

SEMMES AVENUE PRELIMINARY PLAT SUBDIVISION



VICINITY MAP

NORTH ▲
1" = 2,000'

SHEET LIST TABLE

C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C1.01	EXISTING CONDITIONS
C2.00	PROPOSED SUBDIVISION LAYOUT
C2.01	PROPOSED SUBDIVISION LAYOUT

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated _____ is with the free consent and in accordance with the desires of the undersigned _____ thereof. There are _____ 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 _____ have affixed their signature and seal as of this _____ day of _____, 20__ By: _____ Owner COMMONWEALTH OF

VIRGINIA CITY/COUNTY OF _____, 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 _____, 20__.

Notary Public

My commission expires: _____ (SEAL)
Registration No.: _____

NOTES:

- USE: SINGLE FAMILY ATTACHED (TOWNHOUSES)
- ZONING: M-1 EXISTING, RESIDENTIAL PROPOSED (SUP)
- SETBACKS: REFER TO DETAIL THIS SHEET
- ADDRESS: 1802 SEMMES AVENUE, RICHMOND, VIRGINIA 23225-3838
- TAX MAP REFERENCE NUMBER:
- WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- DRAINAGE: CURBS & GUTTER
- PUBLIC UTILITIES: UNDERGROUND/OVERHEAD (EXISTING)
- OWNER(S): MANCHESTER TOWN CENTER LLC
- DEVELOPER: MANCHESTER TOWN CENTER LLC
- TOTAL AREA: 8.99 ACRES (391,600 SF)
AREA IN ROADS: 1.54 ACRES (66,950 SF)
AREA IN LOTS: 4.40 ACRES (191,694 SF)
AREA OF LAND DEDICATED FOR COMMON USE: 3.01 ACRES (131,328 SQUARE FEET)
AREA OF LAND DEDICATED TO RIGHT-OF-WAY: 0.037 ACRES (1628 SQUARE FEET)
- NUMBER OF LOTS: 111
MINIMUM LOT SIZE: 1348 SF
MAXIMUM LOT SIZE: 2325 SF
AVERAGE LOT SIZE: 1727 SF
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED WITHIN FEMA FLOOD ZONE X (FEMA PANEL NO. 5101290039E, EFFECTIVE DATE 7-16-2014)
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.

SOURCE OF TITLE

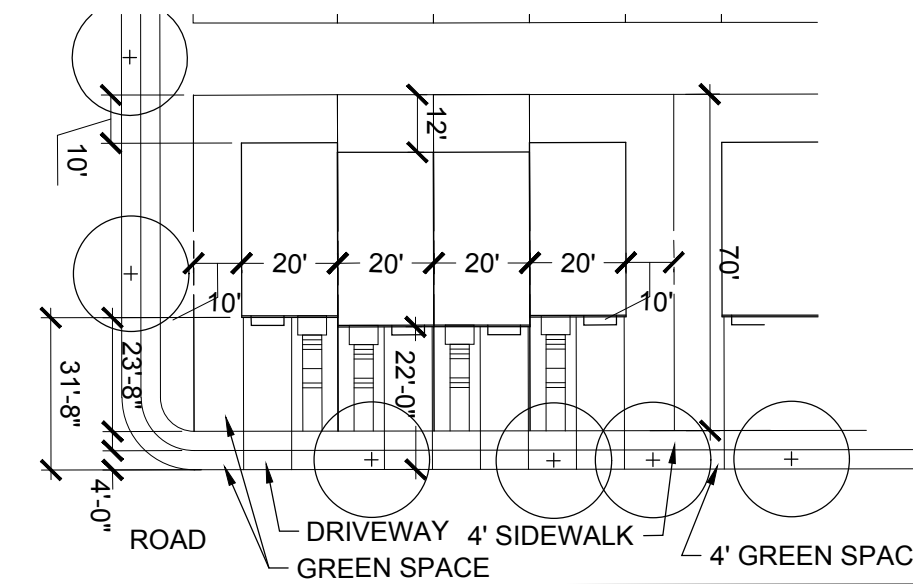
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO _____ FROM _____ BY DEED DATED THE _____ DAY OF _____ AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE _____ DAY OF _____ IN BOOK _____ ON PAGE _____. THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS SUBJECT TO A DEED OF TRUST / MORTGAGE DATED THE _____ DAY OF _____ 20__ AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND VIRGINIA ON THE _____ DAY OF _____, 20__ IN DEED BOOK _____ ON PAGE _____.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING OF 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 _____, 20__ (NOT TO EXCEED ONE YEAR FROM RECORDATION.)

