

PRELIMINARY PLAT OF CHURCH HILL NORTH SUBDIVISION

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "Church Hill North Subdivision" is with the free consent and in accordance with the desires of the undersigned owners 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 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.: _____

SOURCE OF TITLE

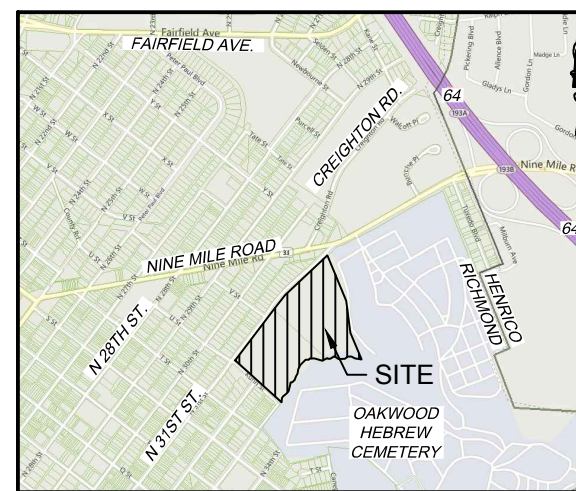
The property embraced within the limits of this subdivision is that property conveyed to THE CITY OF RICHMOND:

- from Louisa A. Bose, et al by deed dated the 7th day of March 1918 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Division I, Virginia on the 24th day of June 1918 in Book 250A on Page 122, LESS and EXCEPT the following: (1) Parcel 1 as described therein and (2) all that portion of Parcel 2 lying south of the stream currently in use by Oakwood Cemetery.
- And from Conrad Jacob Feitig, et al, by Petition and Order dated the 8th day of April 1946 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 7th day of August 1946 in Book 484B on Page 490. See Department of Public Works Drawing Number O-11943, dated the 19th of March, 1954 for subsequent agreed upon property line changes.

The property embraced within the limits of this subdivision is not subject to a Deed of Trust or Mortgage.

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.)



VICINITY MAP
(SCALE 1" = 2000')

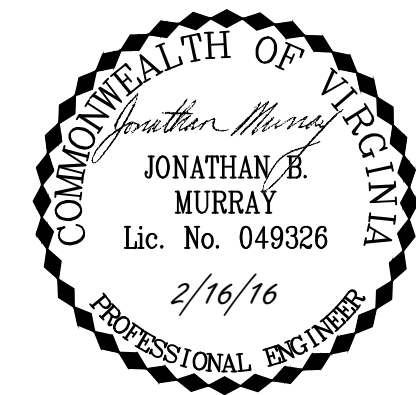
CUP DEVELOPMENT STANDARDS

Single-Family	Minimum Lot		Setbacks (ft)				Max Lot Coverage
	Area (sf)	Width (ft)	Front (min)	Front (max)	Side	Rear	
Detached	3,200	32	10	20	6	5	55%
Attached	1,600	16 (22 if end)	10	20	3*	5	55%
Multifamily	Unit Area (sf)	Building Width (ft)	Setbacks (ft)				Other
			Front (min)	Front (max)	Side	Rear	
Apartment Buildings	600	N/A	10	N/A	7	7	FAR < 1.2 12' between bldgs.* 12' between bldgs.*
Stacked Flats	600	16	10	20	6*	5	
Townhouses	950	16	10	20	6*	5	
Non-Dwelling Use	Minimum Lot		Setbacks (ft)				
	Area (sf)	Width (ft)	Front (min)	Front (max)	Side	Rear	
Principal Uses	N/A	N/A	10	N/A	12	20	

*Unless Attached

NOTES

- Use: Single Family Attached and Detached Residential / Multi-family Residential / Community Building and spaces
- Zoning: By CUP Ordinance No. 2015-5-30 (Base Zoning R-5)
- Setbacks: See Development Standards table.
- Address: 1611 N. 31st Street, Richmond, VA 23223-5404
- Tax map reference number: E0003312006 and E0003312005
- Water: Public - City of Richmond, Virginia
- Sewer: Public - City of Richmond, Virginia
- Drainage: Curb & Gutter
- Public Utilities: Underground (New) / Overhead (Existing)
- Owner: City of Richmond
- Developer: Church Hill North Phase I, LLC
- Total Area: 21.76 Acres (948,080 SF)
Area in Roads: 5.90 Acres (256,794 SF)
Area in Lots: 10.38 Acres (452,005 SF)
Area of Land Dedicated for Common Purposes: 5.49 Acres (239,282 SF)
- Number of Lots: 85 Total
7 Common Area Lots
78 Residential Lots (56 Single-Family)
Minimum Lot size: 1,616 SF
Maximum Lot size: 30,036 SF
Average Lot size: 5,795 SF
- Dwelling Units: 256 Total
- Property within the limits of this subdivision is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the FEMA Flood Insurance Rate Map Number 5101290042D for the City of Richmond, dated April 2, 2009.
- Property within the limits of this subdivision contains wetlands. On behalf of The Community Builders, Inc., Timmons Group environmental scientists Ben Snyder and Ethan Virts conducted a field delineation on September 21, 2014 and January 20, 2016 to identify jurisdictional Waters of the U.S. (WUS) and wetlands within the project study limits. The location is shown on the plans. The designated wetlands do not extend beyond the tops of banks of the creek.
- Property within the limits of this subdivision is located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 50 of the City Code of 2004. A perennial stream determination was performed in June of 2008 by Timmons Group. The wetland delineation was used in conjunction with the stream determination to determine the limits of the Resource Protection Area which is denoted on the plans.

