

STORM WATER MANAGEMENT SYSTEM CONTINUES UNDER BUILDING PER CIVIL PLANS SEE SHEET 2 OF THIS PLAT

HULL STREET  
STATE ROUTE 360  
+/- 66' PUBLIC R.O.W.

500 HULL STREET  
PORT RVA, LLC  
INST. NO. 2013-25350  
PARCEL ID# S0000076006  
CONTAINING +/- 0.830 ACRES

PARKING LEASE PARCEL  
INST. NO. 2013-25351  
PARCEL ID# S0000076001  
CONTAINING +/- 0.387 ACRES  
INCLUDING A TOTAL OF 42 PARKING STALLS  
3 OF WHICH ARE ADA ACCESSIBLE

512 HULL STREET  
S1Z HULL STREET, LLC  
INST. NO. 2012-15630  
PARCEL ID# S0000076001  
CONTAINING +/- 0.387 ACRES

COURTYARD AREA INCLUDING 68 TOTAL PARKING STALLS MOSTLY UNDER BUILDING AND AT GROUND LEVEL. 2 OF WHICH ARE ADA ACCESSIBLE

501 DECATUR ST.  
PARCEL ID# S0000076017

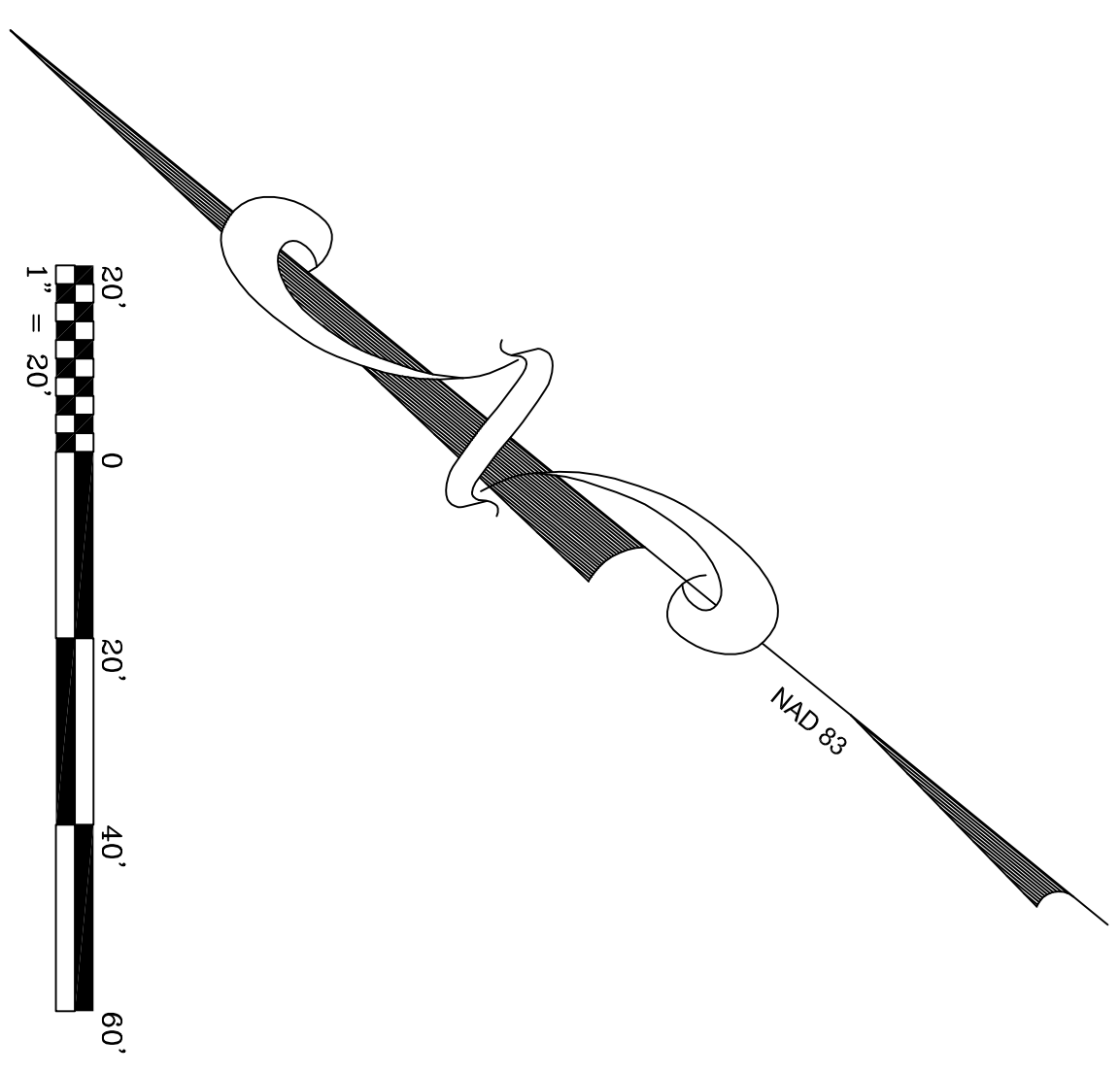
PLANT 1 DEVELOPMENT, LLC  
INST. NO. 2013-16638

