

\\timmons.com\lgs\900\901\45991-Townhomes_at_LibertyDWG\45991V-XPSUBDIV_1-11-23.dwg | Plotted on 1/13/2023 8:54 AM | by Zachary Viney

NOTES:

- 1.) USE: SINGLE-FAMILY ATTACHED RESIDENTIAL, DUPLEX
- 2.) ZONING: R-4 (SUP ORDINANCE NO. 2022-049)
- 3.) SETBACKS: SETBACKS: FRONT = 10', SIDE = 3', REAR = 5'
- 4.) ADDRESS: 2613 & 2701 BELT BOULEVARD, RICHMOND, VA 23226
- 5.) TAX MAP REFERENCE NUMBER: C0090534037 & C0090534028
- 6.) WATER: CITY OF RICHMOND, VA
- 7.) SEWER: CITY OF RICHMOND, VA
- 8.) DRAINAGE: CITY OF RICHMOND, VA
- 9.) PUBLIC UTILITIES: UNDERGROUND
- 10.) OWNER: DCJ TWO, LLC
8107 HAMPTON CREST CIRCLE
CHESTERFIELD, VIRGINIA 23224
- 11.) TOTAL AREA: 3.452 ACRES OR 150,369 SQ. FT.
AREA IN ROADS (PRIVATE): 1.093 ACRES OR 47,611 SQ. FT.
AREA IN OPEN SPACE: 0.857 ACRES OR 37,331 SQ. FT.
AREA IN LOTS: 1.502 ACRES OR 65,447 SQ. FT.
- 12.) NUMBER OF LOTS: 37
AVERAGE LOT SIZE: 1,769 SQ. FT.
MINIMUM LOT SIZE: 1,468 SQ. FT.
MAXIMUM LOT SIZE: 2,172 SQ. FT.
- 13.) THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE "X" (OTHER FLOOD AREAS-AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, ZONE "X" (OTHER AREAS- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ZONE "AE" AND FLOODWAY AREA IN ZONE "AE" PER FLOOD INSURANCE MAP 5101290077D, EFFECTIVE DATE OF APRIL 2, 2009.
- 14.) PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS.
- 15.) THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION ARE NOT LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREAS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 14 OF THE CITY CODE OF 2015.
- 16.) THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS BASED ON A FIELD RUN SURVEY PERFORMED BY TIMMONS GROUP ON THE MONTH OF APRIL, 2019.
- 17.) HORIZONTAL DATUM: NAD 83 VIRGINIA STATE PLANE, SOUTH ZONE, US FOOT
- 18.) PRIVATE RIGHT-OF-WAY & EASEMENTS ARE TO BE DEDICATED TO THE OWNER OF THE PROPERTY AT THE TIME OF RECORDING OF THIS PLAT UNLESS OTHERWISE STATED IN AN ACCOMPANYING DEED.

COMMONWEALTH OF VIRGINIA:

OF _____
I, _____ A NOTARY PUBLIC IN AND FOR
(PRINT NAME)

OF _____
DO HEREBY CERTIFY THAT:

(PRINT NAME)

WHOSE NAME IS SIGNED TO THE OWNERS CONSENT AND DEDICATION
ACKNOWLEDGED THE SAME BEFORE ME IN MY _____ AND
COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

SOURCE OF TITLE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY
CONVEYED TO DCJ TWO, LLC FROM TUYET B. LE A/K/A TUYET BAO LE BY DATED MARCH 29,
2018, RECORDED APRIL 2, 2018 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND,
VIRGINIA, AS DEED NO. 180006319, PAGE 0583.

TIMMONS GROUP
LUKE M. TURNER, LS 3304
LICENSED SURVEYOR

SUBDIVISION CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "LIBERTY PLACE TOWNHOMES" SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. 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 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.

