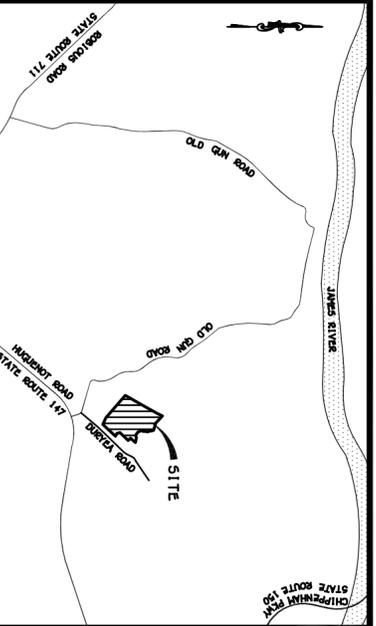


VILLAS AT ARCHER SPRINGS

PRELIMINARY PLAT

SINGLE FAMILY RESIDENTIAL

HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA



VICINITY MAP
1" = 2000'

SITE STATISTICS

TOTAL SITE AREA 1902999.60 S.F. (43.69 AC.)
 COMMON AREA PROVIDED 82896.69 S.F. (19.02 AC.)
 AREA IN RIGHT-OF-WAY 179953.30 S.F. (4.13 AC.)
 AREA IN LOTS 894549.81 S.F. (20.53 AC.)
 EXISTING ZONING R-5C
 PROPOSED ZONING SINGLE FAMILY DETACHED RESIDENTIAL
 PROPOSED LOTS 96
 ENGINEER THE BAY COMPANIES, INC.
 C/O DAN CASKIE, P.E.
 8500 BELL CREEK ROAD
 MECHANICSVILLE, VA 23116
 DEVELOPER ARCHER SPRINGS INVESTMENT CO., LLC
 C/O MITCHELL BOOE
 3307 CHURCH ROAD SUITE 101
 RICHMOND, VA 23235

LOTS	SETBACKS
MINIMUM 6609.15 S.F. (0.15 AC.)	FRONT: 25'
MAXIMUM 213650.22 S.F. (0.49 AC.)	SIDE: 5'
AVERAGE 9318.22 S.F. (0.21 AC.)	REAR: 5'

GARAGE SUMMARY	
TOTAL LOTS	96
FRONT LOAD GARAGES	33 (34.4%)
SIDE LOAD GARAGES	45
DETACHED GARAGES (ALLEY)	17
EXISTING HOUSE (NO GARAGE)	1

- A** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 3320 REAR TRAYLOR DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254109
 ZONED: R-5C
- B** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10502 D DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254107
 ZONED: R-5C
- C** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10504 DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254022
 ZONED: R-5C
- D** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10502 C DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254029
 ZONED: R-5C
- E** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10502 B DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254026
 ZONED: R-5C
- F** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10502 DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254024
 ZONED: R-5C
- G** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10502 A DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254025
 ZONED: R-5C
- H** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10504 A DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254030
 ZONED: R-5C
- I** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10504 A DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254027
 ZONED: R-5C
- J** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10500 DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254028
 ZONED: R-5C
- K** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10506 DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254023
 ZONED: R-5C
- L** — OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 ADDRESS: 10508 DUREYA DR.
 RICHMOND, VA 23235
 PARCEL ID: C0011254021
 ZONED: R-5C

TREE REMOVAL CONDITION:
 ANY OWNER OF A LOT SHALL PROVIDE THE ASSOCIATION ESTABLISHED BY THE DECLARATION A CERTIFICATION FROM A CERTIFIED ARBORIST REGARDING THE HEALTH AND/OR SAFETY REASON FOR REMOVAL OF ANY TREE IDENTIFIED ON THE TREE PRESERVATION PLAN PRIOR TO REMOVAL OF SUCH TREE.

SOURCE OF TITLE: _____
 HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION
 PARCELS: C0011254021, C0011254023, C0011254024, C0011254025, C0011254027, C0011254026, C0011254029,
 C0011254107 & C0011254109
 TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 FROM: BARRINGTON INVESTORS, LTD
 BY DEED DATED THE 20TH DAY OF SEPTEMBER, 2006 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND,
 VIRGINIA ON THE 26TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NUMBER 06-33541
 PARCEL: C0011254022
 TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 FROM: BARRINGTON INVESTORS, LTD
 BY DEED DATED THE 12TH DAY OF MARCH, 2008 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND,
 VIRGINIA ON THE 31ST DAY OF MARCH, 2008 IN INSTRUMENT NUMBER 08-08449
 PARCELS: C0011254028 & C0011254030
 TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
 FROM: CYNTHIA A. MONTAGUE & MATTHEW FIELDING ARCHER CO-TRUSTEES OF THE JOHN S. ARCHER, JR. TRUST
 BY DEED DATED THE 14TH DAY OF SEPTEMBER, 2006 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND,
 VIRGINIA ON THE 26TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NUMBER 06-33542

NOTES:

- ALL ROADS/ALLEYS ARE TO BE PUBLIC
- ALL CURB GUTTER AND SIDEWALKS SHALL BE INSTALLED PER SECTION 94-213 OF THE SUBDIVISION ORDINANCE
- WATER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- SEWER: PUBLIC - CITY OF RICHMOND, VIRGINIA
- PUBLIC UTILITIES: UNDERGROUND
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X, AS SHOWN OF FLOOD INSURANCE RATE MAP SHEET 12 OF 83 FOR THE CITY OF RICHMOND, DATED APRIL 2, 2009.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP. THE PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN FEDERALLY DESIGNATED WETLANDS, AS SHOWN ON A STUDY DATED OCTOBER 12, 2006 BY KOONTZ-BRYANT, P.C. THE APPROXIMATE LIMIT OF THE IDENTIFIED WETLANDS IS DENOTED BY DASHED LINE. THE DESIGNATED WETLANDS LIMITS DO NOT EXTEND BEYOND THE TOPS OF BANKS OF THE CREEK/ THE 100 YEAR FLOOD PLAIN.
- 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. THE APPROXIMATE LIMITS OF THE CHESAPEAKE BAY RESOURCE PROTECTION AREA IS DENOTED BY AN RPA LINE. THE LIMITS OF THE RESOURCE PROTECTION AREA HAS NOT BEEN MODIFIED.
- THE PROPERTY EMBRACED WITH THE LIMITS OF THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH PLAT.



