

NOTES:

1. USE: SINGLE FAMILY ATTACHED RESIDENTIAL
2. ZONING: RF-2
3. SETBACKS:
FRONT: 0
SIDE: 0
REAR: 0
4. ADDRESS: 401 W 7TH ST. & 421 W 7TH ST.
5. TAX MAP REFERENCE NUMBER: S000-0007/001 & S000-007/008
6. WATER: PUBLIC - CITY OF RICHMOND
7. SEWER: PUBLIC - CITY OF RICHMOND
8. DRAINAGE: CURBS & GUTTER
9. PUBLIC UTILITIES: UNDERGROUND/OVERHEAD (EXISTING)
10. OWNER:
JOHN W PEARSAIII, PATRICIA R. PEARSAIII, E. FRANK PEARSAIII II, AND DONNA N PEARSAIII
1 WEST MAIN ST.
RICHMOND, VA 23220
11. DEVELOPER:
EAGLE WEST 7, LLC
2250 OLD BRICK ROAD, SUITE 220
GLEN ALLEN, VA 23060
12. TOTAL AREA: 0.99 ACRES & 43,278 SF
AREA IN ROADS: N/A
AREA IN LOTS: 0.72 ACRES & 31,187 SF
AREA IN OPEN SPACE: 0.28 ACRES & 12,091 SF
13. NUMBER OF LOTS: 27
MINIMUM LOT SIZE: 1,060 SF
MAXIMUM LOT SIZE: 1,320 SF (EXCLUDING LOT 27)
AVERAGE LOT SIZE: 1,199 SF (EXCLUDING LOT 27)
14. PARKING
EACH LOT IS PROPOSED TO HAVE A 2 CAR GARAGE LOADED FROM THE REAR ALLEY.
15. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN A FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP SHEET 5101290039E, MAP REVISED JULY 16, 2014.
16. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION DOES NOT CONTAIN WETLANDS PER THE NATIONAL WETLANDS INVENTORY MAP.
17. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS LOCATED IN CHESAPEAKE BAY RESOURCE MANAGEMENT AREAS AS DESIGNATED BY THE CITY OF RICHMOND, VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
18. PROPERTY WITHIN THE LIMITS OF THIS SUBDIVISION IS NOT LOCATED IN RESOURCE PROTECTION AREA LIMITS.
19. TRAFFIC PROJECTION: APPROX. 204 ADT TOTAL
McDONOUGH STREET : 102 ADT
SEMMESE AVE : 102 ADT

McRAE & LACY
401/421 W. 7TH STREET
OLD TOWN MANCHESTER
CITY OF RICHMOND, VIRGINIA

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "McRAE & LACY" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED E. FRANK PEARSAIII II AND DONNA N. PEARSAIII AND JOHN W. PEARSAIII III AND PATRICIA R. PEARSAIII 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.

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO JOHN W. PEARSAIII III AND PATRICIA R. PEARSAIII AND E. FRANK PEARSAIII II AND DONNA N. PEARSAIII FROM JOHN W. PEARSAIII AND LAILA W. PEARSAIII BY DEED DATED THE 31ST DAY OF MAY 2000 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 29TH DAY OF JUNE 2000 BY INSTRUMENT NO. 0015544 PAGE 59-60 AND INSTRUMENT NO. 0015543 PAGE 57-58

SURVEYOR'S 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 WILL BE SET NOT LONGER THAN ONE YEAR FROM RECORDATION OF THE FINAL PLAT.

OWNER SIGNATURE BLOCKS

IN WITNESS WHEREOF, THE OWNERS HAVE AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS ____ DAY OF ____ 2019.