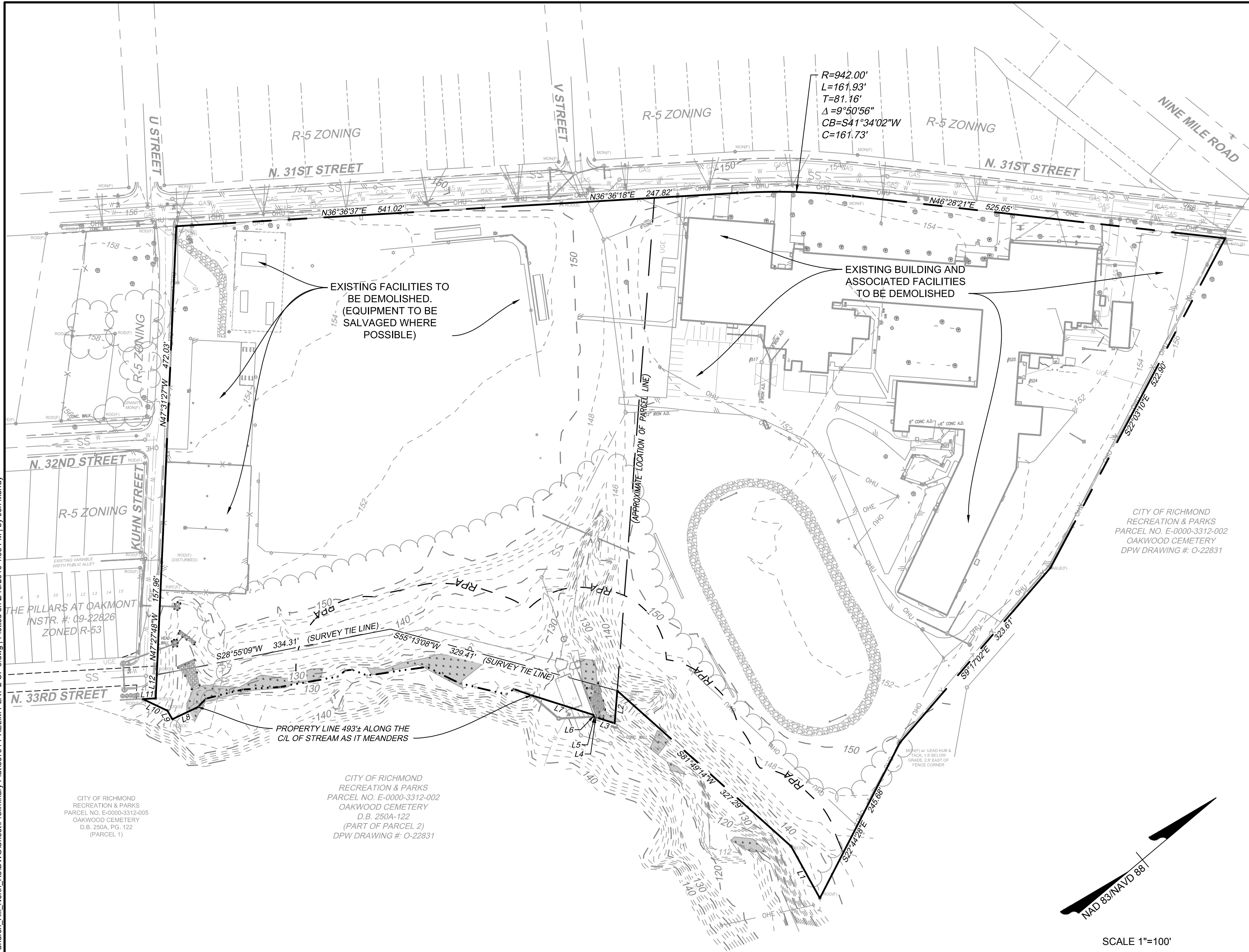


PRELIMINARY PLAT OF CHURCH HILL NORTH SUBDIVISION

7th District City of Richmond, VA
Date: Nov. 20, 2015 Scale: 1"=100'
Sheet 1 of 6 J.N.: 35794
Drawn by: J. MURRAY Checked by: I. WU
Revised: FEB. 16, 2016

CITY OF RICHMOND APPROVAL

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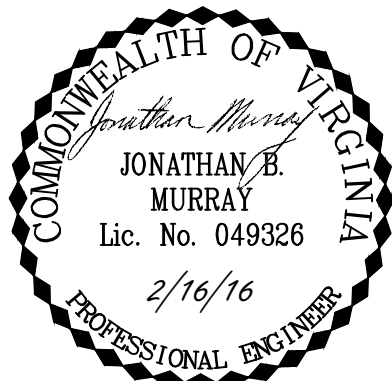


LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°58'34"W	83.16'
L2	S45°30'54"E	45.92'
L3	S57°27'42"W	26.12'
L4	S63°22'09"W	3.31'
L5	S37°27'02"W	0.90'
L6	N70°35'38"W	3.00'
L7	S57°34'46"W	91.01'
L8	S14°29'07"W	39.65'
L9	N79°25'10"W	13.81'
L10	S65°16'21"W	38.21'
L11	N36°39'44"E	18.05'
L12	N47°27'48"W	32.90'

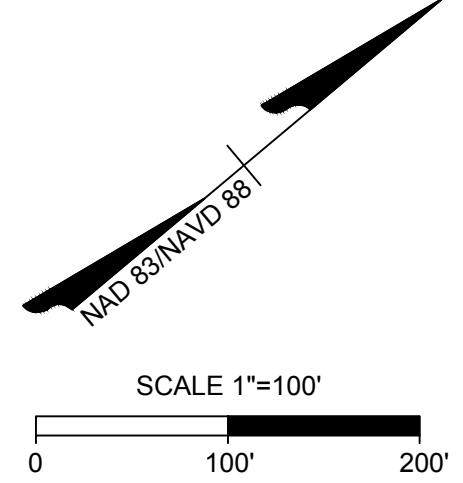
CITY OF RICHMOND
RECREATION & PARKS
PARCEL NO. E-0000-3312-002
OAKWOOD CEMETERY
DPW DRAWING #: O-22831



CITY OF RICHMOND APPROVAL



PRELIMINARY PLAT OF
**CHURCH HILL NORTH
SUBDIVISION**



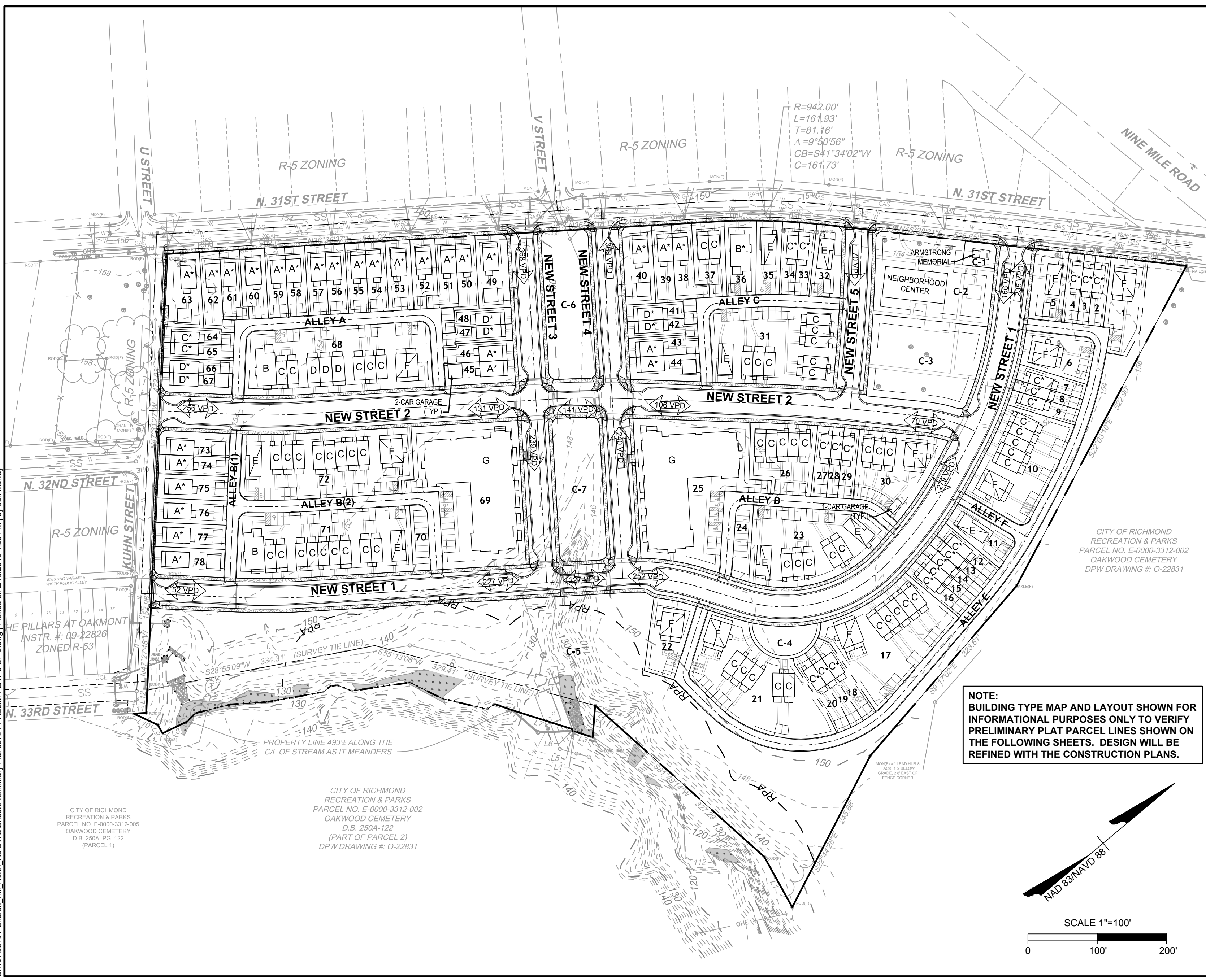
7th District	City of Richmond, VA
Date: Nov. 20, 2015	Scale: 1"=100'
Sheet 2 of 6	J.N.: 35794
Drawn by: J. MURRAY	Checked by: I. WU
Revised: FEB. 16, 2016	