OWNERSHIP MAP
1" = 300'

NOTE
 HORIZONTAL DATUM = NAD 83
 VERTICAL DATUM = NAVD 87



VILLAS AT ARCHER SPRINGS
 PRELIMINARY PLAT
 SINGLE FAMILY DETACHED RESIDENTIAL
 HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

SCALE: N/A
 DATE: MARCH 3, 2014
 REVISED: MAY 19, 2014
 SHEET 1 OF 14

8500 BELL CREEK ROAD
 MECHANICSVILLE, VA 23116
 (804) 569-7060
 FAX: (804) 569-7061

Consulting Engineers

THE BAY COMPANIES
 RICHMOND

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED VILLAS AT ARCHER SPRINGS IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THERE IS A DEED OF TRUST 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 TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND AND OVERHEAD 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 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 PROPERTY INVOLVED.

IN WITNESS WHEREOF, ARCHER SPRINGS INVESTMENT COMPANY LLC, AFFIXED THEIR SIGNATURES AND SEAL OF THIS ____ DAY OF _____, 201__.

ARCHER SPRINGS INVESTMENT COMPANY, LLC

PRINT NAME: _____

UNION SERVICE CORPORATION OF CAROLINE COUNTY

PRINT NAME: _____

OF _____ : _____
CITY / COUNTY _____ OF _____ TO WIT:

I, _____ (PRINT NAME) _____ A NOTARY PUBLIC IN AND FOR THE _____ OF _____, _____ OF _____ DO HEREBY CERTIFY THAT :

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY _____ AND _____ AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2014.

(NOTARY PUBLIC) (REGISTRATION NUMBER) (MY COMMISSION EXPIRES)

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 SUBDIVISIONS IN THE CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN SET OR WILL BE SET BY THE 28TH DAY OF SEPTEMBER, 2015

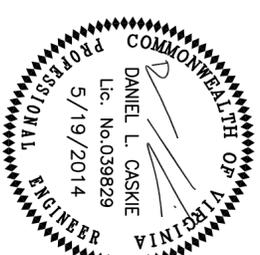

THE BAY COMPANIES, INC.

OF _____ : _____
CITY / COUNTY _____ OF _____ TO WIT:

I, _____ (PRINT NAME) _____ A NOTARY PUBLIC IN AND FOR THE _____ OF _____, _____ OF _____ DO HEREBY CERTIFY THAT :

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY _____ AND _____ AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2014.

(NOTARY PUBLIC) (REGISTRATION NUMBER) (MY COMMISSION EXPIRES)



VILLAS AT ARCHER SPRINGS

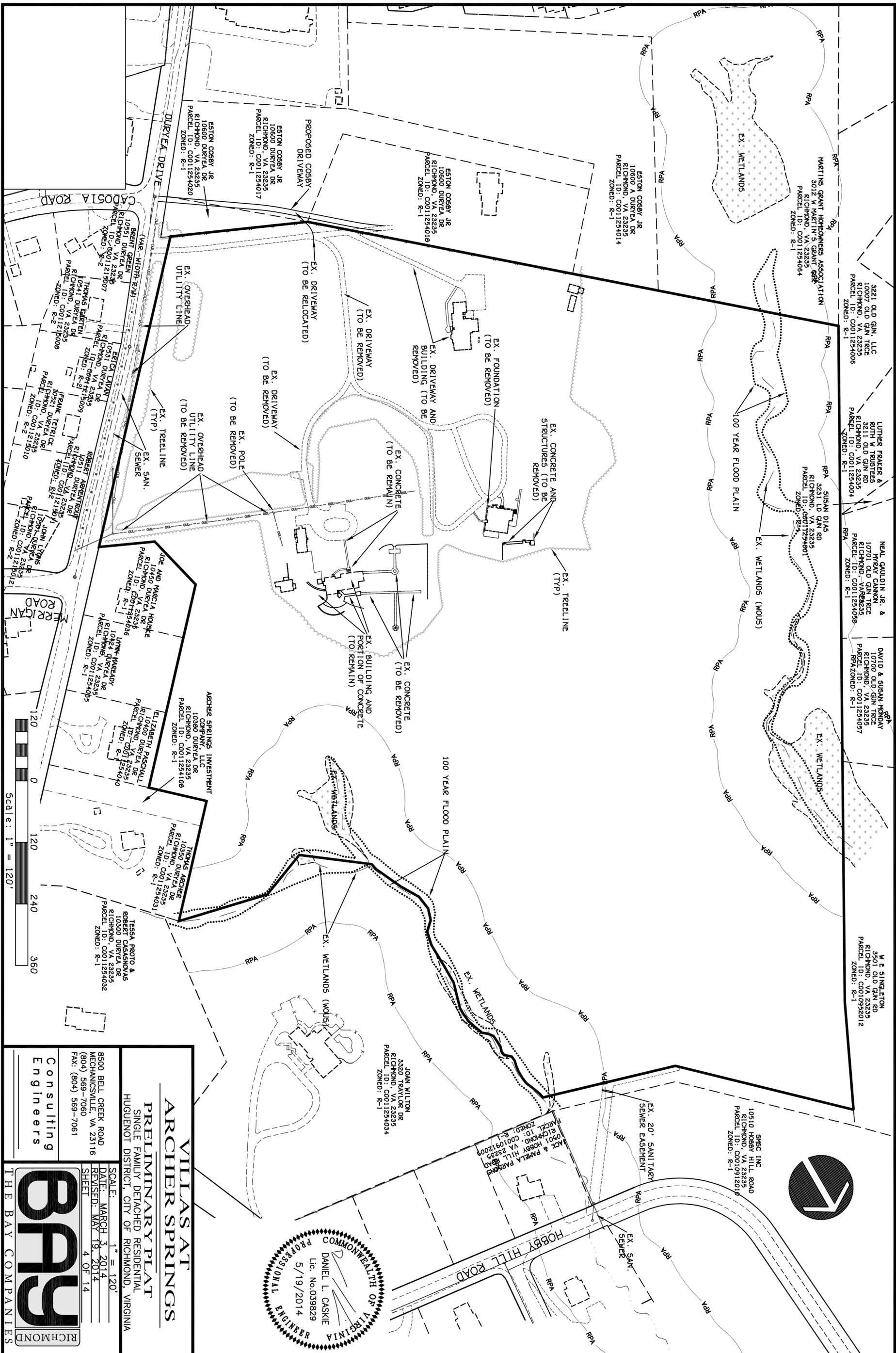
PRELIMINARY PLAT
SINGLE FAMILY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

SCALE: N/A
DATE: MARCH 3, 2014
REVISED: MAY 19, 2014
SHEET 2 OF 14

Consulting Engineers





Scale: 1" = 120'

