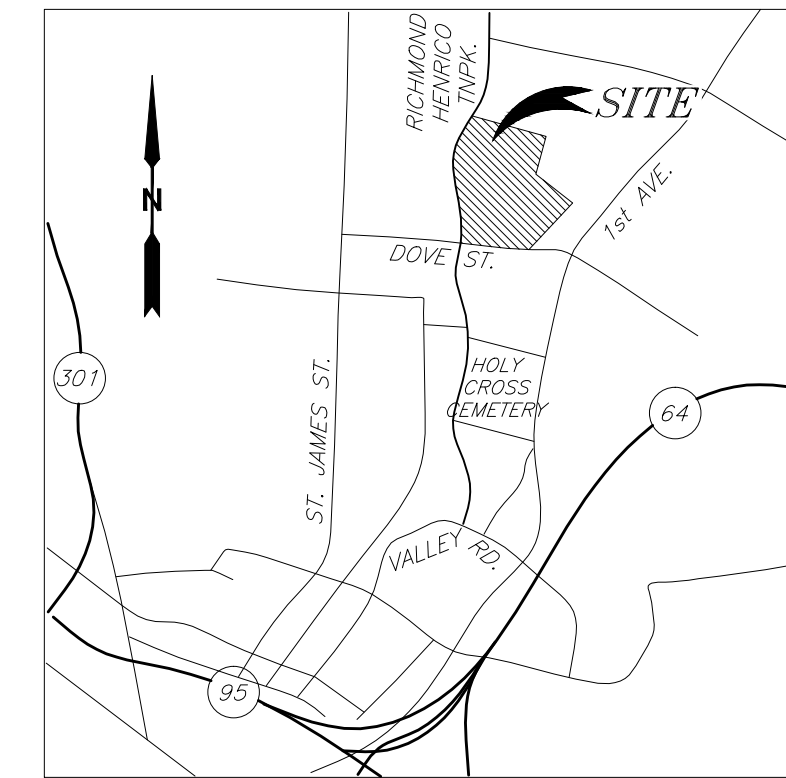


**NOTES:**

1. INLET INVERTS SHOWN HEREON ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION OR DESIGN TIE IN.
2. EXISTING GROUND SURFACE LOCATION PERFORMED BY CONVENTIONAL INSTRUMENT SURVEY.
3. HORIZONTAL (NAD'83) AND VERTICAL (NAVD'88) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON JULY 01, 2010. DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "LOY3". COORDINATE VALUES, IF SHOWN HEREON, ARE BASED ON VIRGINIA STATE GRID, SOUTH ZONE.
4. NO UNDERGROUND UTILITIES SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND THEREFORE MAY NOT SHOW ALL EXISTING EASEMENTS OR OTHER PERTINENT FACTS WHICH MAY AFFECT THE PROPERTY.
6. LIMITS OF CONSTRUCTION AND LAND DISTURBANCE SHOWN HEREON, RUNNING ALONG THE EASTERN AND WESTERN BOUNDARIES OF THE SUBJECT PARCEL AND ALONG RICHMOND HENRICO TURNPIKE. GRADING AND CONSTRUCTION ACTIVITIES TAKING PLACE AT TIME OF SURVEY, AND IS SUBJECT TO CHANGE DURING THE COURSE OF SAID ACTIVITIES. NOT ALL FEATURES MAY BE SHOWN WITHIN SAID LIMITS OF CONSTRUCTION.
7. PROPERTY CORNERS NOTED AS ROD(S.) ARE TO BE SET WITHIN 6 MONTHS AFTER NOTICE OF COMPLETION OF CONSTRUCTION.

**PARCEL AREA TABULATION:**

|              |                     |              |
|--------------|---------------------|--------------|
| N0000650018: | 10,448.1 SQ. FT.    | 0.240 ACRE   |
| N0000650020: | 199,005.7 SQ. FT.   | 4.568 ACRES  |
| N0000650015: | 866,142.7 SQ. FT.   | 19.884 ACRES |
| TOTAL        | 1,075,596.5 SQ. FT. | 24.692 ACRES |



VICINITY SKETCH  
SCALE: 1" = 2000'

**STORM GRATE STRUCTURE TABLE**

APPROXIMATE PIPE DIRECTIONS AS SHOWN ON SURVEY. PIPES ARE A 6" METAL PIPE UNLESS NOTED OTHERWISE.