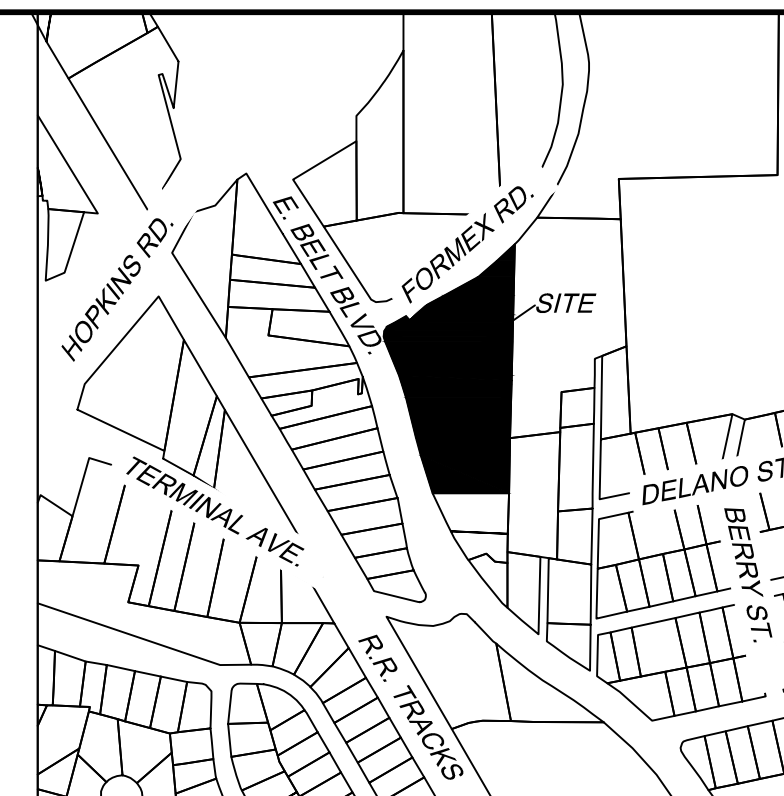
IN WITNESS WHEREOF, THE OWNERS AND TRUSTEES HAVE AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS _____ DAY OF _____, 2022.

OWNER _____ TRUSTEE _____
BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°40'52"E	39.91'
L2	N67°03'04"E	44.40'
L3	S76°29'34"W	37.22'
L4	N15°40'52"E	28.68'
L5	S87°11'18"W	7.68'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	909.93'	131.67'	65.95'	8°17'28"	N17°39'10"W	131.56'
C2	999.93'	114.95'	57.54'	6°35'13"	N16°48'04"W	114.89'
C3	999.93'	75.78'	37.91'	4°20'32"	N22°15'56"W	75.76'
C4	630.00'	152.72'	76.74'	13°53'22"	N55°29'32"E	152.35'
C5	15.00'	23.14'	14.58'	88°23'08"	S59°18'53"E	20.91'
C6	5.00'	7.85'	5.00'	90°00'00"	N31°29'34"E	7.07'
C7	5.00'	7.85'	5.00'	90°00'00"	S31°29'34"W	7.07'
C8	239.50'	66.64'	33.54'	15°56'30"	S5°32'11"E	66.42'
C9	5.00'	9.25'	6.63'	105°56'30"	N50°32'11"W	7.98'
C10	15.02'	25.79'	17.40'	98°24'40"	S29°25'28"W	22.74'
C11	909.93'	31.61'	15.81'	1°59'26"	S20°48'12"E	31.61'
C12	909.93'	11.12'	5.56'	0°42'02"	N14°46'18"W	11.12'
C13	909.93'	14.52'	7.26'	0°54'51"	N13°57'52"W	14.52'
C14	999.93'	4.77'	2.39'	0°16'25"	N13°38'40"W	4.77'
C15	999.93'	25.20'	12.60'	1°26'39"	N14°30'11"W	25.20'
C16	999.93'	25.22'	12.61'	1°26'43"	N15°56'52"W	25.22'
C17	999.93'	21.39'	10.69'	1°13'32"	N17°16'59"W	21.39'
C18	999.93'	21.05'	10.52'	1°12'22"	N18°29'56"W	21.05'
C19	999.93'	17.32'	8.66'	0°59'33"	N19°35'54"W	17.32'
C20	999.93'	7.65'	3.82'	0°26'18"	N20°18'49"W	7.65'
C21	999.93'	25.05'	12.52'	1°26'07"	N21°15'01"W	25.05'
C22	999.93'	21.23'	10.62'	1°13'00"	N22°34'35"W	21.23'
C23	999.93'	21.69'	10.84'	1°14'34"	N23°48'22"W	21.69'
C24	239.50'	20.70'	10.36'	4°57'09"	N11°01'52"W	20.70'
C25	239.50'	24.01'	12.01'	5°44'35"	N5°41'00"W	24.00'
C26	239.50'	21.93'	10.97'	5°14'46"	N0°11'19"W	21.92'
C27	909.93'	74.42'	37.23'	4°41'10"	N17°27'54"W	74.40'



VICINITY MAP
SCALE: 1" = 500'

COMMONWEALTH OF VIRGINIA:

OF _____
I, _____ A NOTARY PUBLIC IN AND FOR
(PRINT NAME)

OF _____
DO HEREBY CERTIFY THAT:

(PRINT NAME)

WHOSE NAME IS SIGNED TO THE OWNERS CONSENT AND DEDICATION
ACKNOWLEDGED THE SAME BEFORE ME IN MY _____ AND
COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

SURVEYORS 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 RECORDATION OF THIS PLAT.