THIS DRAWING PREPARED AT THE
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1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

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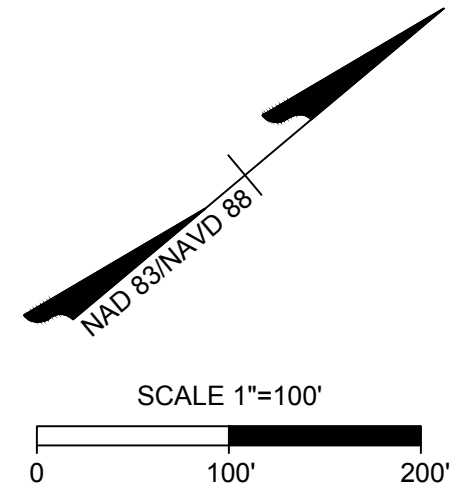


BUILDING TYPE KEY	
	A.) ATTACHED OR DETACHED HOME 22' x 34' 1 DWELLING UNIT (28 TOTAL D.U.)
	B.) BUNGALOW 28' x 54' 1 DWELLING UNIT (3 TOTAL D.U.)
	C.) TOWNHOUSE 16' x 34' 1 DWELLING UNIT (81 TOTAL D.U.)
	D.) LARGE TOWNHOUSE 18' x 36' 1 DWELLING UNIT (9 TOTAL D.U.)
	E.) STACKED FLAT 21' x 44' 2 DWELLING UNITS (18 TOTAL D.U.)
	F.) STACKED TOWN 32' x 34' 3 DWELLING UNITS (27 TOTAL D.U.)
	G.) APARTMENT BUILDING APPROX. 140' x 170' 45 DWELLING UNITS (90 TOTAL D.U.)
256 TOTAL DWELLING UNITS PROPOSED	
* ASTERISK INDICATES A SUBDIVIDED "SINGLE-FAMILY" LOT (56 TOTAL)	

NOTE:
BUILDING TYPE MAP AND LAYOUT SHOWN FOR INFORMATIONAL PURPOSES ONLY TO VERIFY PRELIMINARY PLAT PARCEL LINES SHOWN ON THE FOLLOWING SHEETS. DESIGN WILL BE REFINED WITH THE CONSTRUCTION PLANS.



