

NOTES

1. USE: UNKNOWN FUTURE USE
2. ZONING: R-63
3. SETBACKS:
FRONT - NO FRONT YARD SHALL BE REQUIRED. IN NO CASE SHALL A FRONT YARD WITH A DEPTH OF GREATER THAN 15 FEET BE PERMITTED FOR A MAIN BUILDING
SIDE - SINGLE FAMILY & TWO FAMILY DWELLINGS AND BUILDINGS ACCESSORY THERETO. THERE SHALL BE SIDE YARDS OF NOT LESS THAN THREE FEET IN WIDTH EXCEPT WHERE BUILDINGS ARE ATTACHED.
ALL OTHER USES AND BUILDINGS - THERE SHALL BE SIDE YARDS OF NOT LESS THAN FIVE FEET IN WIDTH
REAR - SINGLE FAMILY AND TWO FAMILY DWELLINGS AND BUILDINGS ACCESSORY THERETO. THERE SHALL BE A REAR YARD OF NOT LESS THAN FIVE FEET IN DEPTH.
ALL OTHER USES AND BUILDINGS. THERE SHALL BE A REAR YARD OF NOT LESS THAN 15 FEET IN DEPTH.
4. ADDRESS: 1411 BAINBRIDGE STREET RICHMOND, VIRGINIA 23224
5. TAX MAP REFERENCE NUMBER: S0000154014B
6. WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
7. SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
8. DRAINAGE: CURBS & GUTTER
9. PUBLIC UTILITIES: UNDERGROUND (NEW AND EXISTING)/OVERHEAD (EXISTING)
10. OWNER: MANCHESTER GRAND, LLC
11. DEVELOPER: MANCHESTER GRAND, LLC
(DEVELOPMENT IS NOT PLANNED WITH THIS SUBDIVISION)
12. TOTAL AREA: 1.910 ACRES OR 83,200 SQUARE FEET
 AREA IN ROADS: NA
 AREA IN LOTS: 1.910 ACRES OR 83,200 SQUARE FEET
 AREA OF LAND DEDICATED FOR PUBLIC PURPOSES: NA
13. NUMBER OF LOTS: 2
 MINIMUM LOT SIZE: 15,159 SQUARE FEET
 MAXIMUM LOT SIZE: 68,041 SQUARE FEET
14. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP SHEET 39 OF 100 FOR THE CITY OF RICHMOND, MAP PANEL ID 5101290039E, DATED 07/16/14.
15. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP ENTITLED CITY OF RICHMOND.
16. PROPERTY WITHIN LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
17. AT EACH LOCATION WHERE RE-SUBDIVISION IS TO OCCUR, THE DEVELOPER WILL BE RESPONSIBLE FOR THE FOLLOWING: THE REPAIR, REPLACEMENT OR NEW INSTALLATION OF CURB, GUTTER, SIDEWALK, ALLEY ENTRY APRONS AND ANY REQUIRED ALLEY OR STREET REPAIRS.

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "**MANCHESTER GRAND**" SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THERE ARE NO DEEDS OF TRUST AND 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 AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS _____ DAY OF _____, 20____.

OWNER

BY: _____
 NAME: _____
 TITLE: _____

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____
 I, _____, A NOTARY PUBLIC IN AND FOR THE
 (PRINT NAME)
 JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT:
 _____ WHO IS KNOWN TO ME AND
 (PRINT NAME)
 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 _____