0 120 240 360

VILLAS AT ARCHER SPRINGS

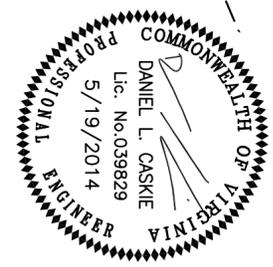
PRELIMINARY PLAT
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HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

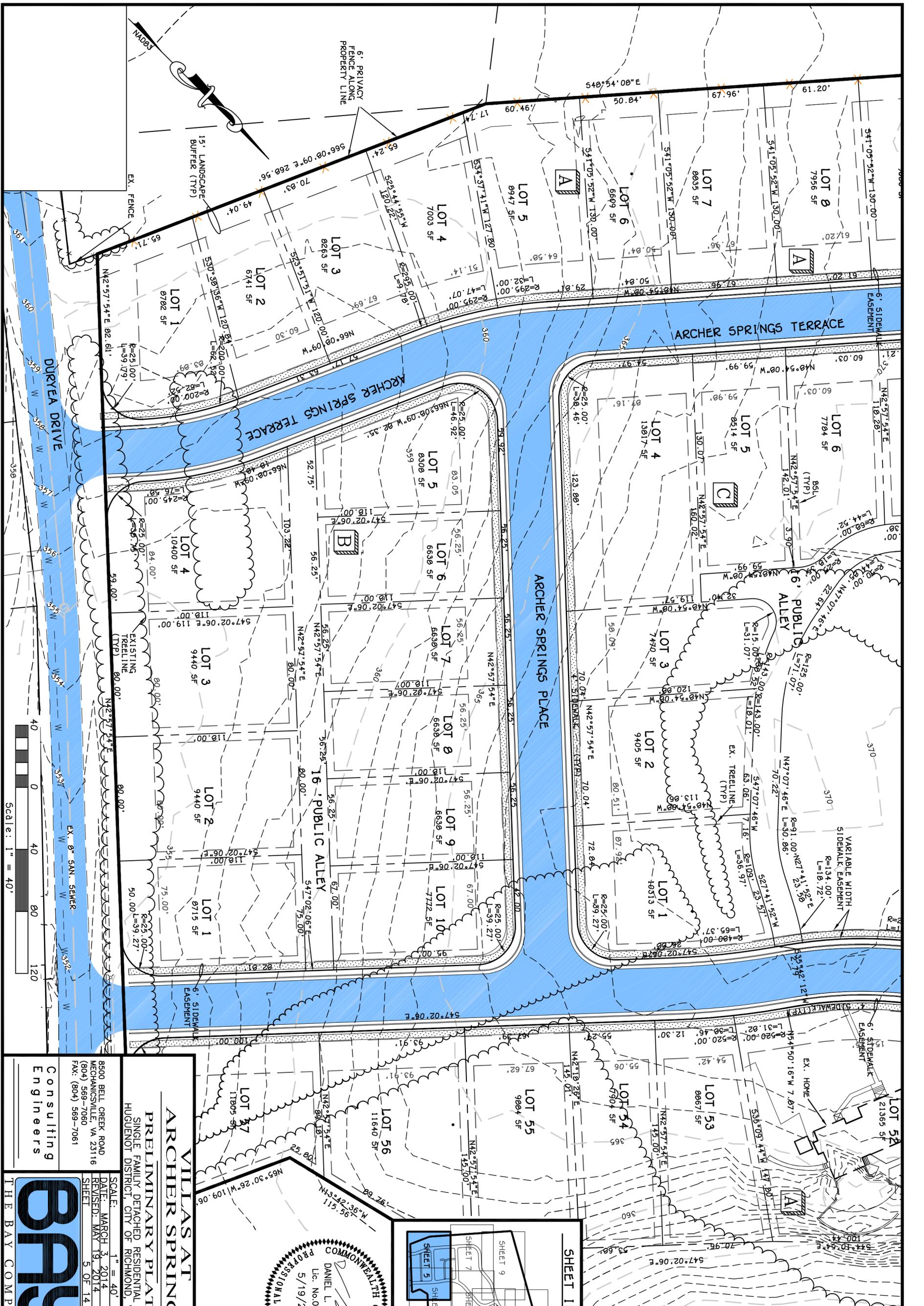
8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

Consulting Engineers

BRB
THE BAY COMPANIES

SCALE: 1" = 120'
DATE: MARCH 3, 2014
REVISED: MAY 19, 2014
SHEET: 4 OF 14





PRELIMINARY PLAT
 SINGLE FAMILY DETACHED RESIDENTIAL,
 HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

**VILLAS AT
 ARCHER SPRINGS**

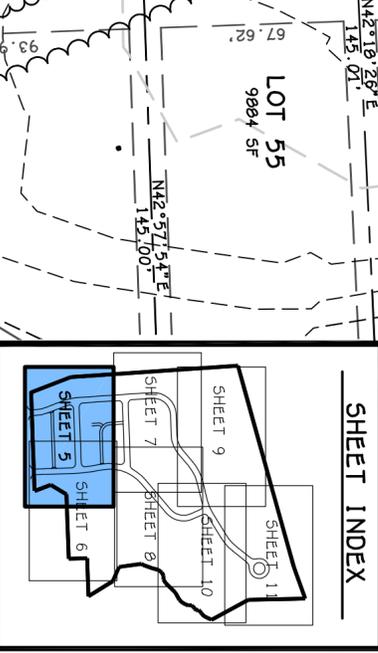
8500 BELL CREEK ROAD
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**Consulting
 Engineers**