**PRELIMINARY PLAT OF
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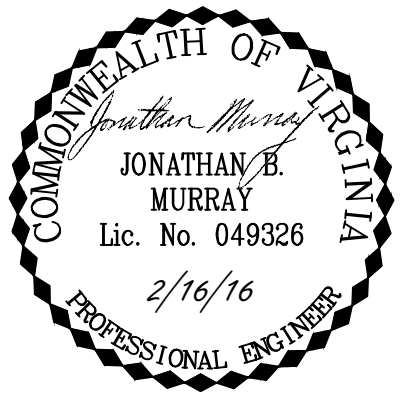
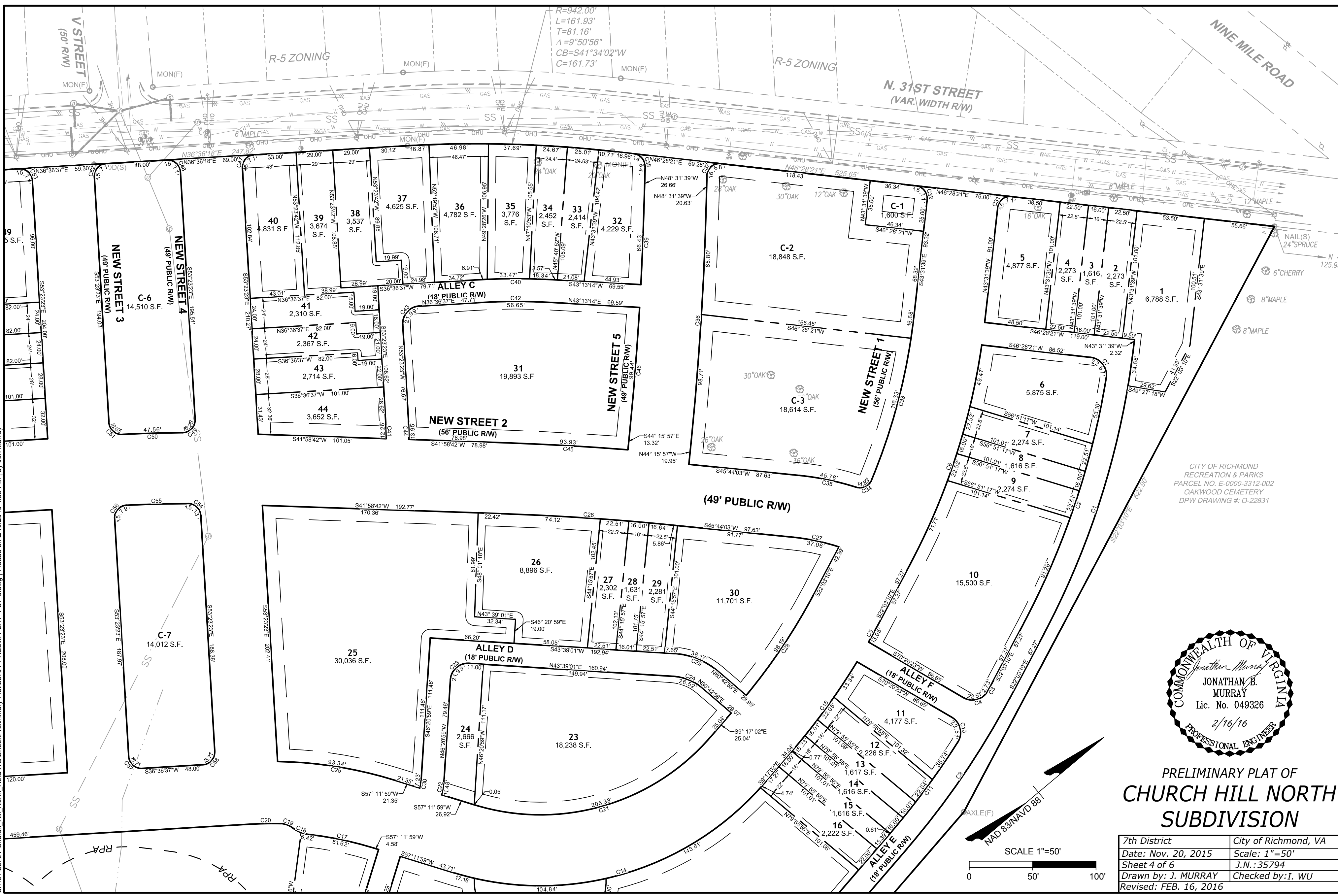
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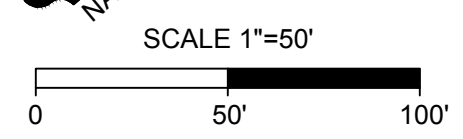
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PRELIMINARY PLAT OF
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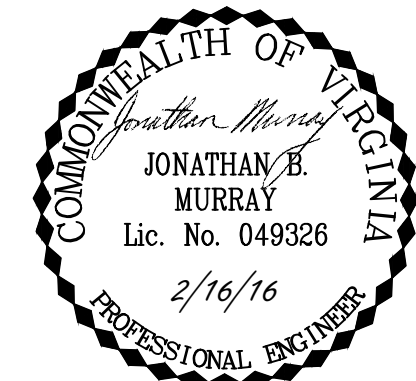