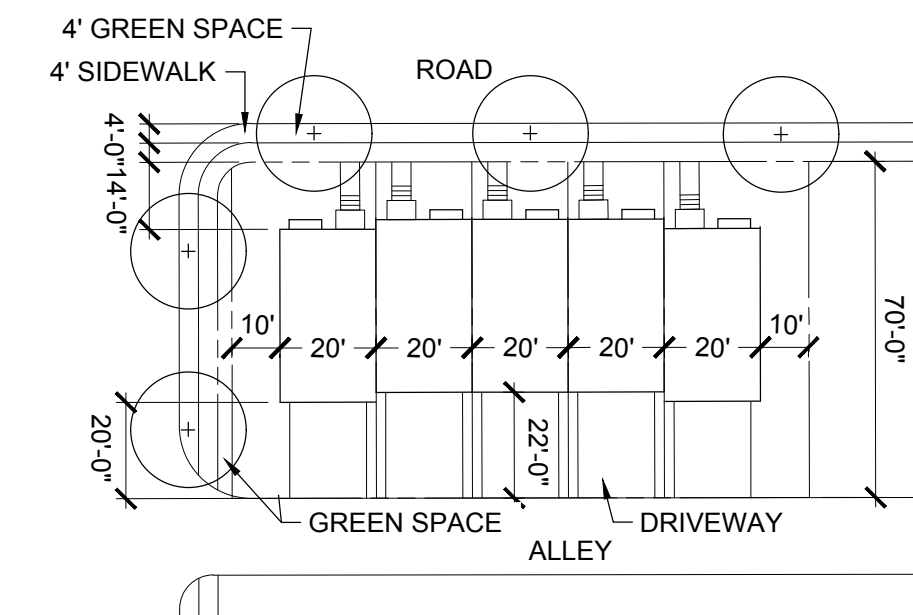


CITY OF RICHMOND APPROVAL



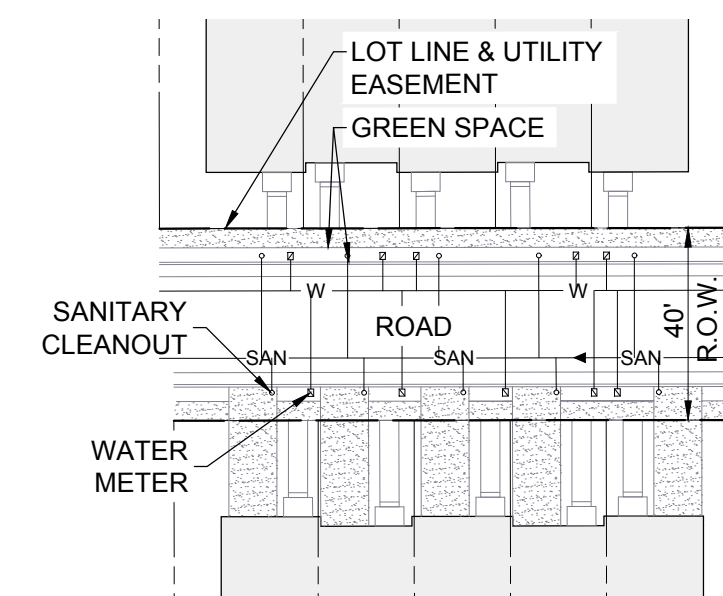
1 FRONT ENTRANCE TOWNHOME

SCALE: 1" = 40'



2 REAR ENTRANCE TOWNHOME

SCALE: 1" = 40'



3 TYPICAL LOCATION OF UTILITY SERVICES

SCALE: 1" = 40'