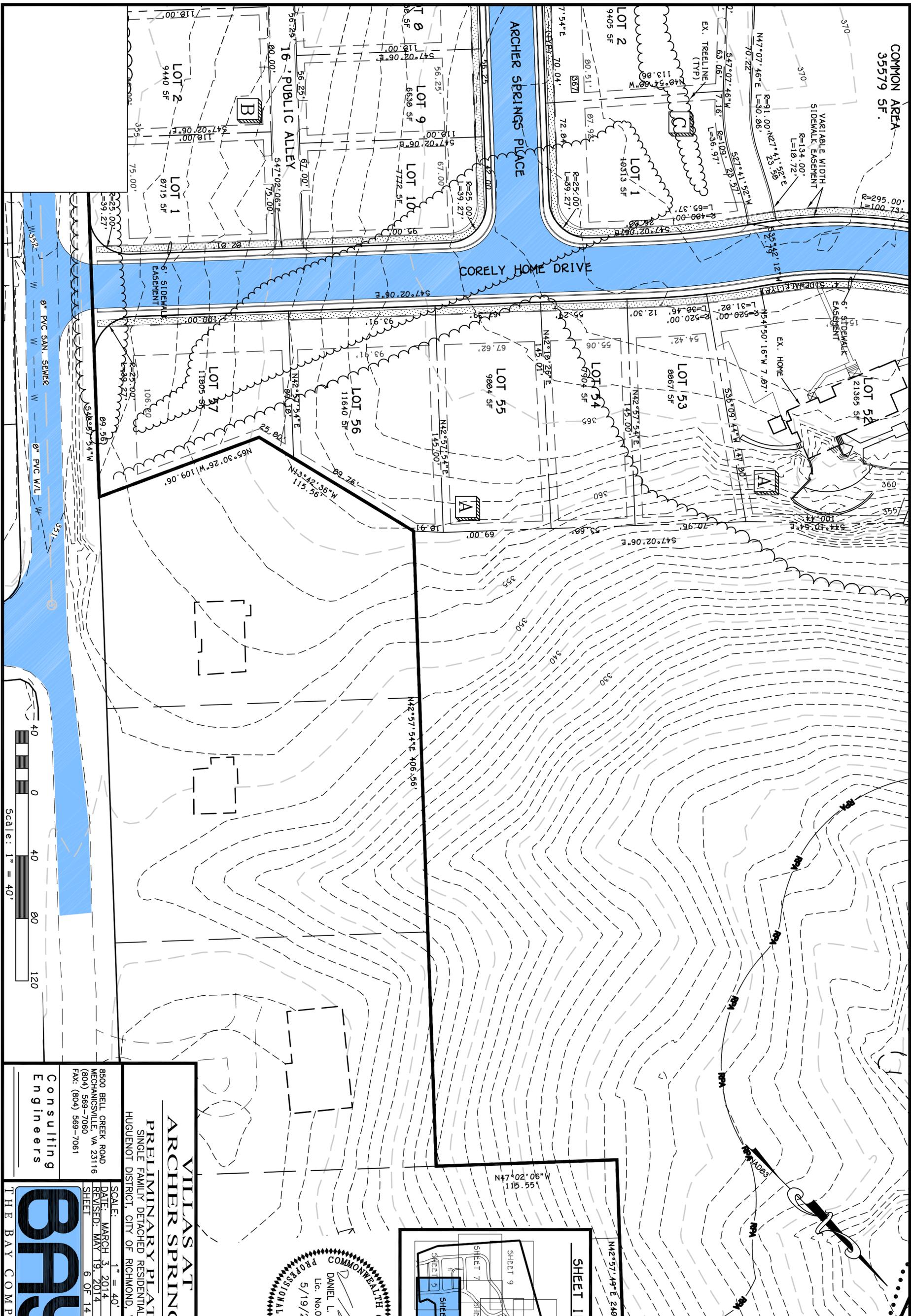
BRIS
 RICHMOND
 THE BAY COMPANIES

SCALE: 1" = 40'
 DATE: MARCH 3, 2014
 REVISED: MAY 19, 2014
 SHEET 5 OF 14

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 DANIEL L. CASKIE
 Lic. No. 039829
 5/19/2014



LOT 57 11705 SF
 LOT 56 11640 SF
 LOT 55 9904 SF
 LOT 54 7904 SF
 LOT 53 8067 SF
 LOT 52 21365 SF
 LOT 51 10513 SF
 LOT 50 9405 SF
 LOT 49 7430 SF
 LOT 48 8514 SF
 LOT 47 13017 SF
 LOT 46 7704 SF
 LOT 45 8263 SF
 LOT 44 7003 SF
 LOT 43 8947 SF
 LOT 42 8835 SF
 LOT 41 7956 SF



VILLAS AT ARCHER SPRINGS
PRELIMINARY PLAT
 SINGLE FAMILY DETACHED RESIDENTIAL
 HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

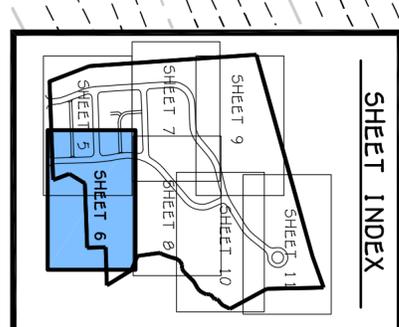
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BRIS
 RICHMOND
 THE BAY COMPANIES

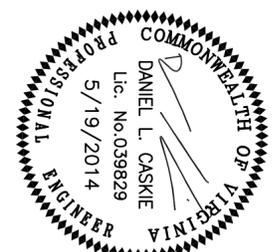
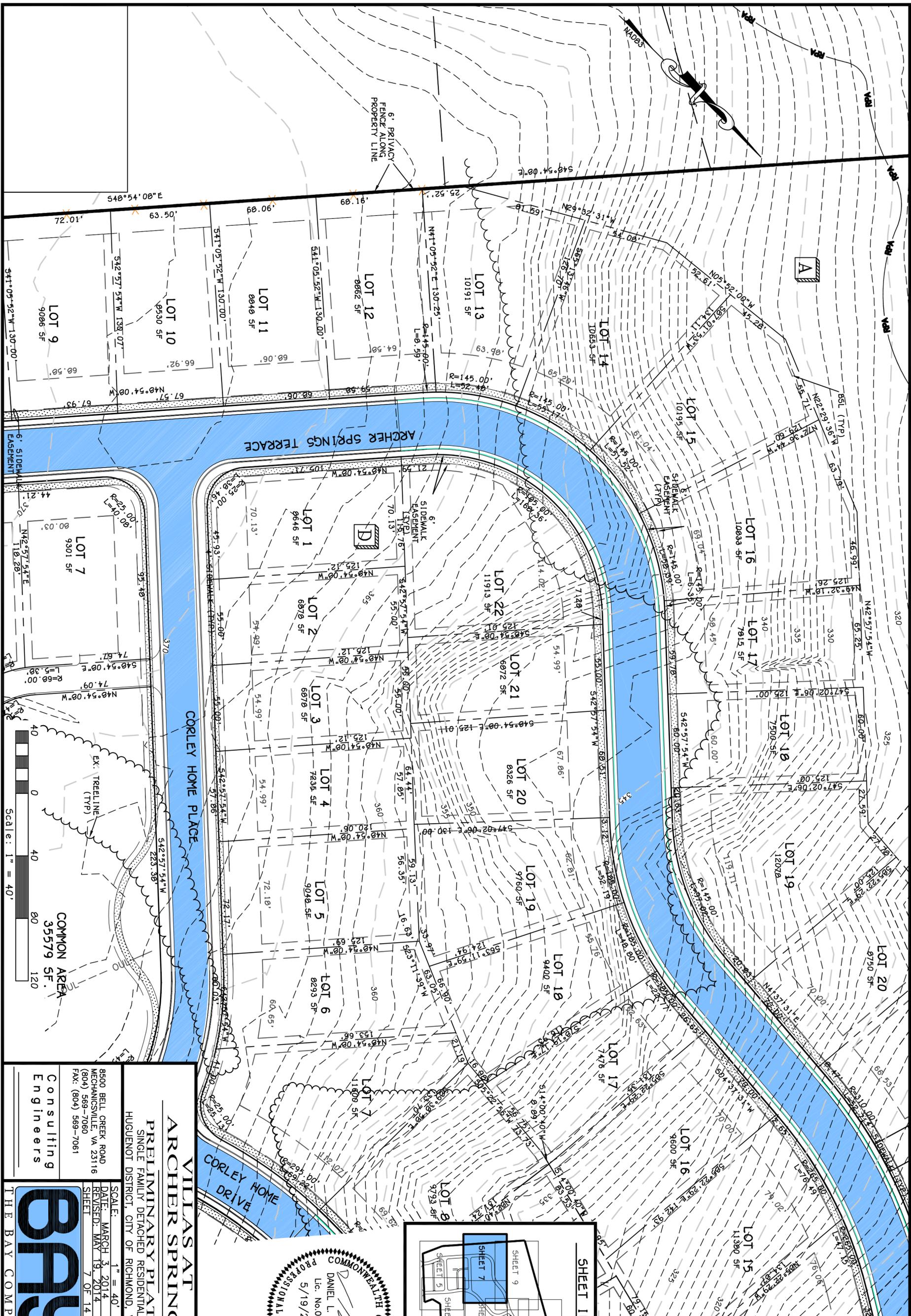
SCALE: 1" = 40'
 DATE: MARCH 3, 2014
 REVISED: MAY 19, 2014
 SHEET: 6 OF 14