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

SOURCE OF TITLE

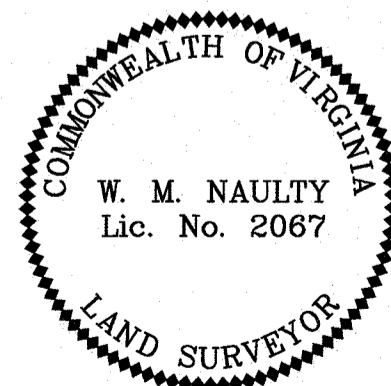
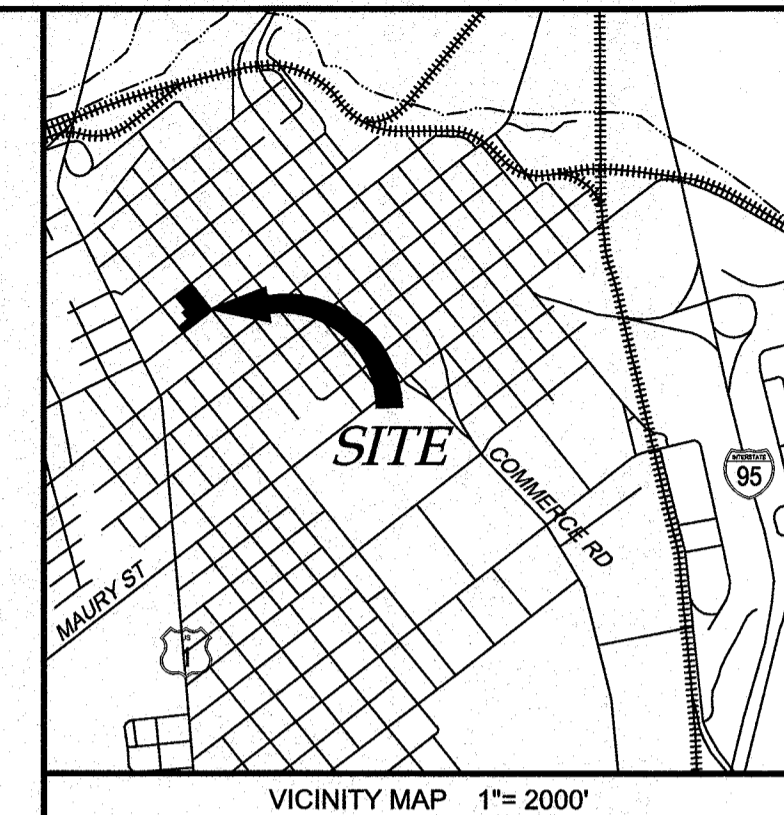
PARCEL NUMBER: S0000154014B
 THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO MANCHESTER GRAND, LLC. BY DEED DATED THE 21ST DAY OF NOVEMBER, 2018 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 27TH DAY OF NOVEMBER, 2018 AS INSTRUMENT #180024174.

W. M. NAULTY LS., NO. 2067

SURVEYOR'S CERTIFICATE

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 WITHIN ONE YEAR OF THE RECORDATION OF THIS PLAT.

W. M. NAULTY LS., NO. 2067



MANCHESTER GRAND

CITY OF RICHMOND, VIRGINIA

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.
 THIS DRAWING PREPARED AT THE
TRI-CITIES OFFICE
 4701 Owens Way, Suite 900 | Prince George, VA 23875
 TEL 804.541.6600 FAX 804.458.1511 www.timmons.com

Date: February 28, 2020	Scale: 1"=30'
Sheet 1 of 2	J.N.:44530-903
Drawn by: J. Livingston	Checked by: W.M. Naulty
Revised:	

PORTER STREET
VARIABLE WIDTH R/W

SYMBOL LEGEND

- - ROD FOUND
- - FOUND MONUMENT
- ⊙ - DRILL HOLE SET
- - BRIDGE NAIL SET
- ⊖ - PIPE
- - MONUMENT
- ⊗ - UTILITY POLE
- ⊙ - GUY POLE
- ☆ - LIGHT POLE
- ⊙ - CLEANOUT
- ⊙ - DRAINAGE MANHOLE
- ▩ - GRATE TOP INLET
- ⊕ - FIRE HYDRANT
- ⊙ - WATER VALVE
- ⊕ - AUTO SPRINKLER
- ⊕ - WATER VAULT
- ⊕ - WATER METER
- ⊕ - SIGN
- ⊙ - PVC FENCE POST
- ⊕ - HVAC UNIT
- ⊕ - UTILITY VAULT TYPE UNKNOWN
- ♿ - HANDICAP PARKING SPACE
- ⊕ - NUMBER OF PARKING SPACES
- - GAS VALVE

LINE TABLE

LINE	BEARING	LENGTH
L1	S39°40'27"E	54.04'
L2	S50°19'36"W	36.60'
L3	S39°25'14"E	101.61'



MANCHESTER GRAND

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Revised:	

