

VICINITY MAP
SCALE: 1"=2000'

- USE: SINGLE FAMILY RESIDENTIAL DETACHED
- ZONING: R-4 (SINGLE FAMILY RESIDENTIAL)
- SETBACKS: FRONT 20', SIDE 3', REAR 3'
*SECT. 114-630.2 "...WHERE ADJACENT BUILDINGS HAVE FRONT YARDS GREATER THAN THE REQUIRED REGULATIONS, A PROPOSED BUILDING MAY PROJECT IN FRONT OF THE ADJACENT BUILDING NOT MORE THAN ONE FOOT FOR EACH FOUR FEET OF DISTANCE BETWEEN THE NEWLY ERECTED BUILDING AND THE ADJACENT BUILDING..."
- ADDRESS: 502, 504, 506, 508, 512 & 514 WESTVIEW AVENUE
- TAX MAP: W0200115034, W0200115035, W0200115037, W0200115038, W0200115039 & W0200115040
- WATER: PUBLIC
- SEWER: PUBLIC
- DRAINAGE: CURB & GUTTER (ALONG WESTVIEW AVENUE)
- PUBLIC UTILITIES: EXISTING OVERHEAD
- OWNER: RICHMOND HILL DESIGN BUILD, LLC
7714 WHITEPINE ROAD, SUITE C
N CHESTERFIELD, VA 23237
- DEVELOPER: RICHMOND HILL DESIGN BUILD, LLC
7714 WHITEPINE ROAD, SUITE C
N CHESTERFIELD, VA 23237
- TOTAL AREA: 1.314 ACRES (57,256 SF.)
AREA IN ROADS: NONE
AREA IN LOTS: 1.314 ACRES (57,256 SF.)
AREA IN LANDS DEDICATED FOR PUBLIC PURPOSES: NONE
- NUMBER OF LOTS: (12) TWELVE
MINIMUM LOT SIZE: 3,573 SF
MAXIMUM LOT SIZE: 6,809 SF
AVERAGE LOT SIZE: 4771.33 SF
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 5101290009D, EFFECTIVE DATE APRIL 2, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS IDENTIFIED ON THE NATIONAL WETLANDS INVENTORY MAP.
- NO PORTION OF PROPERTY AS SHOWN IS WITHIN LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREA (RMA) AS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.