PRELIMINARY PLAT SEMMES AVENUE SUBDIVISION

1802 SEMMES AVENUE, RICHMOND

REVISIONS:

1.	RENUMBER LOTS	04/22/19
2.	CITY COMMENTS	04/30/19
3.	CITY COMMENTS	06/11/19

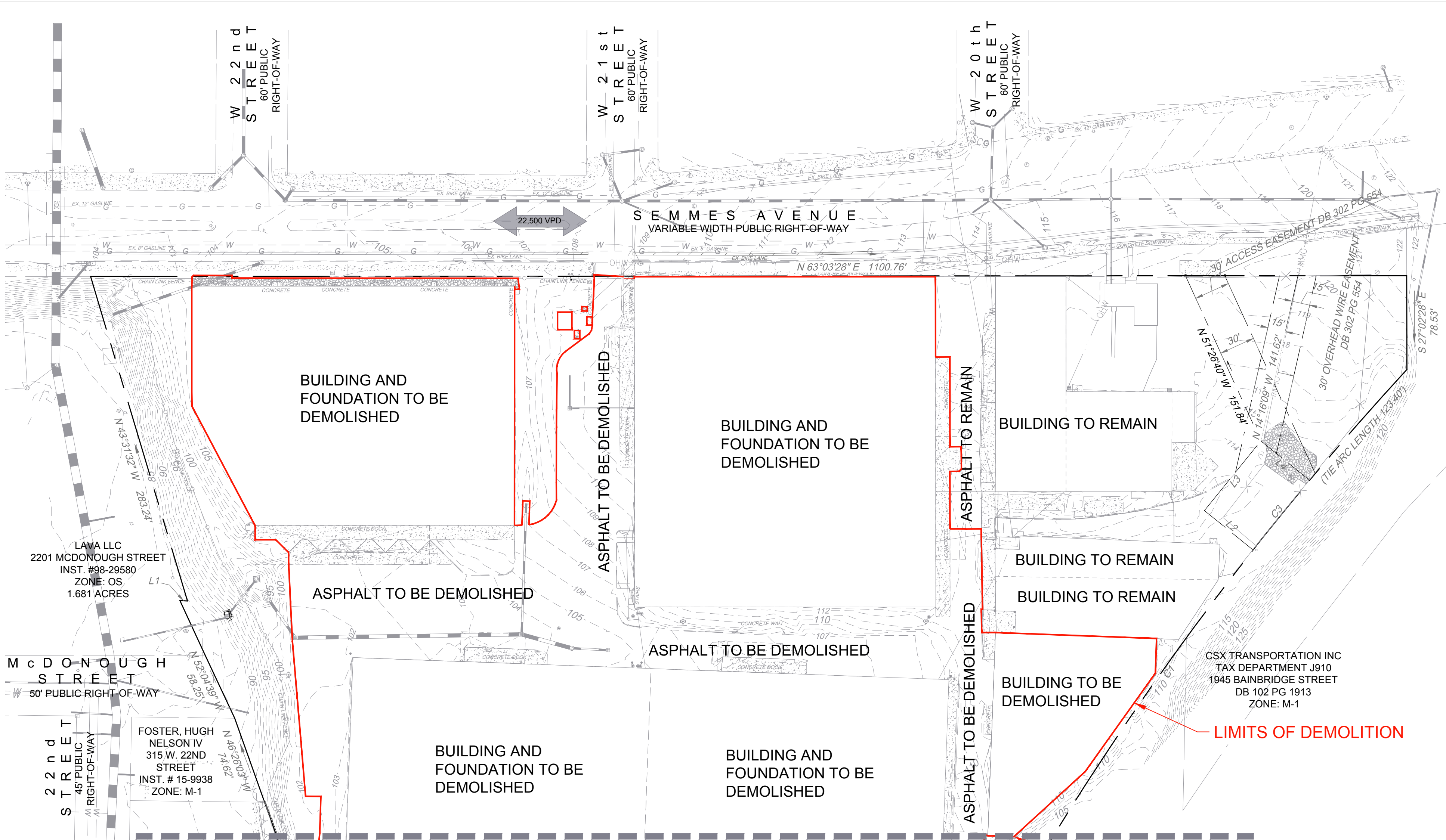
No.	Description	Date
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COVER SHEET