LUKE M. TURNER, LS (LIC. NO. 3304) _____ DATE _____



LIBERTY PLACE TOWNHOMES

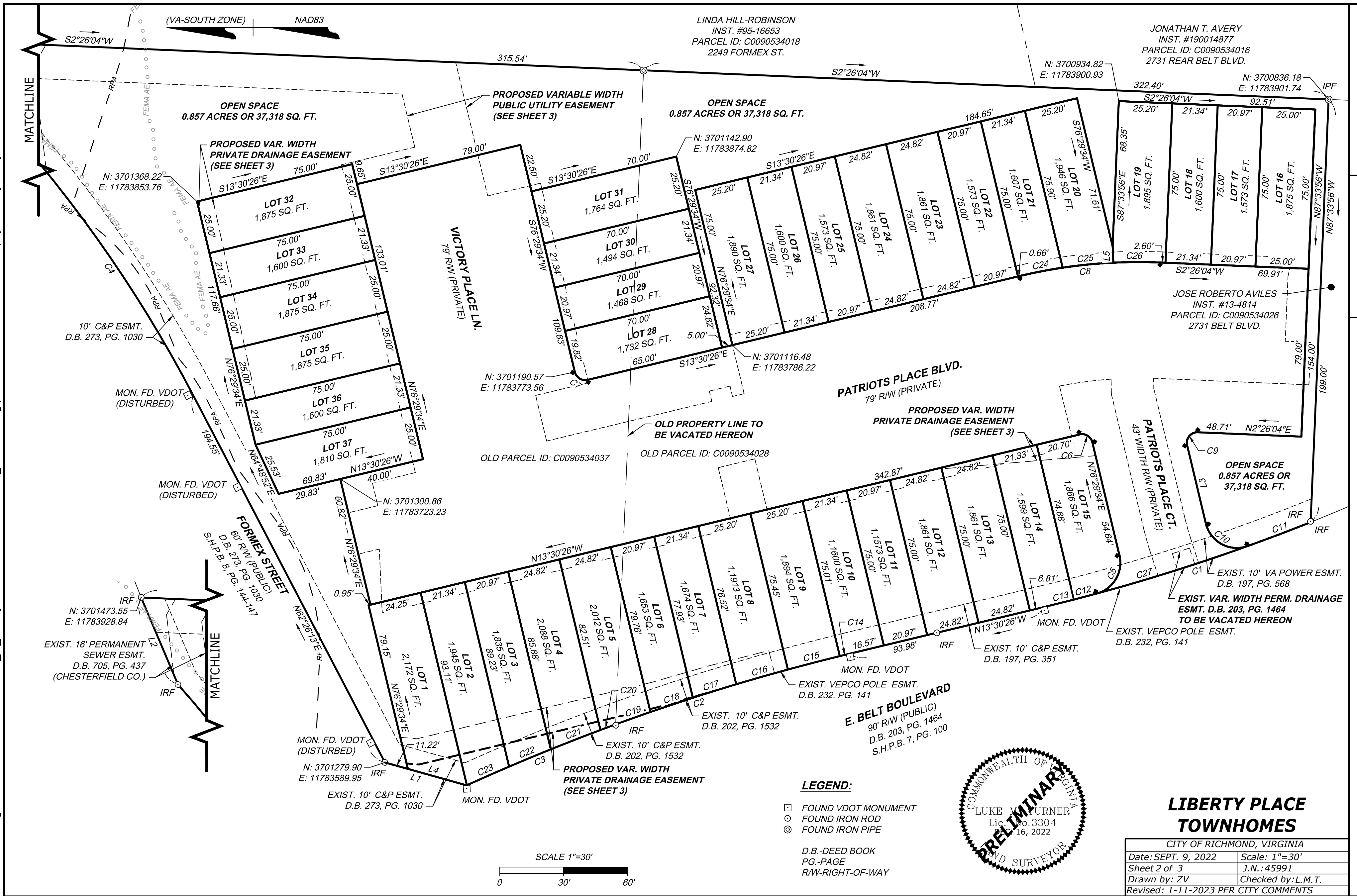
CITY OF RICHMOND, VIRGINIA	
Date: SEPT. 9, 2022	Scale: N/A
Sheet 1 of 3	J.N.: 45991
Drawn by: ZV	Checked by: L.M.T.
Revised: 1-11-2023 PER CITY COMMENTS	