GRATE # 2032  
TOP= 122.93'  
INV= SURCHARGED (8" METAL PIPE)  
BOTTOM STR= 119.92'

GRATE # 2170  
TOP= 123.74'  
INV= SURCHARGED  
BOTTOM STR= 120.06'

GRATE # 2245  
TOP= 123.39'  
INV= SURCHARGED  
BOTTOM STR= 120.29'

GRATE # 2290  
TOP= 122.97'  
INV= SURCHARGED  
BOTTOM STR= 119.21'

GRATE # 2369  
TOP= 123.85'  
INV= SURCHARGED (8" METAL PIPE)  
BOTTOM STR= 119.75'

GRATE # 2409  
TOP= 124.69'  
INV= SURCHARGED  
BOTTOM STR= 122.04'

GRATE # 2456  
TOP= 125.67'  
INV= SURCHARGED  
BOTTOM STR= 123.02'

GRATE # 2490  
TOP= 125.68'  
INV= SURCHARGED  
BOTTOM STR= 122.16'

GRATE # 2580  
TOP= 125.31'  
INV= SURCHARGED  
BOTTOM STR= 121.66'

GRATE # 2643  
TOP= 125.77'  
INV= SURCHARGED  
BOTTOM STR= 121.66'

GRATE # 2673  
TOP= 125.04'  
INV= SURCHARGED  
BOTTOM STR= 121.20'

GRATE # 2750  
TOP= 123.79'  
INV= SURCHARGED  
BOTTOM STR= 120.49'

GRATE # 2787  
TOP= 123.99'  
INV= SURCHARGED  
BOTTOM STR= 119.09'

GRATE # 2895  
TOP= 125.43'  
INV= SURCHARGED  
BOTTOM STR= 122.53'

GRATE # 2928  
TOP= 133.03'  
INV= SURCHARGED  
BOTTOM STR= 128.73'

GRATE # 2954  
TOP= 129.87'  
INV= SURCHARGED  
BOTTOM STR= 126.27'

GRATE # 2969  
TOP= 130.88'  
INV= SURCHARGED  
BOTTOM STR= 127.68'

GRATE # 3002  
TOP= 125.43'  
INV= SURCHARGED  
BOTTOM STR= 121.23'

GRATE # 3054  
TOP= 125.50'  
INV= SURCHARGED  
BOTTOM STR= 121.70'

GRATE # 8212  
TOP= 160.31'  
INV= NOT MEASURED

GRATE # 8333  
TOP= 129.11'  
INV= SURCHARGED  
BOTTOM STR= 125.96'

GRATE # 8334  
TOP= 127.92'  
INV= SURCHARGED  
BOTTOM STR= 123.84'

GRATE # 8404  
TOP= 126.40'  
INV= SURCHARGED  
BOTTOM STR= 122.05'

GRATE # 8419  
TOP= 124.52'  
INV= SURCHARGED  
BOTTOM STR= 122.23'

GRATE # 8432  
TOP= 125.77'  
INV= SURCHARGED  
BOTTOM STR= 122.08'

GRATE # 8442  
TOP= 124.08'  
INV= SURCHARGED  
BOTTOM STR= 120.38'

GRATE # 8453  
TOP= 125.81'  
INV= SURCHARGED  
BOTTOM STR= 121.01'

GRATE #10156  
TOP= 111.80'  
INV OUT= 109.89' (15" RCP TO #10110)

GRATE # 18017  
TOP= 131.93'  
INV= SURCHARGED  
BOTTOM STR= 126.03'

**STRUCTURE TABLE**

(A.D.) APPROX. PIPE DIRECTION SHOWN HEREON.

MH # 2246  
TOP= 123.55'  
INV (W)= 117.75' (A.D. 12" PIPE)  
INV (E)= 117.55' (15" PIPE TO #2735)

MH # 2410  
TOP= 124.85'  
INV (S)= 119.25' (A.D. 12" RCP)  
INV (NE)= 119.25' (12" RCP TO #2432)

MH # 2432  
TOP= 126.16'  
INV (SW)= 117.91' (12" RCP TO #2410)  
INV (E)= 117.66' (12" RCP TO 2478)

MH # 2477  
TOP= 126.08'  
INV= NOT MEASURED

MH # 2478  
TOP= 126.08'  
INV= UNOBTAINABLE, UNABLE TO ACCESS.