Designed By: HG DESIGN STUDIO
Drawn By: RPM
Checked By: CAH
QA/QC By: CAH
Date: FEBRUARY 18, 2018
Project Number: M18021
Sheet Number:

C0.00

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SUBDIVISION**

1802 SEMMEs AVENUE, RICHMOND

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**EXISTING
CONDITIONS**

Designed By: HG DESIGN STUDIO
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 Date: FEBRUARY 18, 2018
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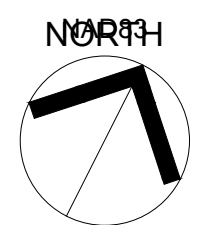
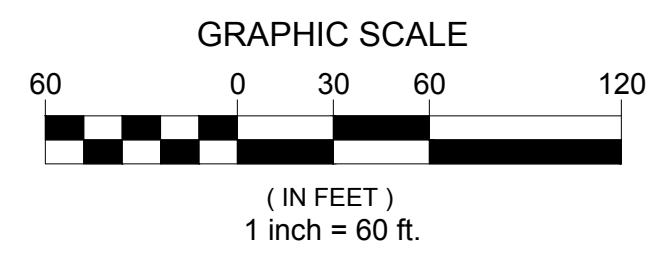
MATCHLINE SHEET C1.01

LINE TABLE

LINE	BEARING	DISTANCE
L1	N65°10'28"E	6.30
L2	N77°55'08"W	52.29
L3	N12°04'52"E	75.00
L4	S77°55'08"E	52.40

CURVE TABLE

NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	2531.00	591.30	13°23'08"	297.00	589.95	S9° 06' 47"W
C2	2563.50	166.31	3°43'01"	83.18	166.28	S1° 15' 10"E
C3	2531.00	75.00	1°41'52"	37.50	75.00	S12° 09' 48"W