PROFESSIONAL ENGINEER
 COMMONWEALTH OF VIRGINIA
 DANIEL L. CASKIE
 Lic. No. 039829
 5/19/2014



N47°02'06"W
 115.55'

N42°57'54"E 240.50'



VILLAS AT ARCHER SPRINGS

PRELIMINARY PLAT
SINGLE FAMILY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

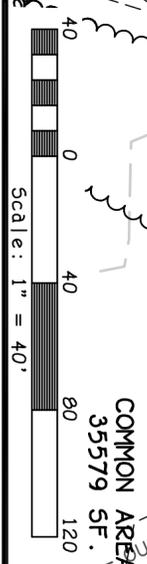
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BRB
RICHMOND
THE BAY COMPANIES

SCALE: 1" = 40'

DATE: MARCH 3, 2014
REVISED: MAY 19, 2014
SHEET 7 OF 14



COMMON AREA
35579 SF.

LOT 7
9301 SF

LOT 1
9646 SF

LOT 2
6872 SF

LOT 3
6878 SF

LOT 4
7235 SF

LOT 5
9048 SF

LOT 6
8293 SF

LOT 7
1100 SF

ARCHER SPRINGS TERRACE

LOT 9
9086 SF

LOT 10
9330 SF

LOT 11
8848 SF

LOT 12
8862 SF

LOT 13
10191 SF

LOT 14
10653 SF

LOT 15
10195 SF

LOT 16
10833 SF

LOT 17
7815 SF

LOT 18
1708 SF

LOT 19
12078 SF

LOT 20
8750 SF

LOT 21
6872 SF

LOT 22
11913 SF

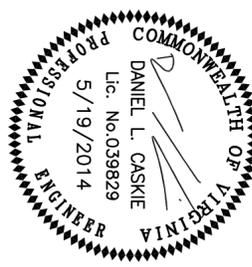
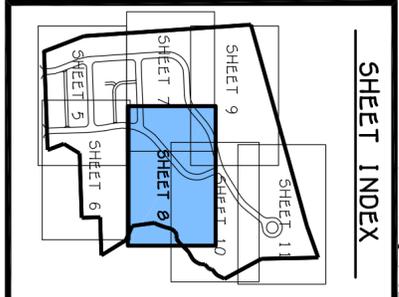
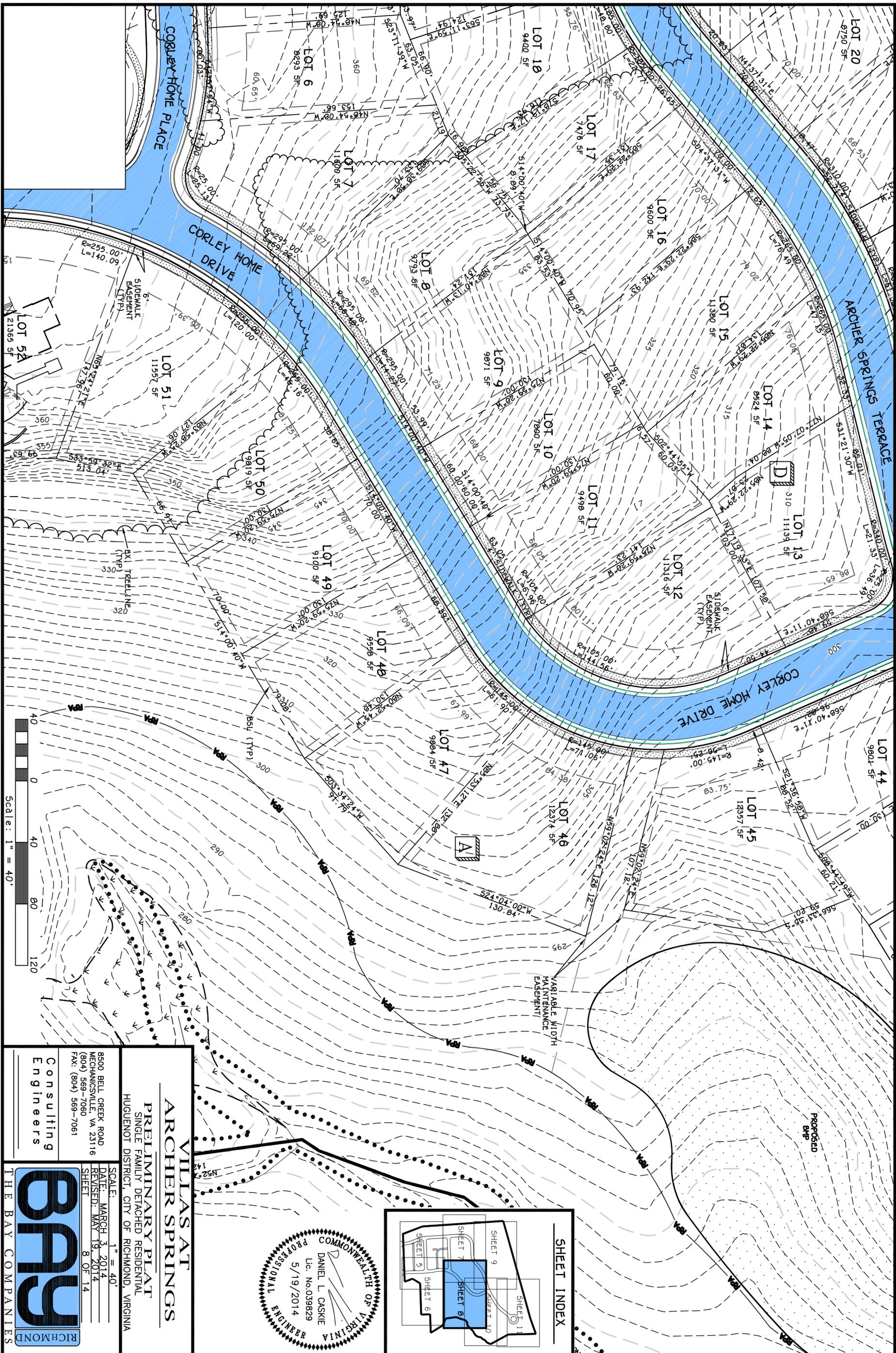
CORLEY HOME PLACE