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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

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LEGEND:

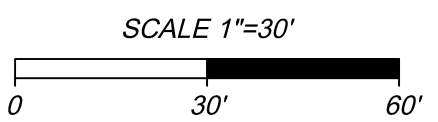
- FOUND VDOT MONUMENT
- FOUND IRON ROD
- ⊙ FOUND IRON PIPE

D.B.-DEED BOOK
 PG.-PAGE
 R/W-RIGHT-OF-WAY



LIBERTY PLACE TOWNHOMES

CITY OF RICHMOND, VIRGINIA	
Date: SEPT. 9, 2022	Scale: 1"=30'
Sheet 2 of 3	J.N.: 45991
Drawn by: ZV	Checked by: L.M.T.
Revised: 1-11-2023 PER CITY COMMENTS	

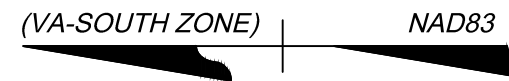


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 JONATHAN T. AVERY
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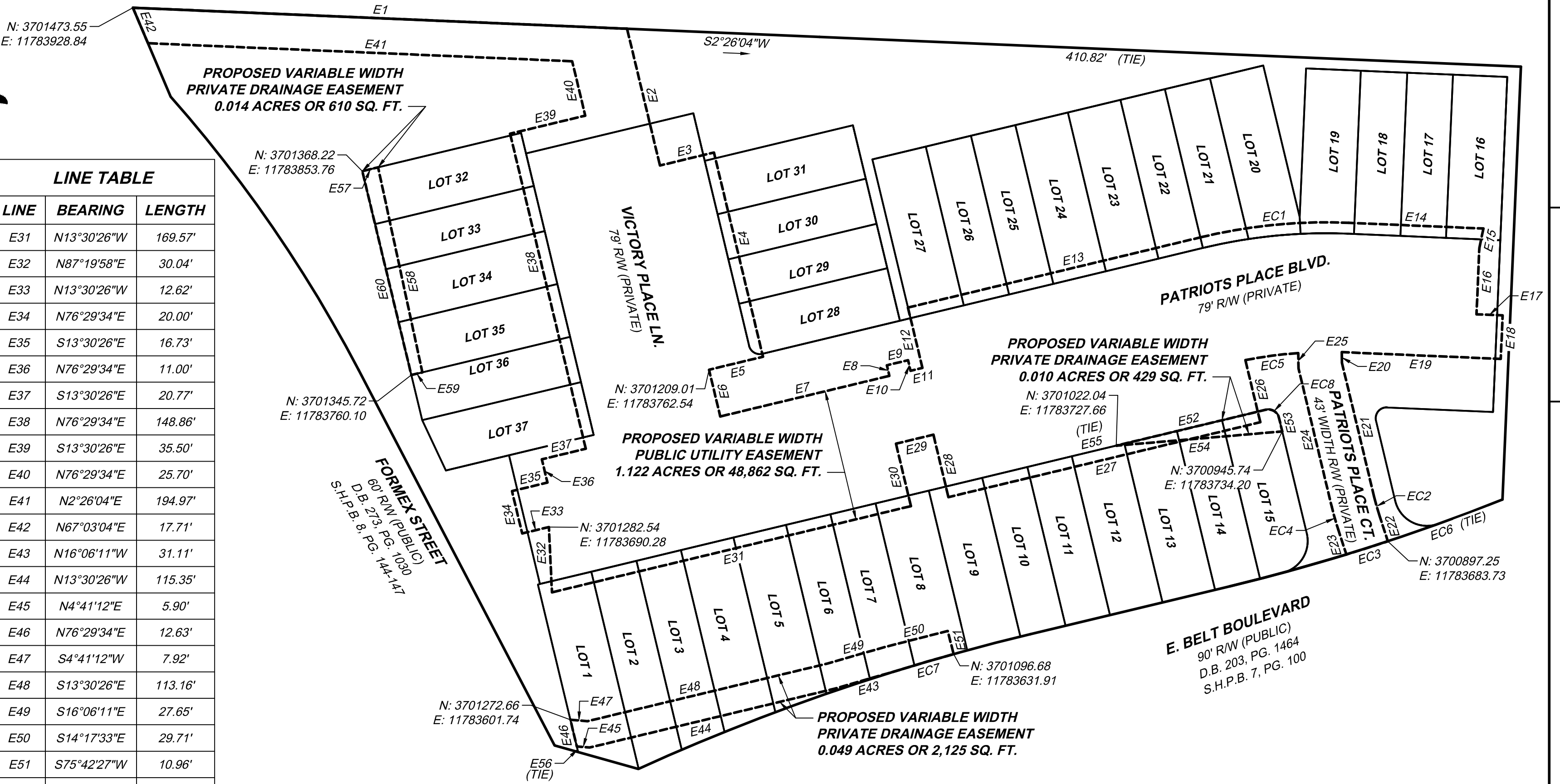
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LINE	BEARING	LENGTH
E1	S2°26'04"W	227.12'
E2	S76°29'34"W	64.62'
E3	S13°30'26"E	25.50'
E4	S76°29'34"W	96.49'
E5	N13°30'26"W	25.50'
E6	S76°29'34"W	22.09'
E7	S13°30'26"E	79.88'
E8	N76°29'34"E	5.00'
E9	S13°30'26"E	10.00'
E10	S76°29'34"W	5.00'
E11	S13°30'26"E	5.62'
E12	N76°29'34"E	28.50'
E13	S13°30'26"E	138.77'
E14	S2°26'04"W	61.91'
E15	N78°04'40"W	9.12'
E16	N87°33'56"W	30.50'
E17	S2°26'04"W	12.00'
E18	N87°33'56"W	20.00'
E19	N2°26'04"E	73.10'
E20	S88°51'27"W	4.92'
E21	S76°29'34"W	63.13'
E22	S71°52'23"W	12.15'
E23	N71°52'23"E	11.98'
E24	N76°29'34"E	65.30'
E25	N88°51'27"E	7.07'
E26	S76°29'34"W	29.34'
E27	N13°30'26"W	147.31'
E28	N76°29'34"E	29.50'
E29	N13°30'26"W	17.69'
E30	S76°29'34"W	29.50'