509 DECATUR ST.  
PARCEL ID# S0000076022

509 DECATUR ST.  
PARCEL ID# S0000076024

- EXISTING CONDITIONS LEGEND**
- NS = NAIL SET
  - IRB = IRON ROD FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - = PROPERTY LINE
  - = BUILDING LINE
  - = FENCE LINE
  - = PAINTED/LANDSCAPED AREA
  - = UNDERGROUND ELECTRIC LINE
  - = UTILITY POLE
  - = OVERHEAD UTILITY LINE
  - = GUY WIRE
  - = CONCRETE
  - = CURB
  - = ASPHALT
  - = GRAVEL
  - = DRAINAGE MANHOLE
  - = SANITARY MANHOLE
  - = SANITARY PIPE
  - = SIGN
  - = GAS METER
  - = GAS VALVE
  - = FRESH AIR INTAKE
  - = WATER VALVE
  - = WATER LINE
  - = DECIDUOUS TREE
  - = CONIFEROUS TREE

**ALTA CERTIFICATION**  
To: Wells Fargo Bank, National Association, its successors and assigns, Fannie Mae, its successors and assigns, Fidelity National Title Insurance Company, and Port RVA.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Surveying, jointly established and adopted by ALTA and NSPS, and in accordance with the provisions of Table A thereof. The field work was completed on 11/13/2015.  
Date of Plat or Map: 11/13/2015



EXCEPTION #	RECORDING REFERENCE	DESCRIPTION
7	D.B. 212 PG. 321	VEPCO EASEMENT NOT PLOTTABLE
8 & 9	INST. NO. 2009-333 BY INST. NO. 13-25349 INST. NO. 2012-15634	EASEMENTS TERMINATED

- NOTES:**
- SITE IS LOCATED IN FLOOD ZONE X ON FEMA FIRM MAP 5101290039E, REVISED JULY 16, 2014.
  - SITE HAS 109 PARKING STALLS (INCLUDING THOSE AVAILABLE ON LEASED PARCEL), 5 OF WHICH ARE ADA ACCESSIBLE.
  - UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE, CLIENT PROVIDED CIVIL PLANS, AND CITY OF RICHMOND PROVIDED MAPPING.
  - SITE IS LOCATED IN A B-7 (MIXED-USE BUSINESS) DISTRICT.
- THE USES, ALL PERMITTED, CONSIST OF THE FOLLOWING:**
- COMMERCIAL SPACE(S) (2,757 SQ. FT.) FRONTING ON HULL STREET ON THE GROUND FLOOR, SUCH USE(S) SHALL COMPLY WITH THE PERMITTED PRINCIPAL USES WITH IN THE B-7 DISTRICT.
  - GROUND-FLOOR PARKING DECK (68 SPACES; 46 REGULAR-SIZED & 22 COMPACT SIZE).
  - MULTI-FAMILY (102-UNITS) DWELLING
  - 1ST FLOOR: 33 UNITS
  - 2ND FLOOR: 32 UNITS
  - 3RD FLOOR: 32 UNITS
  - PARKING AREA (42 SPACES) ON THE ADJACENT PARCEL
  - SWIMMING POOL ON THE ADJACENT PARCEL

DATE:	11/13/2015
JOB NUMBER:	15115
SCALE:	1"=20'
DRAWN BY:	JRW
APPROVED BY:	GLN

**NYFELER ASSOCIATES**  
LAND SURVEYING & MAPPING  
619 W CARY STREET, RICHMOND, VA 23220  
804-277-4231 nyfelerassociates.com



ALTA/ACSM LAND TITLE SURVEY  
FOR  
**500 HULL STREET**  
CITY OF RICHMOND, VA