LOT 8
9793 SF

LOT 16
9600 SF

LOT 15
1380 SF

LOT 14
8524 SF



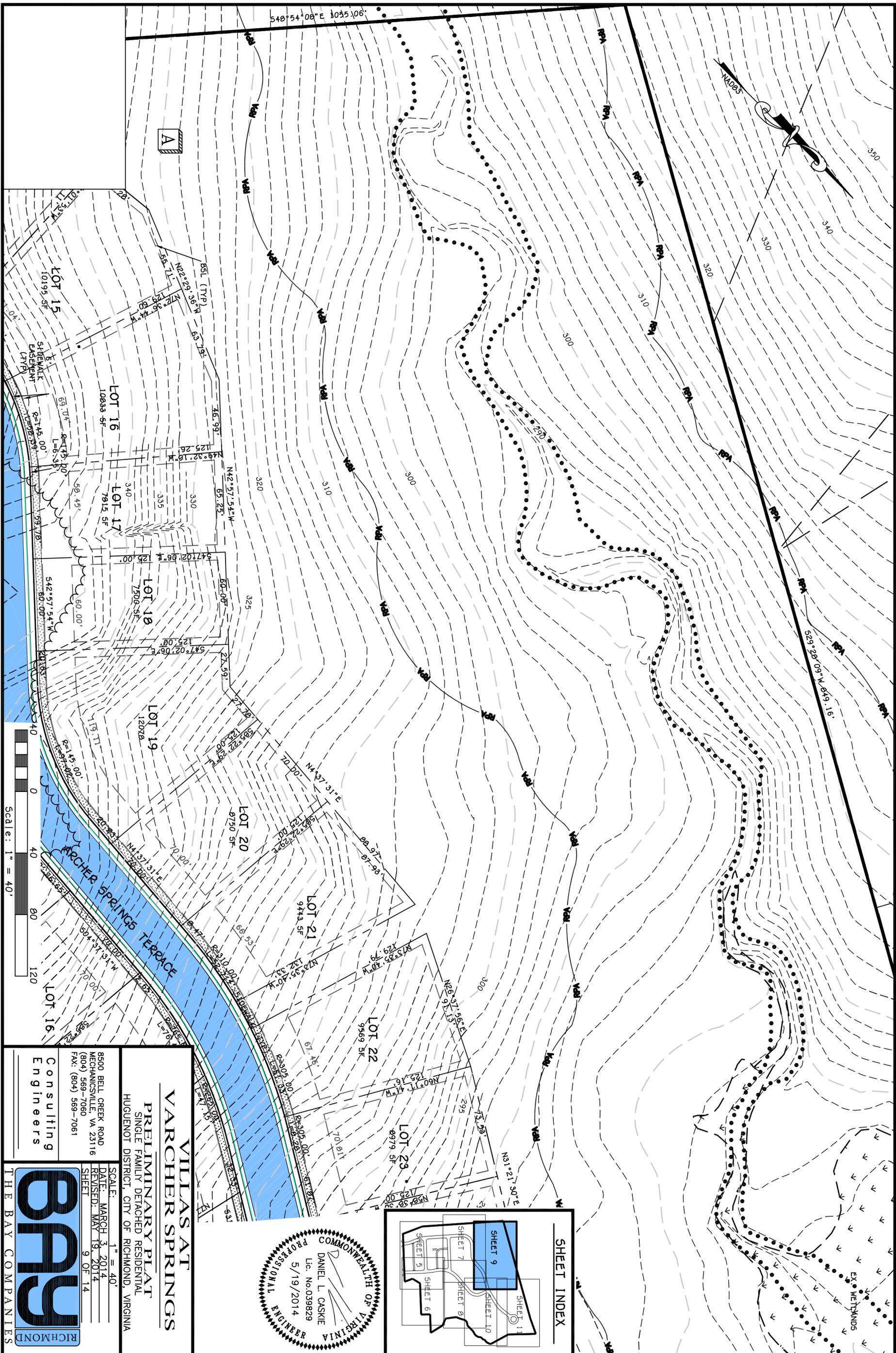
VILLAS AT ARCHER SPRINGS
 PRELIMINARY PLAT
 SINGLE FAMILY DETACHED RESIDENTIAL
 HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

8500 BELL CREEK ROAD
 MECHANICSVILLE, VA 23116
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BRB
 RICHMOND
 THE BAY COMPANIES

SCALE: 1" = 40'
 DATE: MARCH 3, 2014
 REVISED: MAY 19, 2014
 SHEET 8 OF 14



**VILLAS AT
VARCHER SPRINGS**

PRELIMINARY PLAT
SINGLE FAMILY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