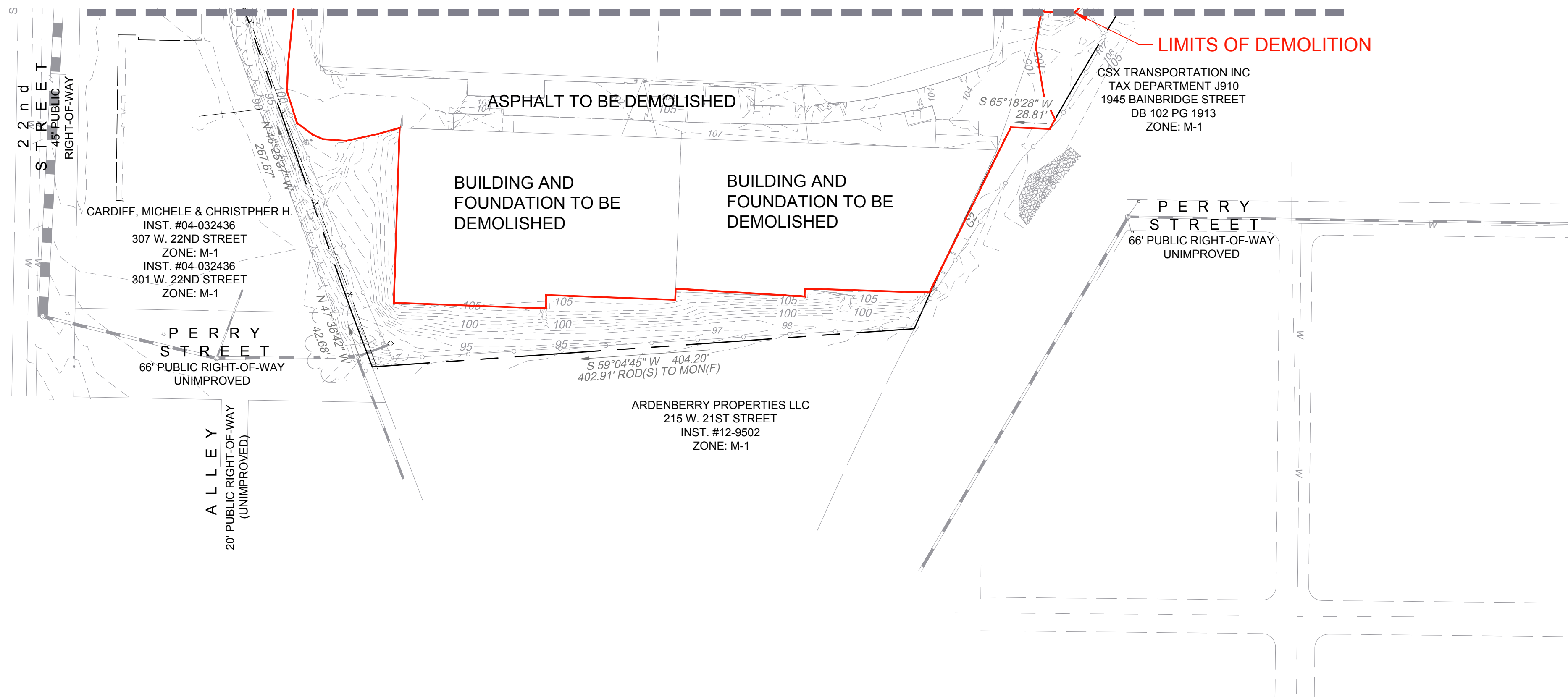


CITY OF RICHMOND APPROVAL

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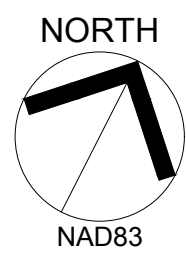
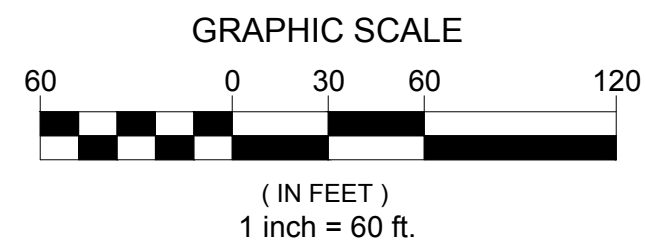