MH # 2531  
TOP= 125.79'  
INV (W)= 115.26' (18" RCP TO #2478)  
INV (E)= 115.28' (24" RCP TO 8464)  
INV (S)= 121.99' (A.D. 12" RCP TO BLDG)

MH # 2651  
TOP= 125.83'  
INV= NOT MEASURED

MH # 2735  
TOP= 124.32'  
INV (W)= 116.03' (15" PIPE TO #2246)  
INV (E)= 116.10' (18" PIPE TO 2788)

MH # 2788  
TOP= 124.46'  
INV (W)= 114.46' (18" PIPE TO #2735)  
INV (NE)= 114.28' (A.D. 18" PIPE)

MH #3152  
TOP= 118.78'  
INV (N)= 113.50' (12" RCP TO # 10038)  
INV (S)= 111.39' (15" RCP TO OFFSITE)  
INV (W)= 109.78' (15" RCP)

MH # 8418  
TOP= 125.14'  
INV (W)= 114.44' (24" PIPE TO #8464)  
INV (E)= 114.49' (A.D. 24" PIPE)

MH # 8464  
TOP= 126.83'  
INV (W)= 112.80' (24" PIPE TO #2531)  
INV (NW)= 120.26' (A.D. 8" PIPE)  
INV (NE)= 119.38' (A.D. 8" PIPE)  
INV (E)= 112.78' (24" PIPE TO #8418)  
INV (S)= 120.61' (A.D. 8" PIPE)

MH # 8518  
TOP= 126.39'  
INV= NOT MEASURED

MH # 8681  
TOP= 126.75'  
BOTTOM OF STR.= 100.77'  
LARGE CHAMBER, UNABLE TO DETERMINE PIPE SIZES HEADING NORTH OR SOUTH

INLET # 10038  
TOP= 118.77'  
INV= SURCHARGED WITH WATER & DEBRIS  
INV= NOT MEASURED

INLET # 10110  
TOP= 112.71'  
INV IN= 109.75' (15" RCP TO #10156)  
INV IN= 107.96' (12" RCP TO # 10142)  
INV OUT= SURCHARGED  
BOTTOM OF STR= 108.00'

INLET # 10142  
TOP= 112.93'  
INV= 109.90' (12" RCP TO # 10110)

MH #11310  
TOP= 112.74'  
INV (N)= 106.95'  
INV (E)= 103.85'  
INV (S)= 105.36'  
INV (W)= 103.72'

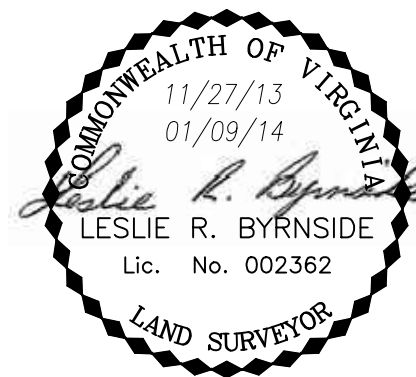
MH # 22235  
TOP= 126.04'  
INV (N)= UNOBTAINABLE  
INV (S)= UNOBTAINABLE  
INV (E)= 116.73' (A.D. 15" RCP TO OFFSITE)  
LARGE CHAMBER, UNABLE TO DETERMINE PIPE SIZES HEADING NORTH OR SOUTH

MH # 30266  
TOP= 129.56'  
INV (N)= 118.86' (PIPE TO #30336)  
INV (SE)= 118.41' (A.D. TO OFFSITE)

MH # 30336  
TOP= 141.26'  
INV (N)= 130.14' (A.D. TO OFFSITE)  
INV (NE)= 131.26' (A.D. TO OFFSITE)  
INV (S)= 130.21' (PIPE TO #30266)

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, LESLIE R. BYRNSIDE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 26, 2013 THROUGH SEPTEMBER 17, 2013, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS IS TO FURTHER CERTIFY THAT ON SEPTEMBER 17, 2013 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.



REVISED 11/27/13:  
ADD STATE PLANE COORDINATES TO PROPERTY LINES,  
ADD 20' DRAINAGE EASEMENT BENEFITTING ADJOINING  
SUBDIVISION AND ADD APPROX. SEWER LINE.

