04
L17	N53° 52' 04"E	13.96
L18	N50° 45' 16"E	49.25

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S50° 49' 46"W	239.04
L20	S39° 13' 27"E	0.86

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