SOURCE OF TITLE

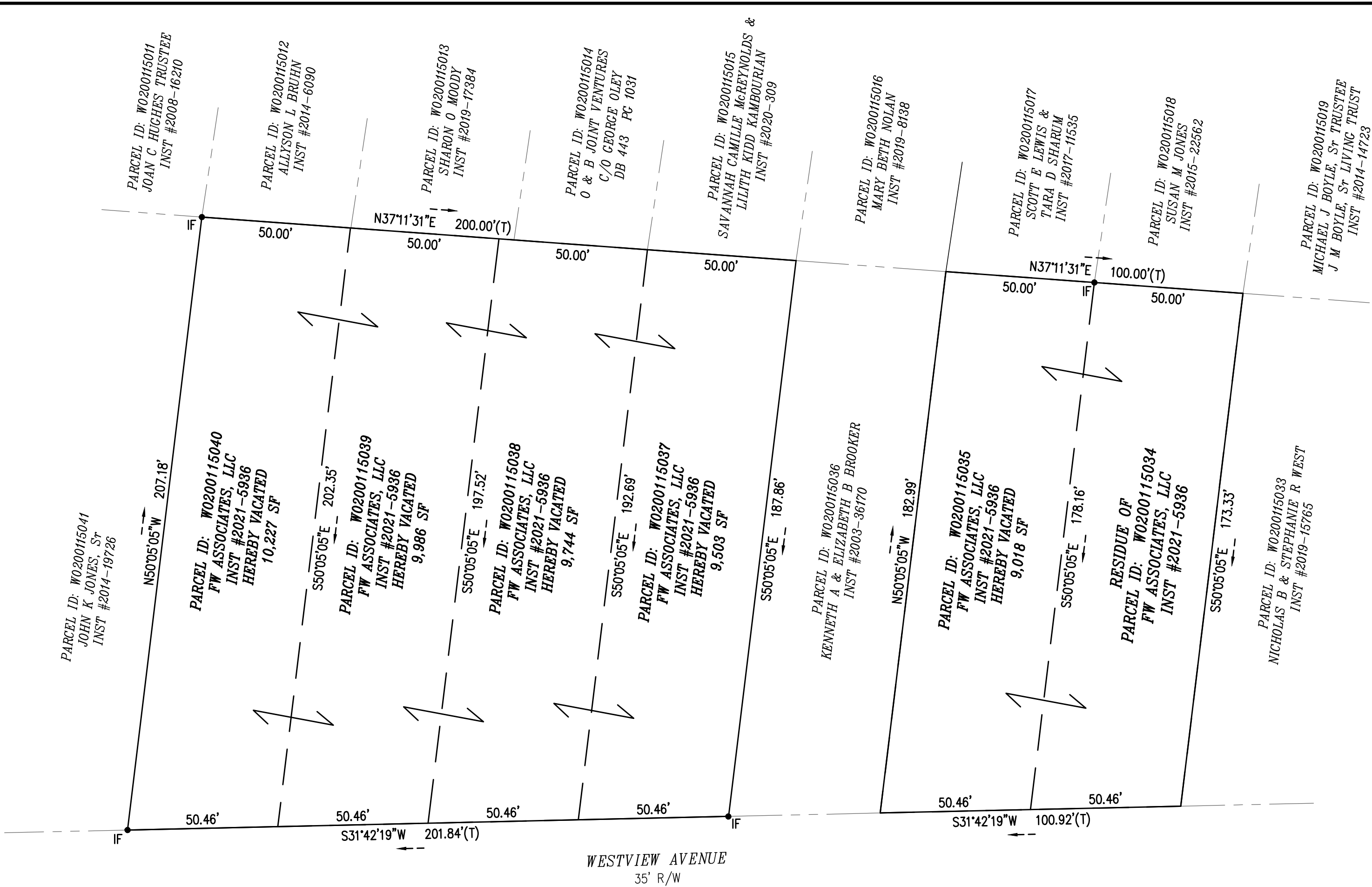
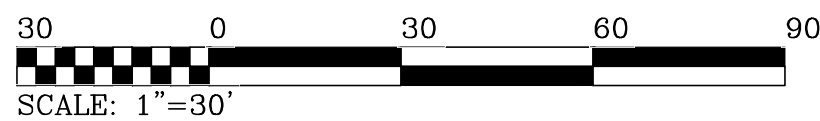
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO RICHMOND HILL DESIGN BUILD, LLC BY DEED OF BARGAIN AND SALE FROM FW ASSOCIATES, LLC PER INSTRUMENT NO. ID2021-5936 DATED JANUARY 27, 2021 AND RECORDED IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 1st DAY OF MARCH, 2021.

LAND SURVEYOR _____ DATE _____

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 1st OF MAY 2022 (NOT TO EXCEED ONE YEAR FROM RECORDATION)

LAND SURVEYOR _____ DATE _____

MERIDIAN
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
(P) 434.882.0121

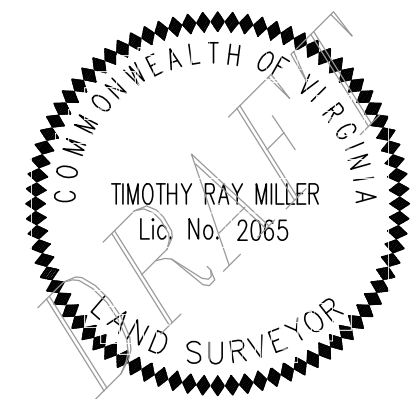


AREA SUMMARY	
W0200115034	8,778 SF.
PLUS W0200115035	9,018 SF.
PLUS W0200115037	9,503 SF.
PLUS W0200115038	9,744 SF.
PLUS W0200115039	9,986 SF.
PLUS W0200115040	10,227 SF.
TOTAL	57,256 SF. (1.314 AC.)