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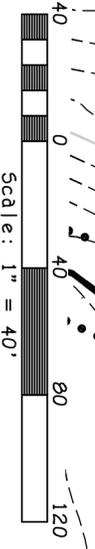
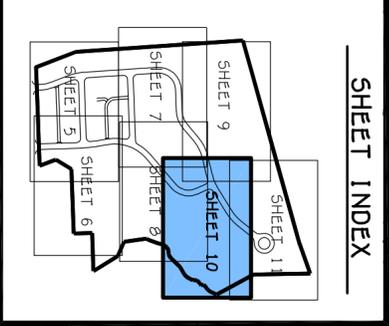
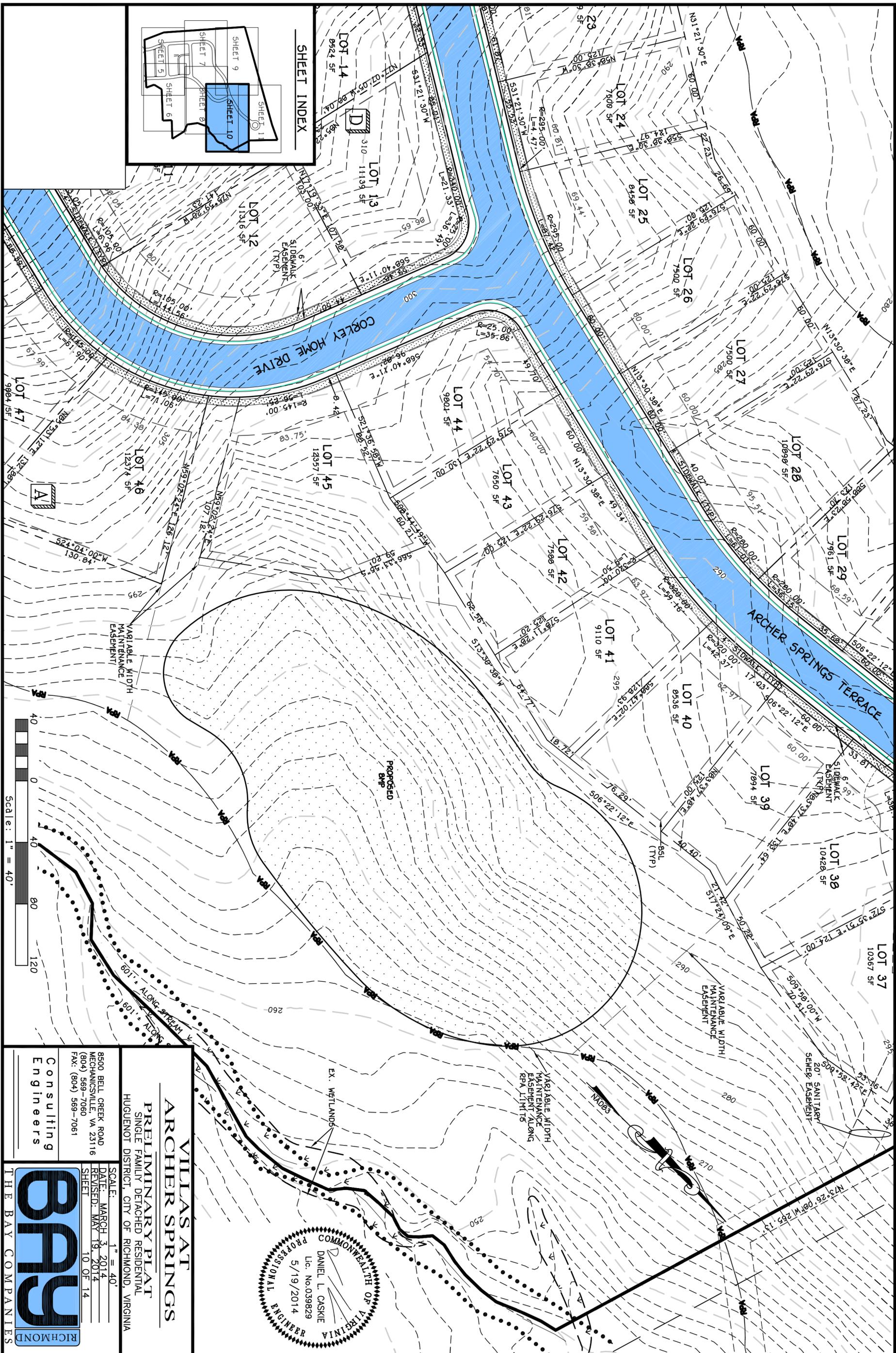
**Consulting
Engineers**

BRAS
THE BAY COMPANIES

SCALE: 1" = 40'
DATE: MARCH 3, 2014
REVISED: MAY 19, 2014
SHEET 9 OF 14

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
DANIEL L. GASKIE
Lic. No. 039829
5/19/2014

SHEET INDEX



**VILLAS AT
ARCHER SPRINGS**

PRELIMINARY PLAT
SINGLE FAMILY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

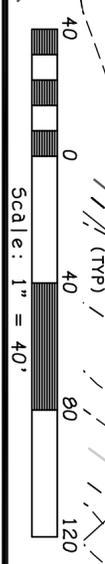
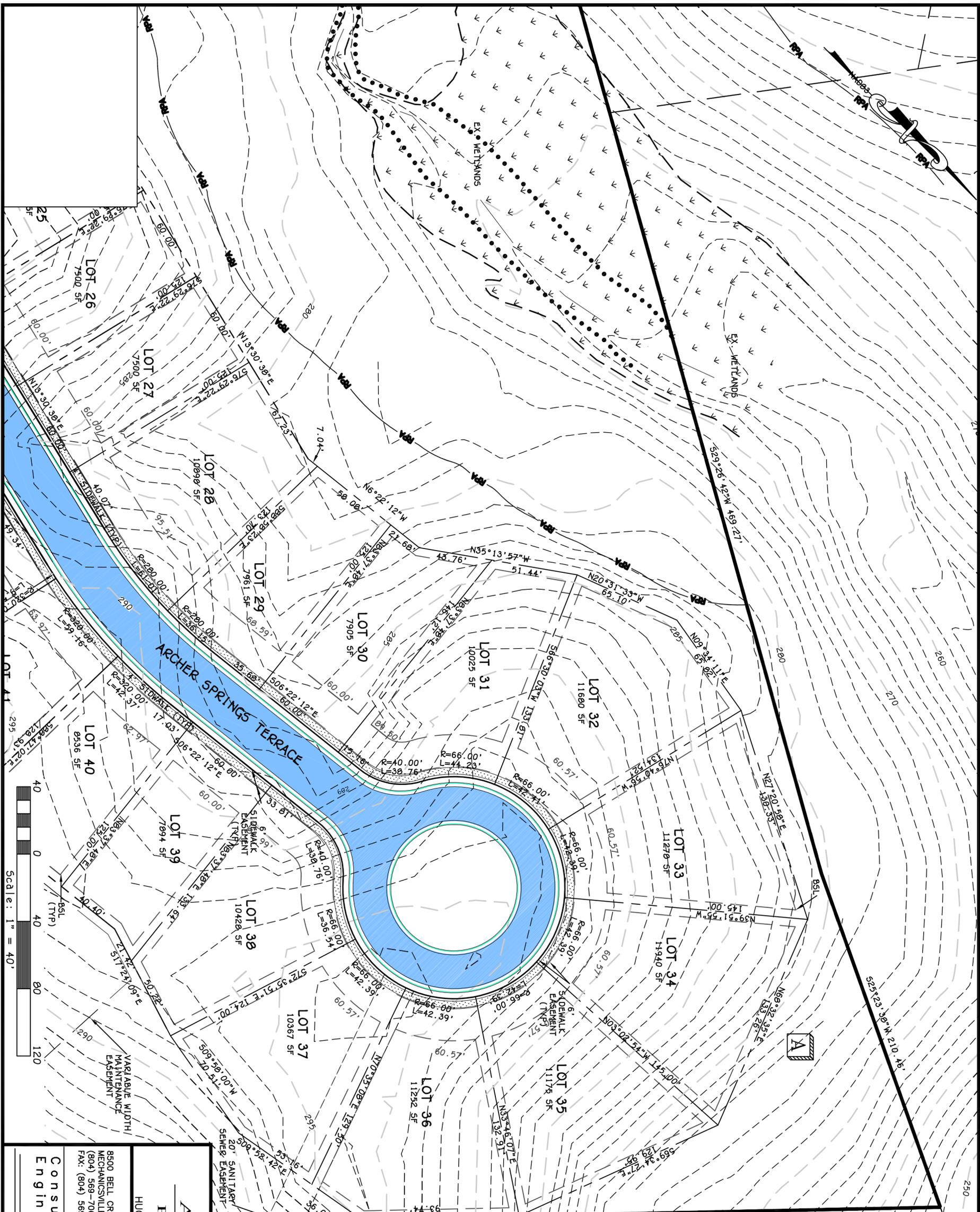
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Engineers**