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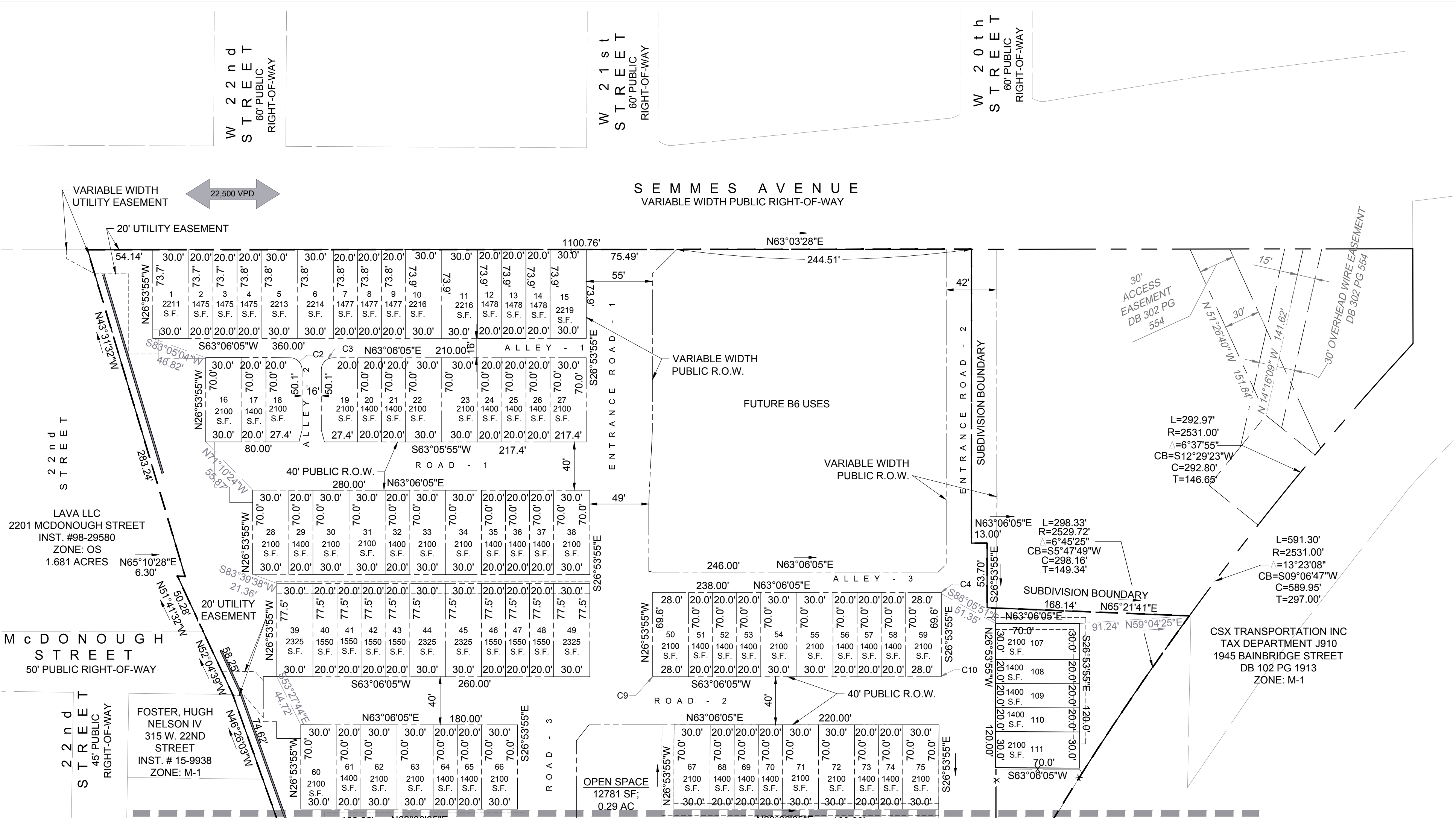
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PROPOSED
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LAYOUT