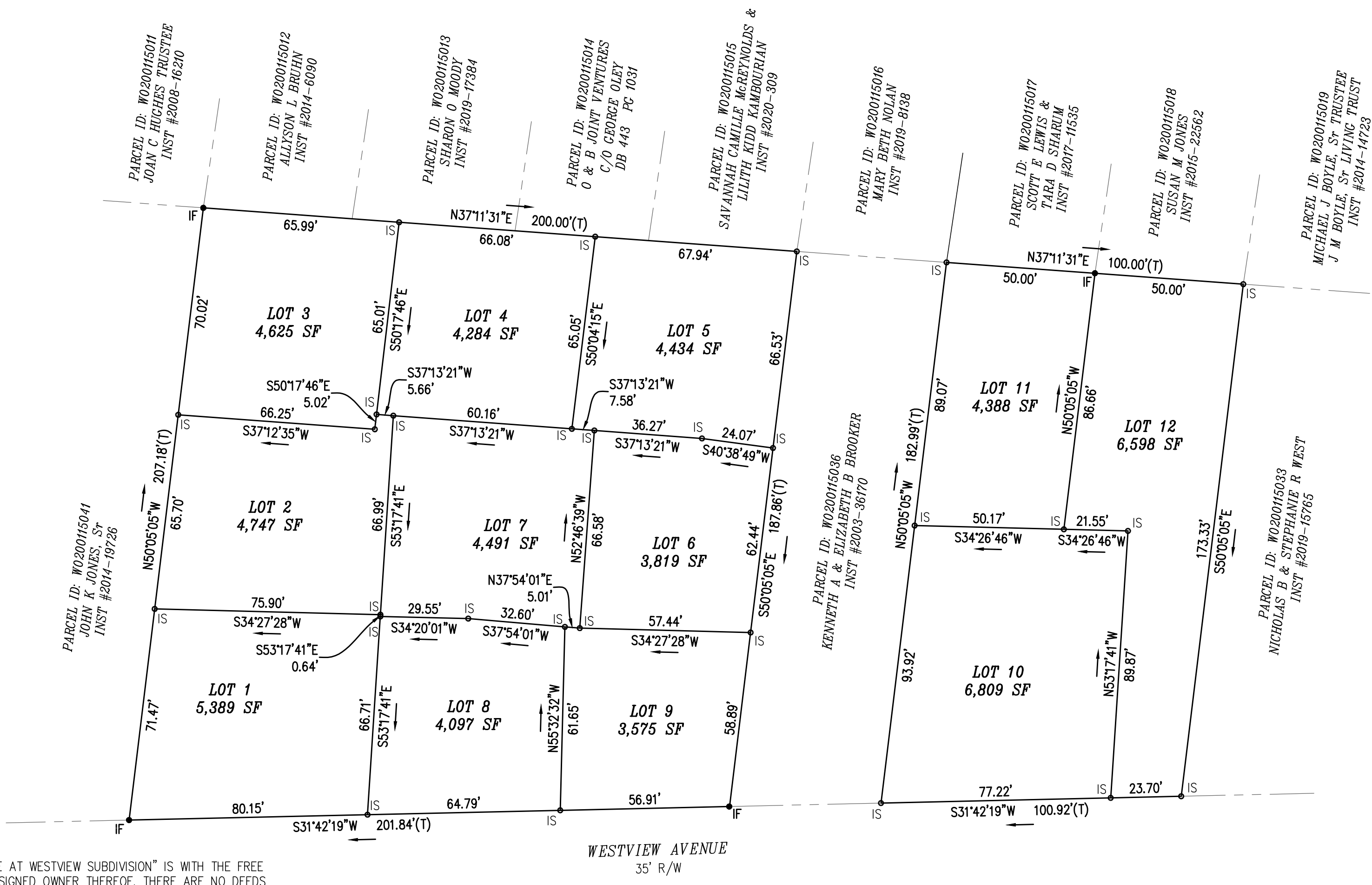
RECORD NORTH
PB 10 PG 11

LEGEND
BSL BUILDING SETBACK LINE
IF IRON PIN FOUND
IS IRON PIN SET

SHEET INDEX
P1 BOUNDARY LINE VACATION
P2 SUBDIVISION
P3 ACCESS, UTILITY & SIGN EASEMENTS



PROJECT TITLE: ENCLAVE AT WESTVIEW	
SHEET TITLE: BOUNDARY LINE VACATION PARCELS: W0200115035, W0200115037, W0200115038, W0200115039 & W0200115040	
DATE: MAY 3, 2021	SHEET NO. P1 OF 3



SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "ENCLAVE AT WESTVIEW SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THERE ARE NO DEEDS OF TRUST ON THIS PROPERTY. ALL STREETS, ALLEYS, AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HERON 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 AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS ____ DAY OF _____, 2021.