BRB
RICHMOND
THE BAY COMPANIES



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SHEET 10 OF 14



**VILLAS AT
ARCHER SPRINGS**

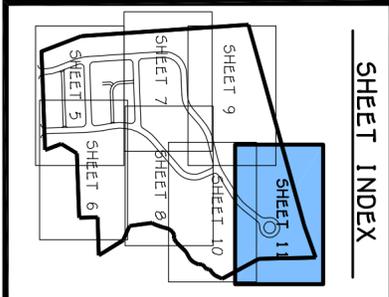
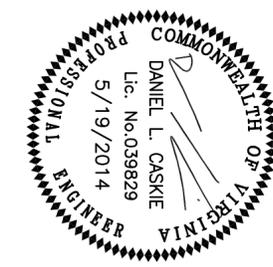
PRELIMINARY PLAT
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8500 BELL CREEK ROAD
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**Consulting
Engineers**

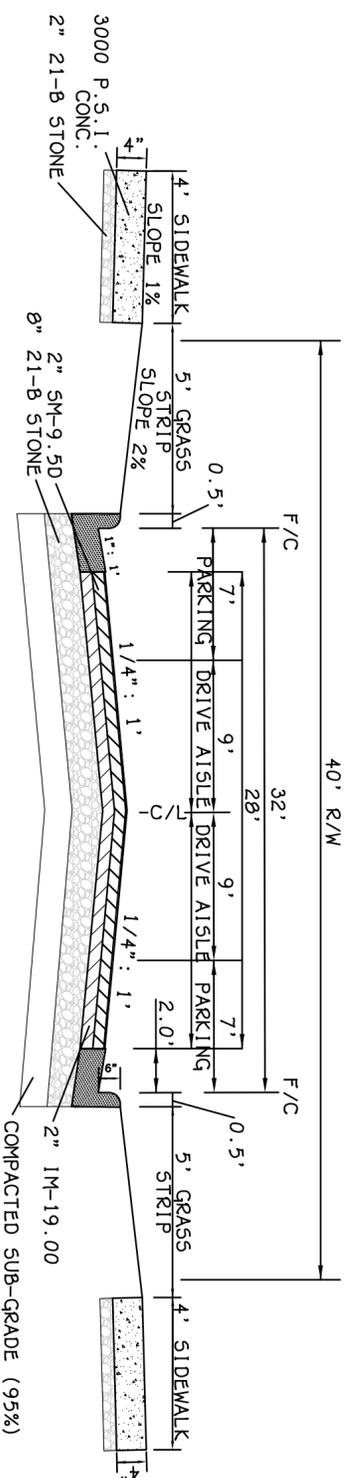
BRB
RICHMOND
THE BAY COMPANIES

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SHEET 11 OF 14



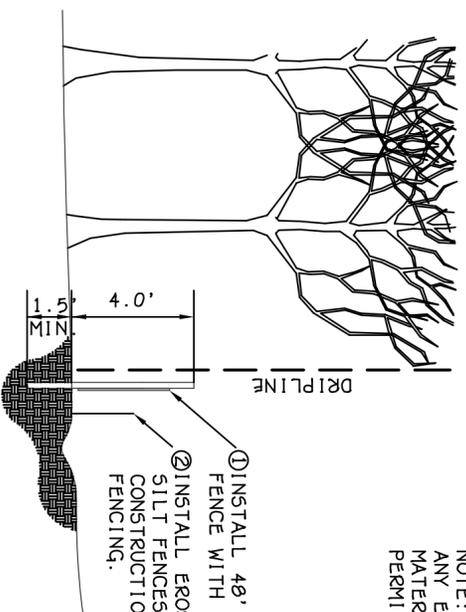
TYPICAL ROAD SECTION

- NOT TO SCALE -



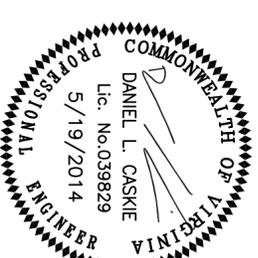
DRIPLINE EXHIBIT

- NOT TO SCALE -



NOTE:
ANY EQUIPMENT, VEHICULAR TRAFFIC, OR MATERIAL STOCKPILING SHALL NOT BE PERMITTED WITHIN DRIPLINE

- ① INSTALL 48" HIGH ORANGE CONSTRUCTION FENCE WITH TREE PROTECTION SIGNS
- ② INSTALL EROSION CONTROL DEVICES SUCH AS SILT FENCES AT REQUIRED LOCATIONS ON THE CONSTRUCTION SIDE OF THE TREE PROTECTION FENCING.



VILLAS AT
ARCHER SPRINGS
PRELIMINARY PLAT
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HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

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SHEET 12 OF 14

Consulting
Engineers



THE BAY COMPANIES