REVISED 01/09/14:  
ADD FUTURE VARIABLE WIDTH PERMANENT EASEMENT  
ACROSS PARCEL ID #N0000650015.

**BOUNDARY AND TOPOGRAPHIC SURVEY OF  
3 PARCELS OF LAND LYING ON THE EASTERN LINE OF  
RICHMOND HENRICO TURNPIKE AND  
ON THE NORTHERN LINE OF DOVE STREET  
CITY OF RICHMOND, VIRGINIA  
SCALE 1" = 60'**

**Surveying and Mapping, LLC**  
*insightful solutions, quality service*

A DBE/WBE SWaM Certified Business

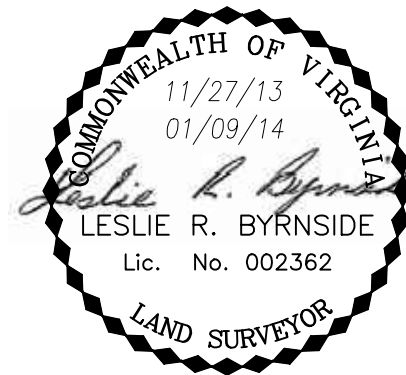
0' 60' 120' 180'

DATE: 09/18/13  
SHEET: 1 of 3  
DRAWN BY: MCT  
SCALE: 1" = 60'  
JOB #: WR1311.01  
CHECKED BY: LRB

**BOUNDARY AND TOPOGRAPHIC SURVEY OF  
3 PARCELS OF LAND LYING ON THE EASTERN LINE OF  
RICHMOND HENRICO TURNPIKE AND  
ON THE NORTHERN LINE OF DOVE STREET  
CITY OF RICHMOND, VIRGINIA  
SCALE 1"= 60'**

REVISED 11/27/13:  
ADD STATE PLANE COORDINATES TO PROPERTY LINES,  
ADD 20' DRAINAGE EASEMENT BENEFITING ADJOINING  
SUBDIVISION AND ADD APPROX. SEWER LINE.

REVISED 01/09/14:  
ADD FUTURE VARIABLE WIDTH PERMANENT EASEMENT  
ACROSS PARCEL ID #N0000650015.



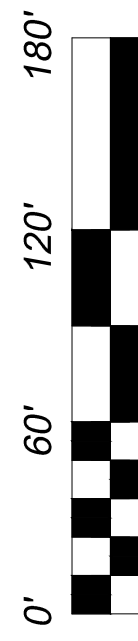
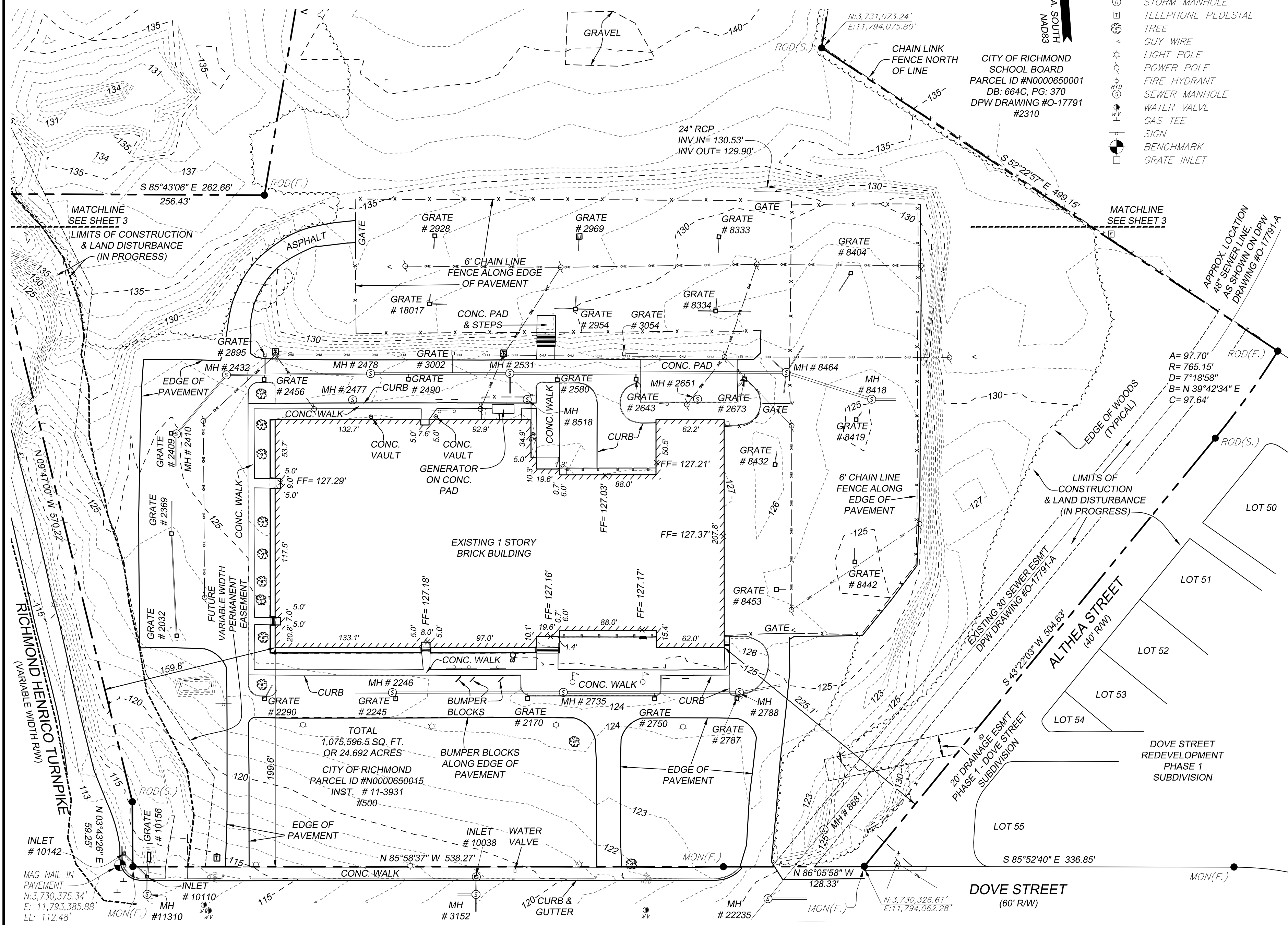
**LEGEND**