BY: _____
FW ASSOCIATES, LLC

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, TO-WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT _____, WHO ARE KNOWN TO ME AND WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

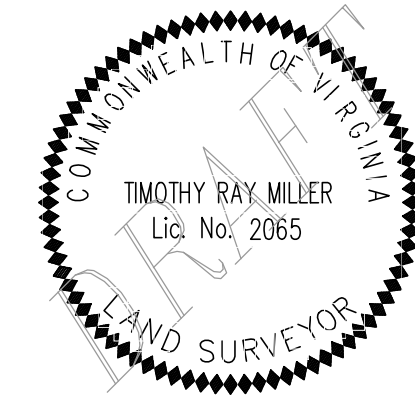
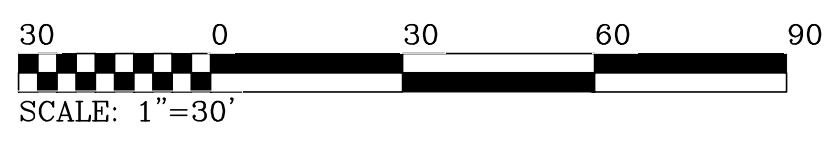
REGISTRATION NO.: _____

WESTVIEW AVENUE
35' R/W

AREA SUMMARY	
W0200115034	57,256 SF.
MINUS LOT 1	5,389 SF.
MINUS LOT 2	4,747 SF.
MINUS LOT 3	4,625 SF.
MINUS LOT 4	4,284 SF.
MINUS LOT 5	4,434 SF.
MINUS LOT 6	3,819 SF.
MINUS LOT 7	4,491 SF.
MINUS LOT 8	4,097 SF.
MINUS LOT 9	3,575 SF.
MINUS LOT 10	6,809 SF.
MINUS LOT 11	4,388 SF.
MINUS LOT 12	6,598 SF.
RESIDUE	0,000 SF.

