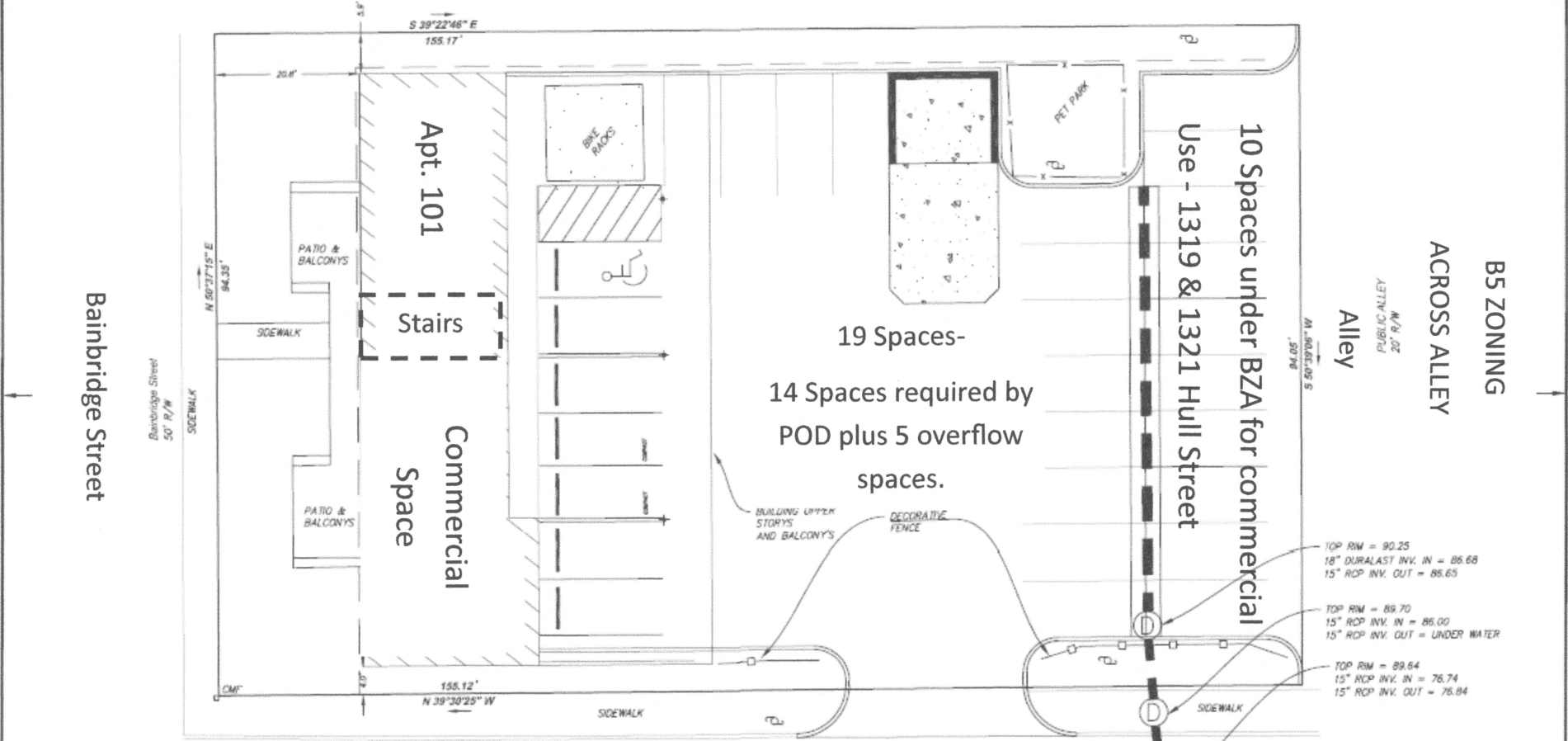
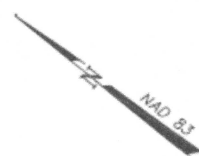


GENERAL NOTES:

1. OWNER OF RECORD: 1312 BAINBRIDGE LLC
2. LEGAL REFERENCES: INST: 180214852
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "A" AS SHOWN ON THE FEMA F.I.R.M. #0101280039E WITH AN EFFECTIVE DATE OF JULY 14, 2014. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

LEGEND:

- CMF = CONCRETE MONUMENT FOUND
- CO = SANITARY CLEANOUT
- U = UTILITY POLE

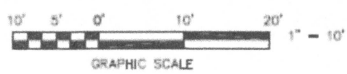


TOP RM = 90.25
 18" DURALAST INV. IN = 86.68
 15" RCP INV. OUT = 86.65

TOP RM = 89.70
 15" RCP INV. IN = 86.00
 15" RCP INV. OUT = UNDER WATER

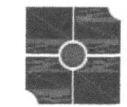
TOP RM = 89.64
 15" RCP INV. IN = 76.74
 15" RCP INV. OUT = 76.84

AS-BUILT SURVEY
1312 BAINBRIDGE ST
 RICHMOND, VIRGINIA
 SCALE: 1"=20'



TAX # S0000119001
 DRAWN: MCM
 CALC.: MCM

DATE: 30 JANUARY 2018
 A.B.L.
 W.O.: 15-5022



parker
 DESIGN GROUP
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1915 W. Cary Street
 Richmond, Virginia 23220
 Phone: 804-358-2947
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 www.parkerdsg.com

Bainbridge Street

R63 ZONING

14th Street

14th Street
 40'W/W

B5 ZONING
 ACROSS ALLEY
 Alley
 PUBLIC ALLEY
 20' R/W

10 Spaces under BZA for commercial
 Use - 1319 & 1321 Hull Street

19 Spaces-
 14 Spaces required by
 POD plus 5 overflow
 spaces.

Apt. 101
 Stairs
 Commercial
 Space

PATIO & BALCONYS
 SIDEWALK
 PATIO & BALCONYS

BIKE RACKS

PET PARK

BUILDING UPPER
 STORIES
 AND BALCONYS

DECORATIVE
 FENCE

Bainbridge Street
 50' R/W

N 50°37'15" E
 84.35'

S 39°22'48" E
 155.17'

155.12'
 N 39°30'25" W

M 50°05'05" S
 84.00'