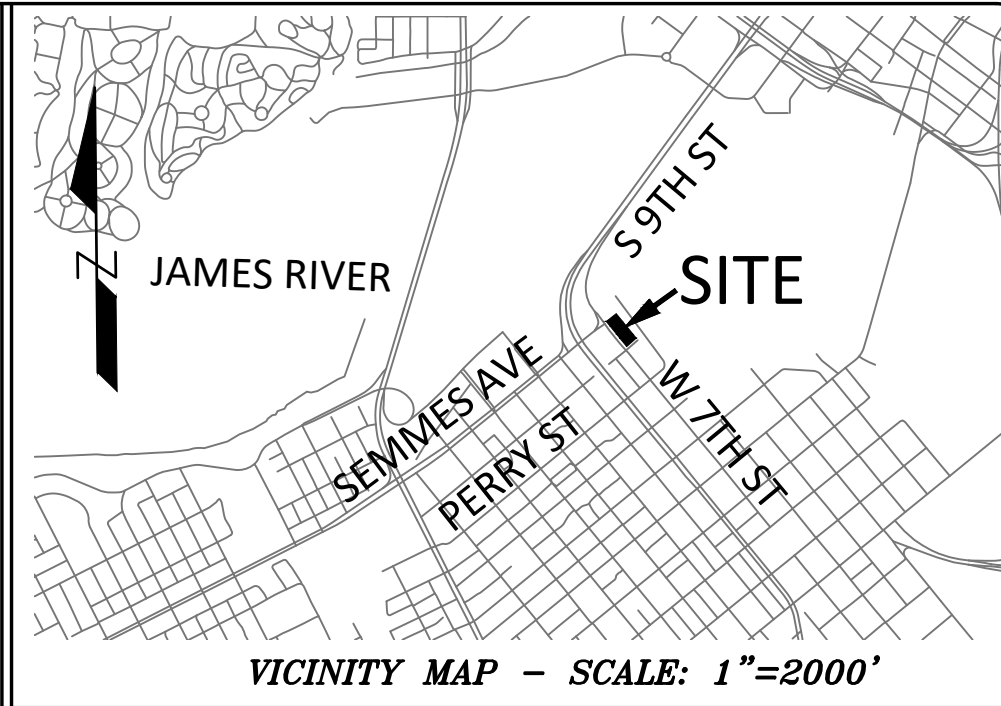
BY:

E. FRANK PEARSAIII II

DONNA N. PEARSAIII

JOHN W. PEARSAIII III

PATRICIA R. PEARSAIII



NOTARY STATEMENT

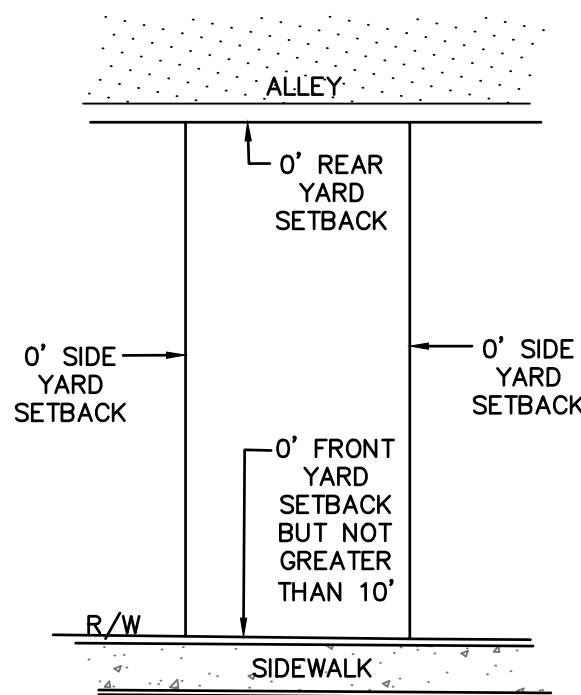
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, TO-WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT

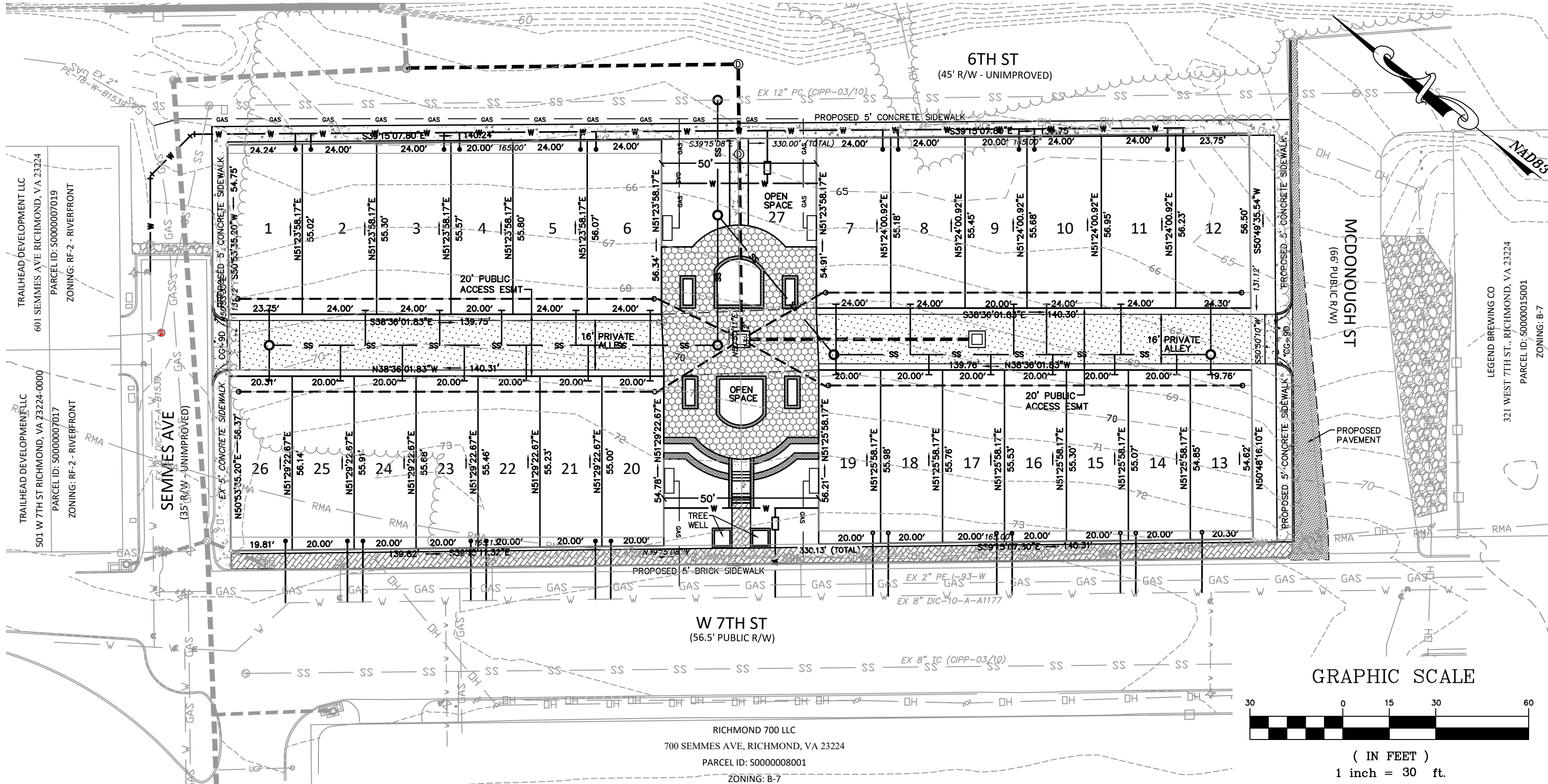
WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS ____ DAY OF ____ 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ (SEAL)

REGISTRATION NO.: _____

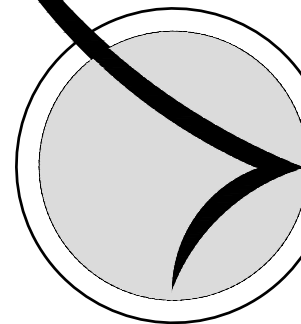


TYPICAL BUILDING ENVELOPE - ALL LOTS
N.T.S.

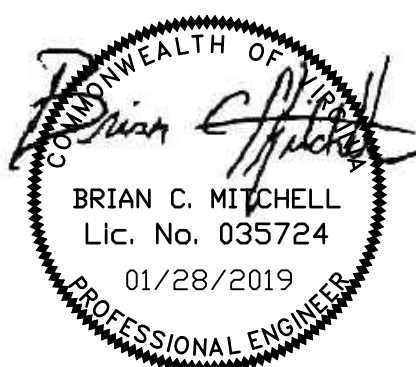


Townes
SITE ENGINEERING

9850 Lori Road, Suite 201
Chesterfield, Virginia 23832
Phone: (804) 748-9011 Fax: (804) 748-2590



ASK US HOW



REVISIONS

DATE	ITEM
01/28/2019	PER COMMENTS

DATE
12/18/2018

SCALE
1" = 30'

PROJECT MANAGER
BRIAN C. MITCHELL, P.E.

CHECKED BY

PROJ.#
20180398

SHEET #
1 OF 1