LEGEND
BSL BUILDING SETBACK LINE
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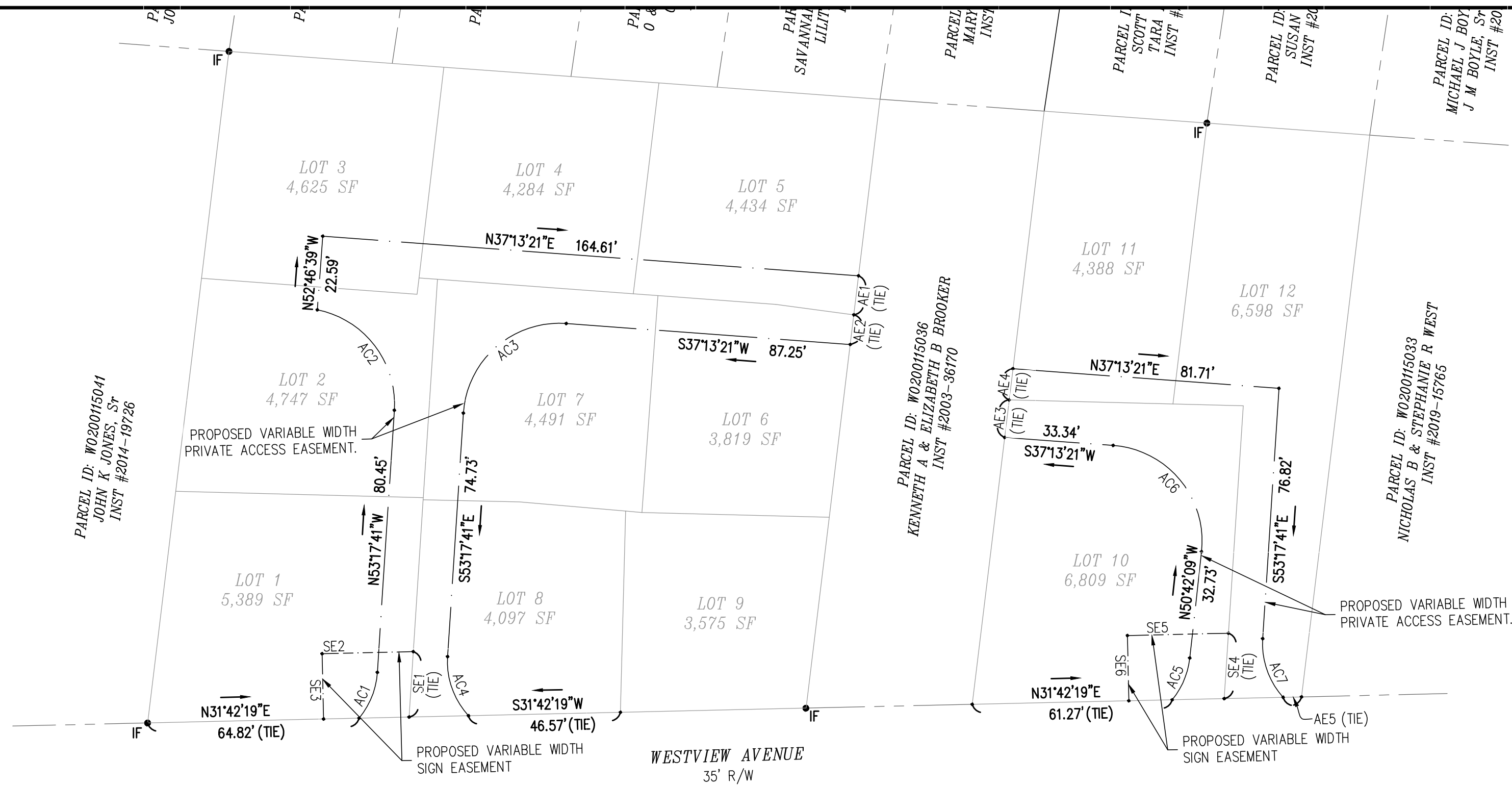
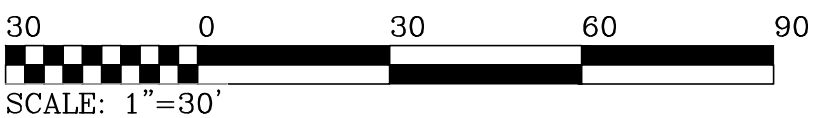


PROJECT TITLE: ENCLAVE AT WESTVIEW	
SHEET TITLE: SUBDIVISION OF PARCEL: W0200115034	
DATE: MAY 3, 2021	SHEET NO. P2 OF 3

ACCESS CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
AC1	15.39'	24.42'	36°06'13"	7.96'	15.13'	N 35°14'35" W
AC2	42.30'	29.42'	82°23'38"	25.75'	38.75'	S 85°30'30" W
AC3	46.47'	29.42'	90°31'02"	29.68'	41.79'	S 08°02'10" E
AC4	19.75'	24.42'	46°20'17"	10.45'	19.21'	S 76°27'50" E
AC5	14.10'	24.42'	33°05'14"	7.25'	13.91'	N 34°09'32" W
AC6	47.28'	29.42'	92°04'30"	30.51'	42.35'	S 83°15'36" W
AC7	19.54'	24.42'	45°50'49"	10.33'	19.02'	S 76°13'06" E