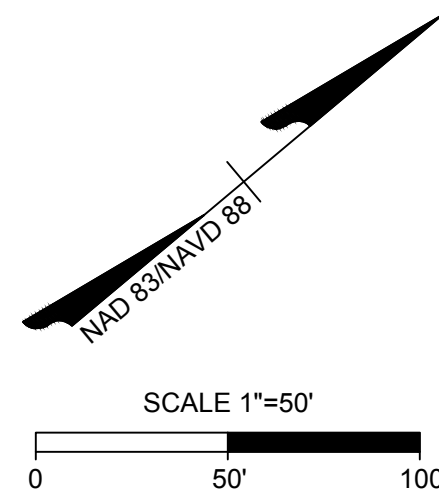
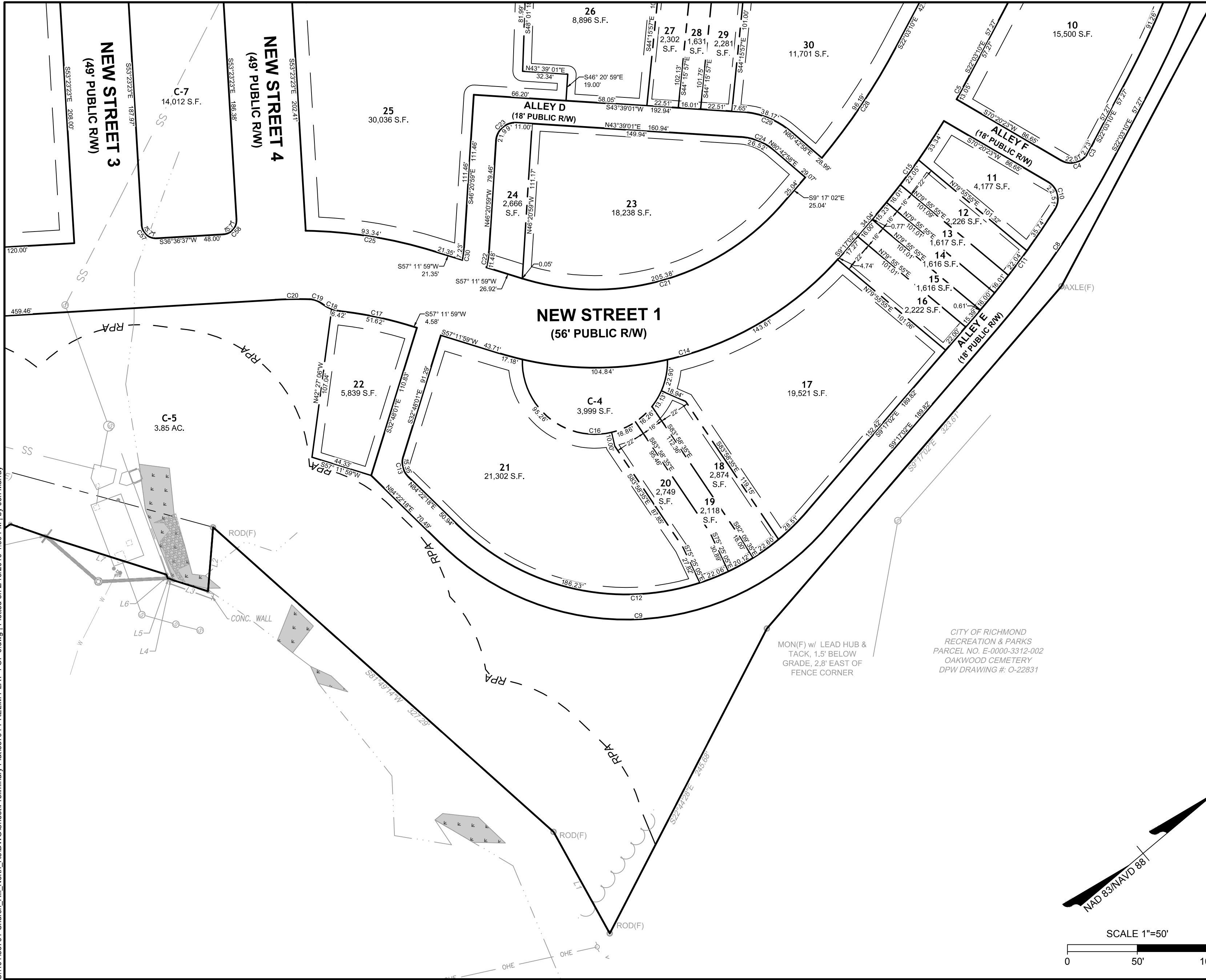
CITY OF RICHMOND
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 PARCEL NO. E-0000-3312-002
 OAKWOOD CEMETERY
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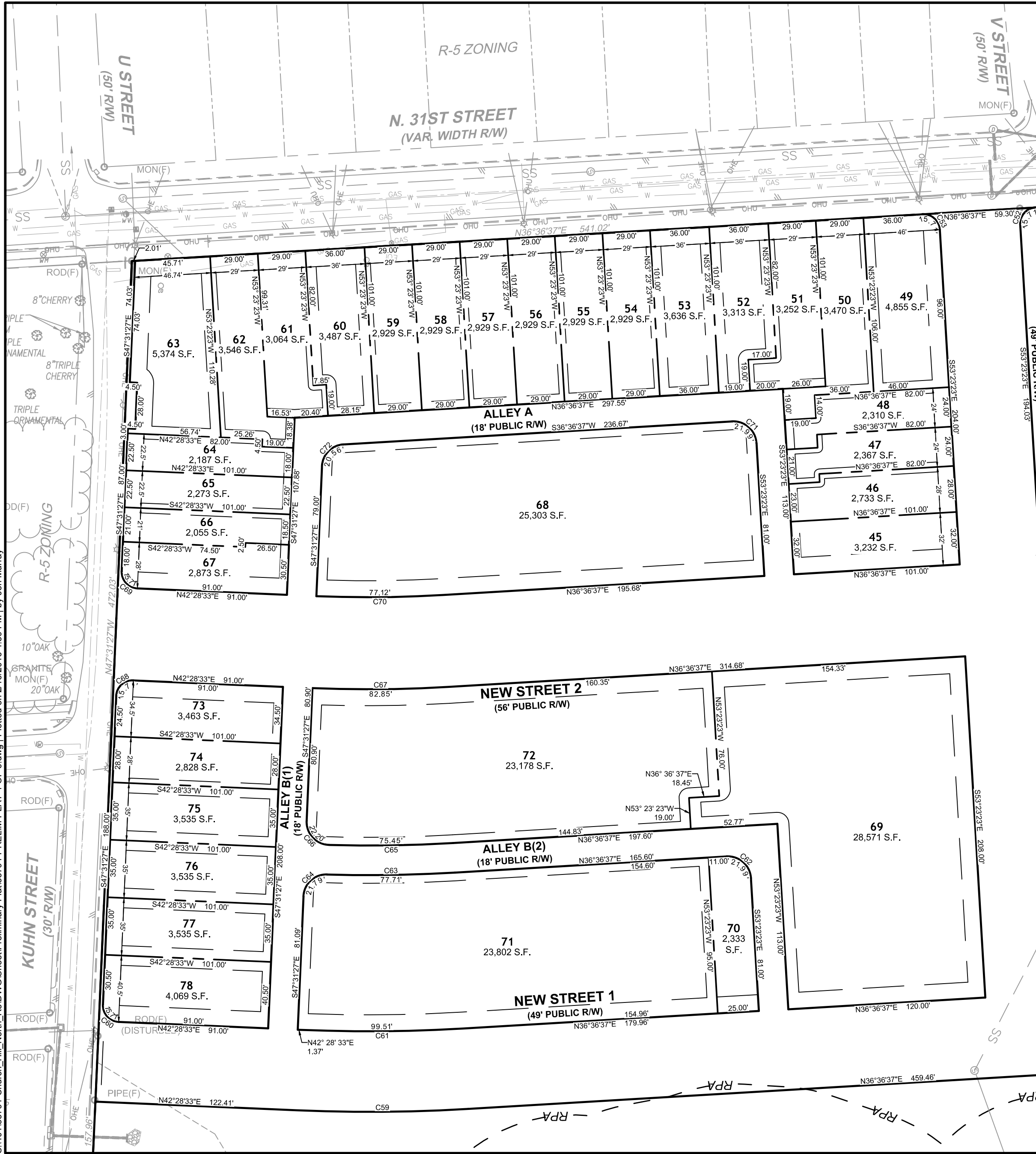