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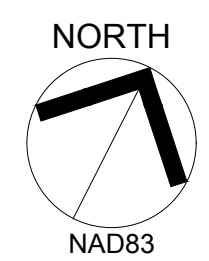
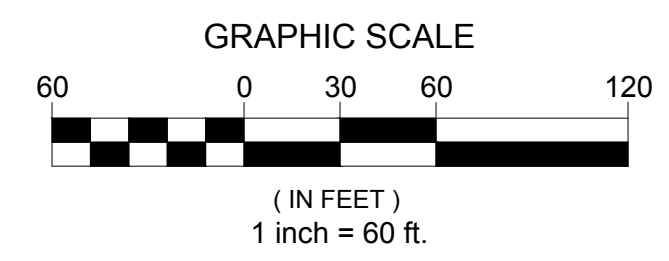


*ALL PROPOSED ROADWAYS & ALLEYS SHALL BE PUBLIC RIGHT-OF-WAY

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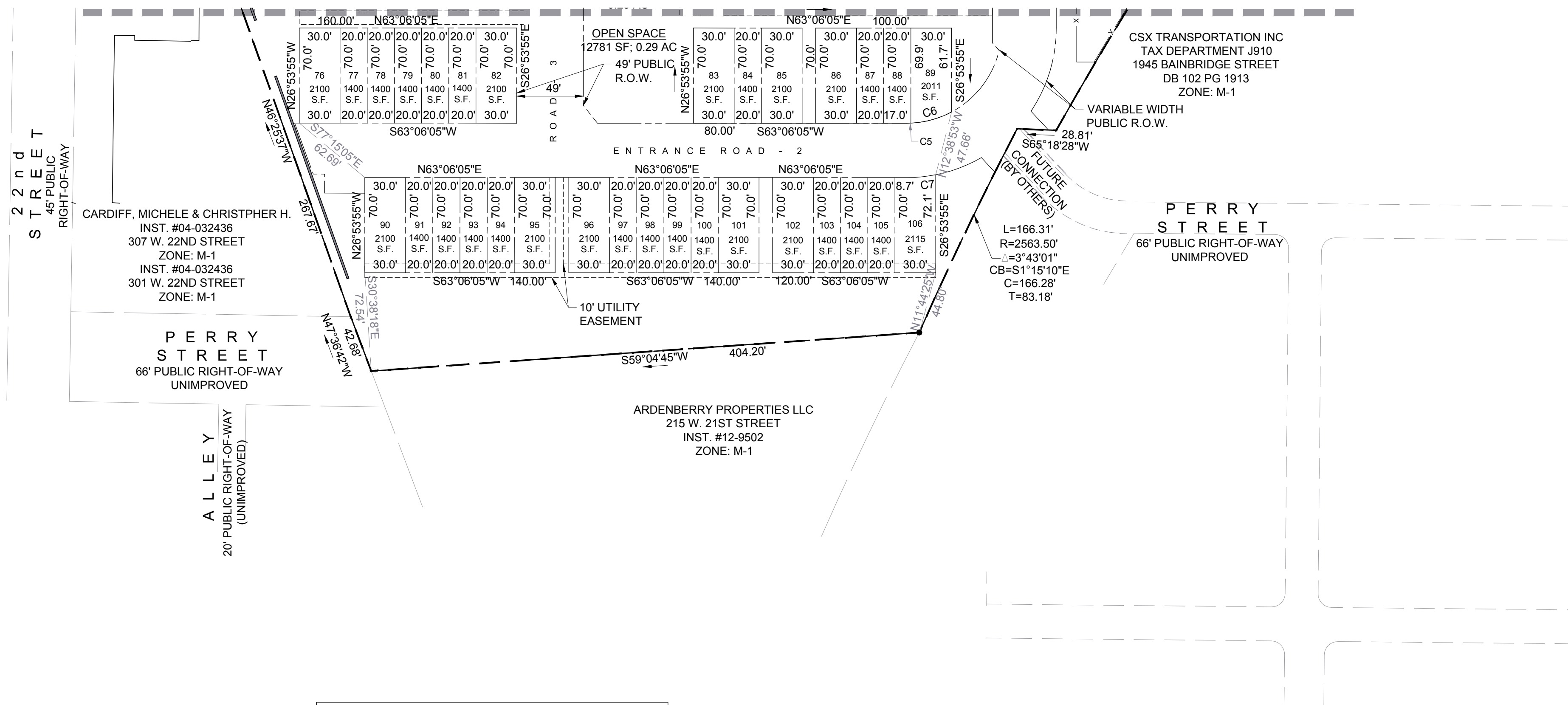
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CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C2	7.85	5.00	7.07	N71° 53' 55"W	90°00'00"
C3	7.85	5.00	7.07	S18° 06' 05"W	90°00'00"
C4	2.01	15.00	2.01	S66° 56' 11"W	7°40'13"
C5	3.00	70.04	3.00	N61° 52' 07"E	2°27'18"
C6	31.36	70.04	31.10	N47° 48' 46"E	25°39'24"
C7	21.40	110.00	21.37	N57° 31' 38"E	11°08'55"
C9	2.03	7.00	2.02	N71° 24' 08"E	16°36'06"
C10	2.03	7.00	2.02	N54° 48' 02"E	16°36'06"



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MATCHLINE SHEET C2.00



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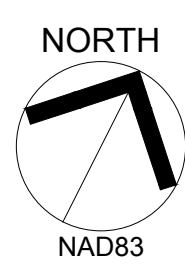
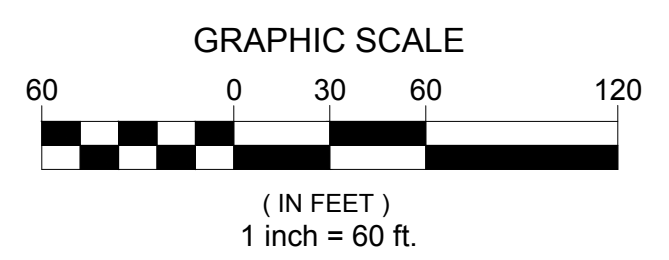
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