ACCESS EASEMENTS		
Line	Direction	Length
AE1	S 50°05'05" E	12.03'
AE2	S 50°05'05" E	9.16'
AE3	N 50°05'05" W	11.57'
AE4	N 50°05'05" W	9.62'
AE5	N 31°42'19" E	5.64'

SIGN EASEMENTS		
Line	Direction	Length
SE1	S 53°17'41" E	20.08'
SE2	N 31°42'19" E	27.96'
SE3	S 58°17'41" E	20.00'
SE4	S 53°17'41" E	20.08'
SE5	N 31°42'19" E	30.98'
SE6	N 58°17'41" W	20.00'



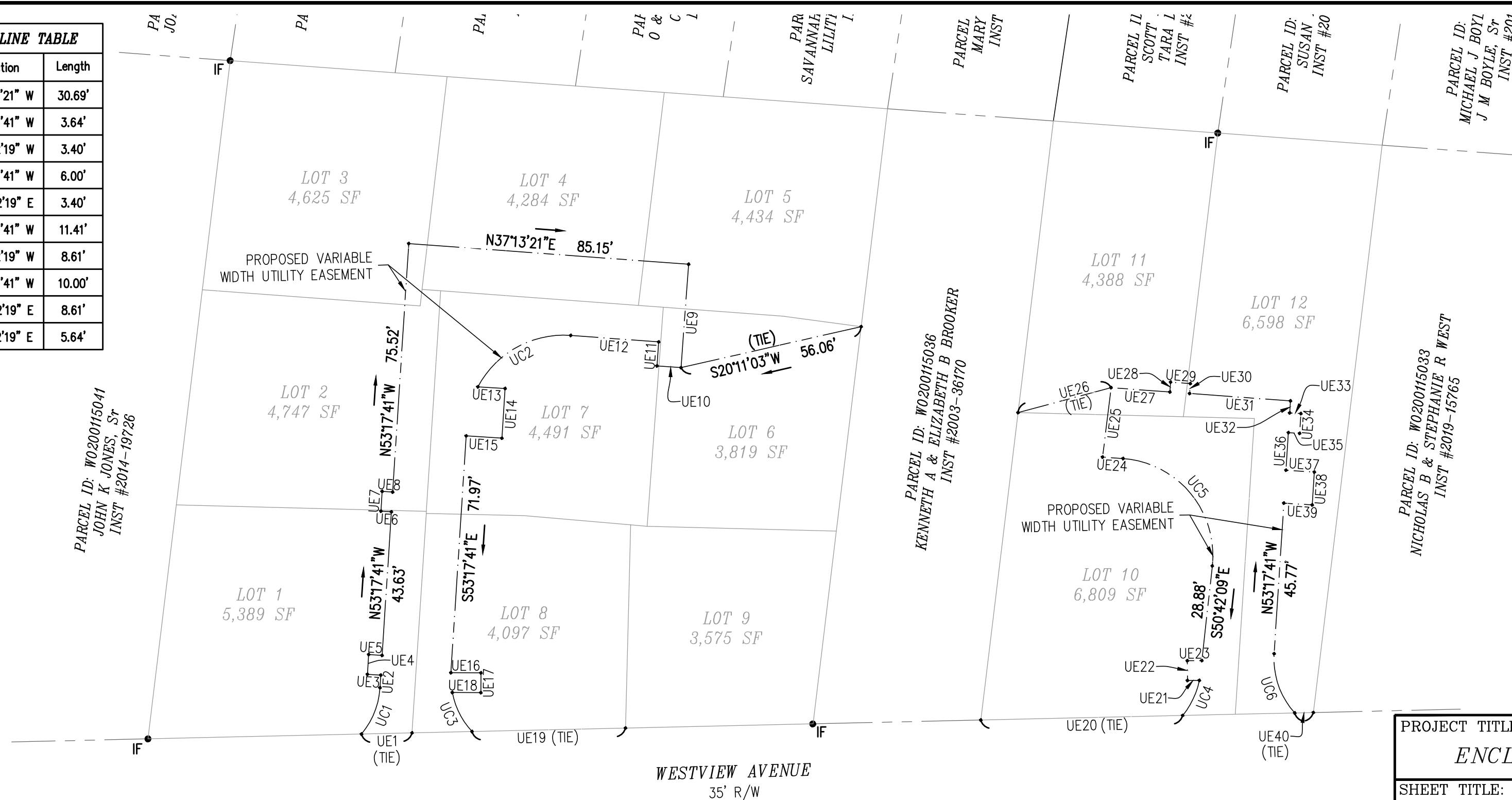
RECORD NORTH
PB 10 PG 11

UTILITY LINE TABLE		
Line	Direction	Length
UE1	S 31°42'19" W	15.33'
UE2	N 53°17'41" W	3.82'
UE3	S 36°42'19" W	4.08'
UE4	N 53°17'41" W	6.00'
UE5	N 36°42'19" E	4.08'
UE6	S 36°42'19" W	3.18'
UE7	N 53°17'41" W	6.00'
UE8	N 36°42'19" E	3.18'
UE9	S 52°46'39" E	31.45'
UE10	S 37°13'21" W	7.32'
UE11	N 52°46'39" W	7.28'
UE12	S 37°13'21" W	26.76'
UE13	N 36°42'19" E	8.26'
UE14	S 53°17'41" E	15.09'
UE15	S 36°42'19" W	10.85'

UTILITY LINE TABLE		
Line	Direction	Length
UE16	N 33°15'20" E	9.12'
UE17	S 56°44'40" E	6.00'
UE18	S 33°15'20" W	8.67'
UE19	N 31°42'19" E	46.57'
UE20	N 31°42'19" E	61.27'
UE21	N 32°39'24" E	3.62'