**PRELIMINARY PLAT OF
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Date: Nov. 20, 2015	Scale: 1"=50'
Sheet 5 of 6	J.N.: 35794
Drawn by: J. MURRAY	Checked by: I. WU
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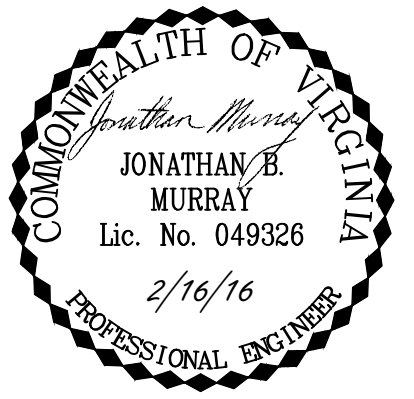
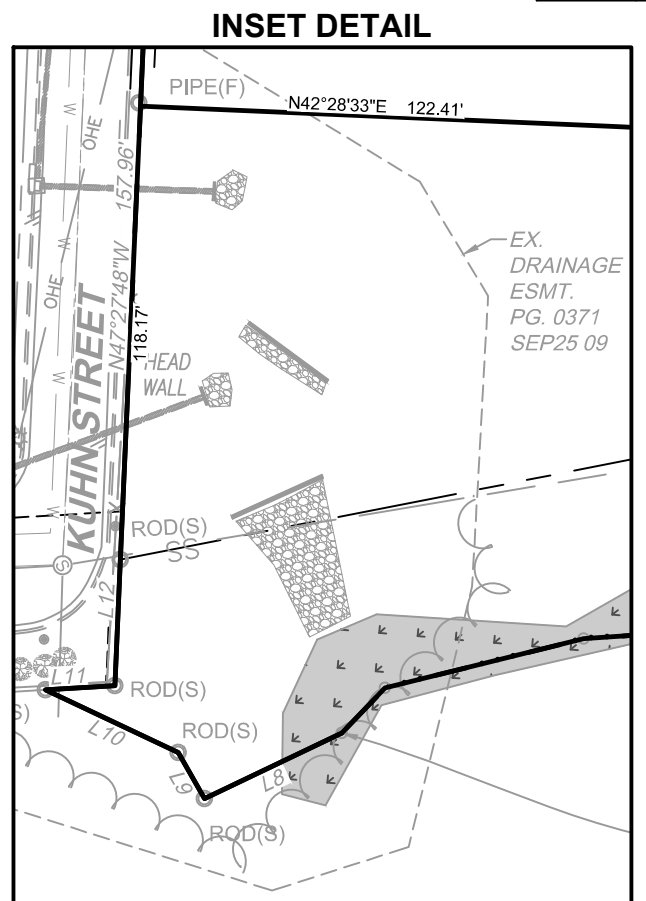
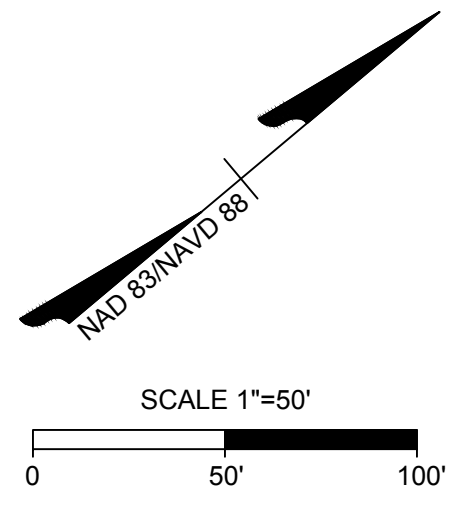
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SEE INSET DETAIL