LINE	BEARING	LENGTH
E31	N13°30'26"W	169.57'
E32	N87°19'58"E	30.04'
E33	N13°30'26"W	12.62'
E34	N76°29'34"E	20.00'
E35	S13°30'26"E	16.73'
E36	N76°29'34"E	11.00'
E37	S13°30'26"E	20.77'
E38	N76°29'34"E	148.86'
E39	S13°30'26"E	35.50'
E40	N76°29'34"E	25.70'
E41	N2°26'04"E	194.97'
E42	N67°03'04"E	17.71'
E43	N16°06'11"W	31.11'
E44	N13°30'26"W	115.35'
E45	N4°41'12"E	5.90'
E46	N76°29'34"E	12.63'
E47	S4°41'12"W	7.92'
E48	S13°30'26"E	113.16'
E49	S16°06'11"E	27.65'
E50	S14°17'33"E	29.71'
E51	S75°42'27"W	10.96'
E52	S13°30'26"E	70.72'
E53	S76°29'34"W	6.46'
E54	N4°53'56"W	76.58'
E55	N13°30'26"W	20.94'
E56	S76°29'34"W	2.62'
E57	S13°30'26"E	7.46'
E58	S77°49'19"W	96.35'
E59	N13°30'26"W	5.22'
E60	N76°29'34"E	96.33'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
EC1	244.50'	68.03'	34.24'	15°56'30"	S5°32'11"E	67.81'
EC2	116.50'	9.39'	4.70'	4°37'11"	S74°10'58"W	9.39'
EC3	909.93'	20.00'	10.00'	1°15'34"	N17°38'30"W	20.00'
EC4	136.50'	11.01'	5.51'	4°37'11"	N74°10'58"E	11.00'
EC5	196.00'	24.48'	12.26'	7°09'23"	N7°38'43"W	24.47'
EC6	909.93'	56.01'	28.02'	3°31'38"	S20°02'06"E	56.01'
EC7	999.93'	26.16'	13.08'	1°29'57"	N16°20'48"W	26.16'
EC8	5.00'	7.85'	5.00'	90°00'00"	S31°29'34"W	7.07'



- LEGEND:**
- FOUND VDOT MONUMENT
 - ⊙ FOUND IRON ROD
 - ⊙ FOUND IRON PIPE
- D.B.-DEED BOOK
PG.-PAGE
RW-RIGHT-OF-WAY



LIBERTY PLACE TOWNHOMES

CITY OF RICHMOND, VIRGINIA

Date: SEPT. 9, 2022	Scale: 1"=40'
Sheet 3 of 3	J.N.: 45991
Drawn by: ZV	Checked by: L.M.T.
Revised: 1-11-2023 PER CITY COMMENTS	

RECORDED: _____ PLAT BOOK: _____ PAGE: _____

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