UE22	S 57°20'36" E	6.00'
UE23	S 32°39'24" W	4.41'
UE24	N 37°13'21" E	6.22'
UE25	S 50°01'37" E	21.19'
UE26	S 18°00'50" W	29.21'
UE27	S 37°13'21" W	17.88'
UE28	S 52°46'39" E	3.00'
UE29	S 37°13'21" W	6.00'
UE30	N 52°46'39" W	3.00'

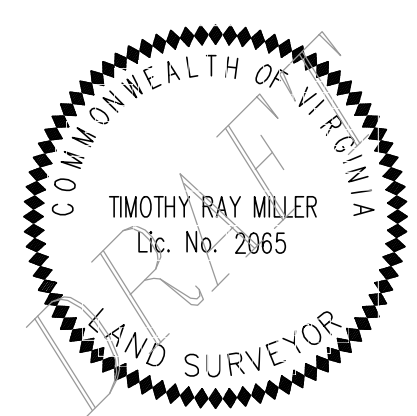
UTILITY LINE TABLE		
Line	Direction	Length
UE31	S 37°13'21" W	30.69'
UE32	N 53°17'41" W	3.64'
UE33	S 36°42'19" W	3.40'
UE34	N 53°17'41" W	6.00'
UE35	N 36°42'19" E	3.40'
UE36	N 53°17'41" W	11.41'
UE37	S 36°42'19" W	8.61'
UE38	N 53°17'41" W	10.00'
UE39	N 36°42'19" E	8.61'
UE40	N 31°42'19" E	5.64'

UTILITY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
UC1	15.39'	24.42'	36°06'13"	7.96'	15.13'	N 35°14'35" W
UC2	34.06'	29.42'	66°19'50"	19.22'	32.19'	S 04°03'26" W
UC3	13.43'	24.42'	31°31'29"	6.89'	13.27'	S 83°52'14" E
UC4	11.90'	24.42'	27°55'27"	6.07'	11.78'	S 31°34'39" E
UC5	47.28'	29.42'	92°04'30"	30.51'	42.35'	N 83°15'36" E
UC6	19.54'	24.42'	45°50'49"	10.33'	19.02'	N 76°13'06" W



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DATE: MAY 3, 2021	SHEET NO. P3 OF 3