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	647.00	242.50	122.69	21°28'29"	N32°47'25"W	241.08
C2	629.00	205.38	103.61	18°42'31"	N31°24'25"W	204.47
C3	629.00	2.73	1.37	0°14'57"	N21°55'42"W	2.73
C4	14.00	22.51	14.53	92°08'36"	N24°16'05"E	20.17
C5	528.00	13.05	6.52	1°24'56"	S21°20'42"E	13.05
C6	528.00	182.21	92.02	19°46'22"	S31°56'21"E	181.31
C7	14.00	22.67	14.69	92°45'59"	N87°08'40"W	20.27
C8	647.00	144.19	72.40	12°46'08"	N15°40'06"W	143.89
C9	189.00	308.94	201.46	93°39'19"	N37°32'38"E	275.68
C10	14.00	22.51	14.53	92°08'36"	N63°35'20"W	20.17
C11	629.00	90.39	45.27	8°14'00"	N13°24'02"W	90.31
C12	171.00	279.52	182.27	93°39'19"	N37°32'38"E	249.42
C13	14.00	15.35	8.55	62°49'41"	S64°12'52"E	14.59
C14	233.00	270.36	152.71	66°29'01"	S23°57'29"W	255.45
C15	528.00	86.62	43.41	9°24'00"	S13°59'02"E	86.53
C16	52.00	166.43	1765.06	183°22'30"	N40°05'06"E	103.95
C17	272.00	51.62	25.89	10°52'23"	S51°45'47"W	51.54
C18	26.00	14.39	7.38	31°42'23"	S62°10'47"W	14.20
C19	15.00	9.53	4.93	36°23'17"	S59°50'20"W	9.37
C20	279.00	24.52	12.27	5°02'04"	S39°07'39"W	24.51
C21	177.00	205.38	116.01	66°29'01"	S23°57'29"W	194.05
C22	59.00	11.48	5.76	11°09'06"	N40°46'27"W	11.47
C23	14.00	21.99	14.00	90°00'00"	S1°20'59"E	19.80
C24	41.00	26.52	13.74	37°03'58"	N62°10'59"E	26.06
C25	328.00	93.34	46.99	16°18'20"	S49°02'49"W	93.03
C26	1972.00	129.27	64.66	3°45'21"	S43°51'22"W	129.24
C27	172.00	37.06	18.60	12°20'41"	S51°54'23"W	36.99
C28	472.00	96.19	48.26	11°40'35"	S16°12'52"E	96.02
C29	59.00	38.17	19.78	37°03'58"	N62°10'59"E	37.51
C30	41.00	7.23	3.62	10°19'52"	S41°19'04"E	7.22
C31	10.00	15.71	10.00	90°00'00"	N1°28'21"E	14.14
C32	10.00	15.71	10.00	90°00'00"	N88°31'39"W	14.14
C33	472.00	133.01	66.95	16°08'47"	S35°27'16"E	132.57
C34	10.00	14.83	9.16	84°59'07"	N15°06'41"E	13.51
C35	221.00	45.78	22.97	11°52'11"	S51°40'09"W	45.70
C36	2521.00	187.51	93.80	4°15'42"	N46°23'48"W	187.47
C37	10.00	16.58	10.91	95°00'00"	N1°01'39"W	14.75
C38	10.00	14.84	9.16	85°00'00"	S88°58'21"W	13.51
C39	2472.00	66.43	33.22	1°32'23"	N47°45'28"W	66.42
C40	509.00	58.72	29.39	6°36'37"	S39°54'58"W	58.69
C41	191.00	12.26	6.13	3°40'43"	S51°33'01"E	12.26
C42	491.00	56.65	28.36	6°36'37"	N39°54'56"E	56.62
C43	14.00	21.99	14.00	90°00'00"	N8°23'23"W	19.80
C44	209.00	13.95	6.98	3°49'27"	N51°28'39"W	13.95
C45	2028.00	93.93	46.98	2°39'14"	S43°18'19"W	93.93
C46	2472.00	99.44	49.73	2°18'17"	S45°25'06"E	99.44
C47	10.00	15.71	10.00	89°59'41"	N8°23'32"E	14.14
C48	10.00	15.71	10.00	90°00'17"	S81°36'29"W	14.14
C49	10.00	16.25	10.55	93°04'50"	N6°50'58"W	14.52
C50	1028.00	47.56	23.79	3°39'04"	S38°21'56"W	47.56
C51	10.00	15.83	9.92	89°34'13"	N81°49'30"E	14.09
C52	10.00	15.71	10.00	89°59'41"	S8°23'32"E	14.14
C53	10.00	15.71	10.00	89°59'58"	S81°36'38"W	14.14
C54	10.00	15.13	9.44	86°40'32"	S83°16'21"W	13.73
C55	972.00	48.53	24.27	2°51'38"	N38°30'15"E	48.53
C56	10.00	15.79	10.08	90°27'49"	N8°09'28"W	14.20
C57	10.00	15.71	10.00	90°00'00"	N81°36'37"E	14.14
C58	10.00	15.71	10.00	90°00'00"	N8°23'23"W	14.14
C59	1021.00	104.52	52.31	5°51'56"	N39°32'35"E	104.48
C60	10.00	15.71	10.00	90°00'00"	S87°28'33"W	14.14
C61	972.00	99.51	49.80	5°51'56"	N39°32'35"E	99.46
C62	14.00	21.99	14.00	90°00'00"	S81°36'37"W	19.80
C63	884.00	77.71	38.88	5°02'12"	N39°07'43"E	77.69
C64	14.00	21.79	13.80	89°10'16"	S2°56'19"E	19.66
C65	866.00	75.45	37.75	4°59'31"	N39°06'23"E	75.43
C66	14.00	22.20	14.22	90°52'25"	N87°02'21"E	19.95
C67	828.00	82.85	41.46	5°44'00"	N39°28'37"E	82.82
C68	10.00	15.71	10.00	90°00'00"	N2°31'27"W	14.14
C69	10.00	15.71	10.00	90°00'08"	S87°28'33"W	14.14
C70	772.00	77.12	38.59	5°43'26"	N39°28'20"E	77.09
C71	14.00	21.99	14.00	90°00'00"	S81°36'37"W	19.80
C72	14.00	20.56	12.64	84°08'04"	S5°27'25"E	16.76



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