

Area of Exception Request

COORDINATES ARE FOR GIS PURPOSES ONLY. SEE NOTE #18

* LOTS 16, 17, 18, 25, 26, 28 & 29 WILL BE REQUIRED TO HAVE THE RPA LINE CLEARLY MARKED IN THE FIELD PRIOR TO ANY CONSTRUCTION

717'± ALONG C/O POCOSHAM CREEK

WETLAND LIMIT LOCATED JANUARY 2018, DELINEATED BY OTHERS (TYP.)

OPEN SPACE 6.2± AC. TO BE DEDICATED TO GOVERNOR'S RETREAT HOME OWNER'S ASSOCIATION

PROPERTY LINE PER DB. 193, PG. 133 (CHESTERFIELD COUNTY) DB. 450, PG. 624 (CITY OF RICHMOND)

CITY OF RICHMOND C/O RECREATION & PARKS PARCEL ID: C0081053004 DB. 450, PG. 624 #6001 WALMSLEY BLVD

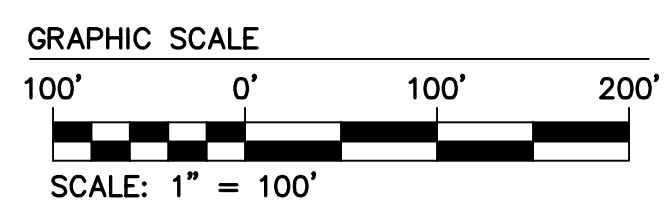
VAR. WIDTH TEMP. CONST. EASEMENT (UNRECORDED, SEE NOTE #25)

- LEGEND**
- IRF ○ IRON ROD FOUND
 - IPF ○ IRON PIPE FOUND
 - ◆ MONUMENT SET
 - CENTERLINE
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - PROPERTY EASEMENT
 - FLOOD ZONE
 - RPA
 - WETLANDS
 - STREAM

FOR LOT ACREAGE SEE SHEET 1

FOR LINE AND CURVE TABLES, SEE SHEET 4

FOR BUILDING SETBACKS, SEE SHEET 1



WETLAND LIMIT LOCATED JANUARY 2018, DELINEATED BY OTHERS (TYP.)

APPARENT 25' SEWER EASEMENT (CHESTERFIELD COUNTY) PER SEWER AS-BUILTS ENTITLED "COUNTY OF CHESTERFIELD VIRGINIA SEWERAGE IMPROVEMENTS" BY R. STUART ROYER & ASSOCIATES WITH LATEST REVISION 11-21-69

CITY OF RICHMOND C/O RECREATION & PARKS PARCEL ID: 0081053004 DB. 450, PG. 624 #6001 WALMSLEY BLVD

J&J EQUITIES, LLC PARCEL ID: C0081053040 INSTR. #18-005159 #3120 HEY RD.

SARAH L THORNTON PARCEL ID: C0081053034 INSTR. #19-007202 #3100 HEY RD.

HEY ROAD APPARENT 30' SHOWING ON DB. 189, PG. 139

ORRIE GAINES PARCEL ID: C0081053052 INSTR. #13-18823 #3028 HEY RD.

BYRON A. BOOKER PARCEL ID: C0081053053 INSTR. #02-36834 #3034 HEY RD.

VALENCIA P. TOWNSEND PARCEL ID: C0081053051 INSTR. #01-23532 #3022 HEY RD.

TANISHA G. KANE (TERRENCE L. KANE ESTATE) PARCEL ID: C0081053030 WB. #15-443; #3016 HEY RD.

WALTER M. IPINA SOSA PARCEL ID: C0081053020 INSTR. #16-10682 #3010 HEY RD.

HARGEST FRIDAY, JR. PARCEL ID: C0081053054 INSTR. #97-17985 #3006 HEY RD.

DAVID N. HATCHER, SR. & DESIREE L. HATCHER PARCEL ID: C0081053028 INSTR. #97-19206 #3000 HEY RD.

16' ALLEY EASEMENT PB. 97, PG. 18

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GOVERNOR'S RETREAT PLAT OF SUBDIVISION

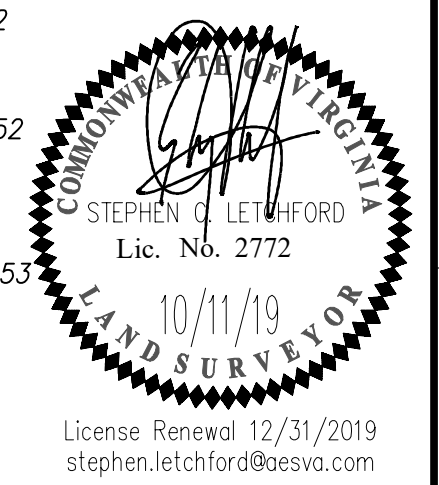
Rev. October 11th, 2019
SCALE: AS NOTED
CITY OF RICHMOND
May 31, 2019
Virginia



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www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula



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