These standard symbols will be found in the drawing.

- CLEANOUT
- ELECTRIC BOX
- SITE\_FLAGPOLE
- GAS METER
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TREE
- GUY WIRE
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER VALVE
- GAS TEE
- SIGN
- BENCHMARK
- GRATE INLET



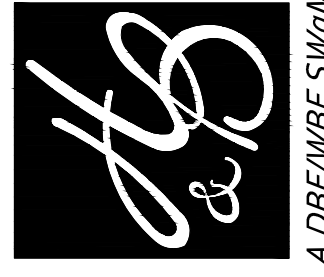
CITY OF RICHMOND  
SCHOOL BOARD  
PARCEL ID #N0000650001  
DB: 664C, PG: 370  
DPW DRAWING #O-17791  
#2310



DATE: 09/18/13  
SHEET: 2 of 3  
DRAWN BY: MCT  
SCALE: 1"= 60'  
JOB #: WR1311.01  
CHECKED BY: LRB

**Surveying and Mapping, LLC**

*insightful solutions, quality service*



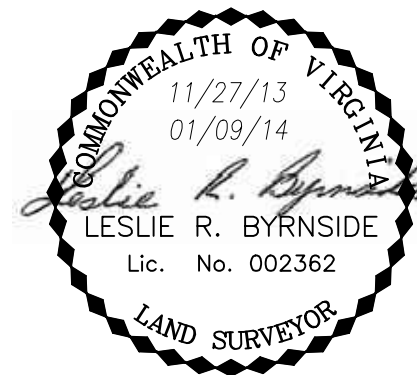
A DBE/WBE SWaM Certified Business

612 Hull Street, Suite 101B Richmond, VA 23224

www.hbsurveying.com

804.330.3781 Office 804.859.5330 Fax

(SEE SHEET 1 FOR NOTES & CERTIFICATION)



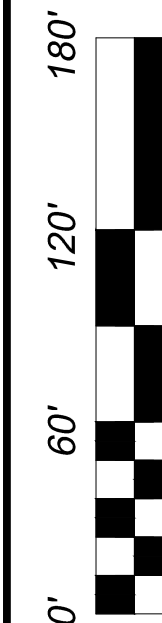
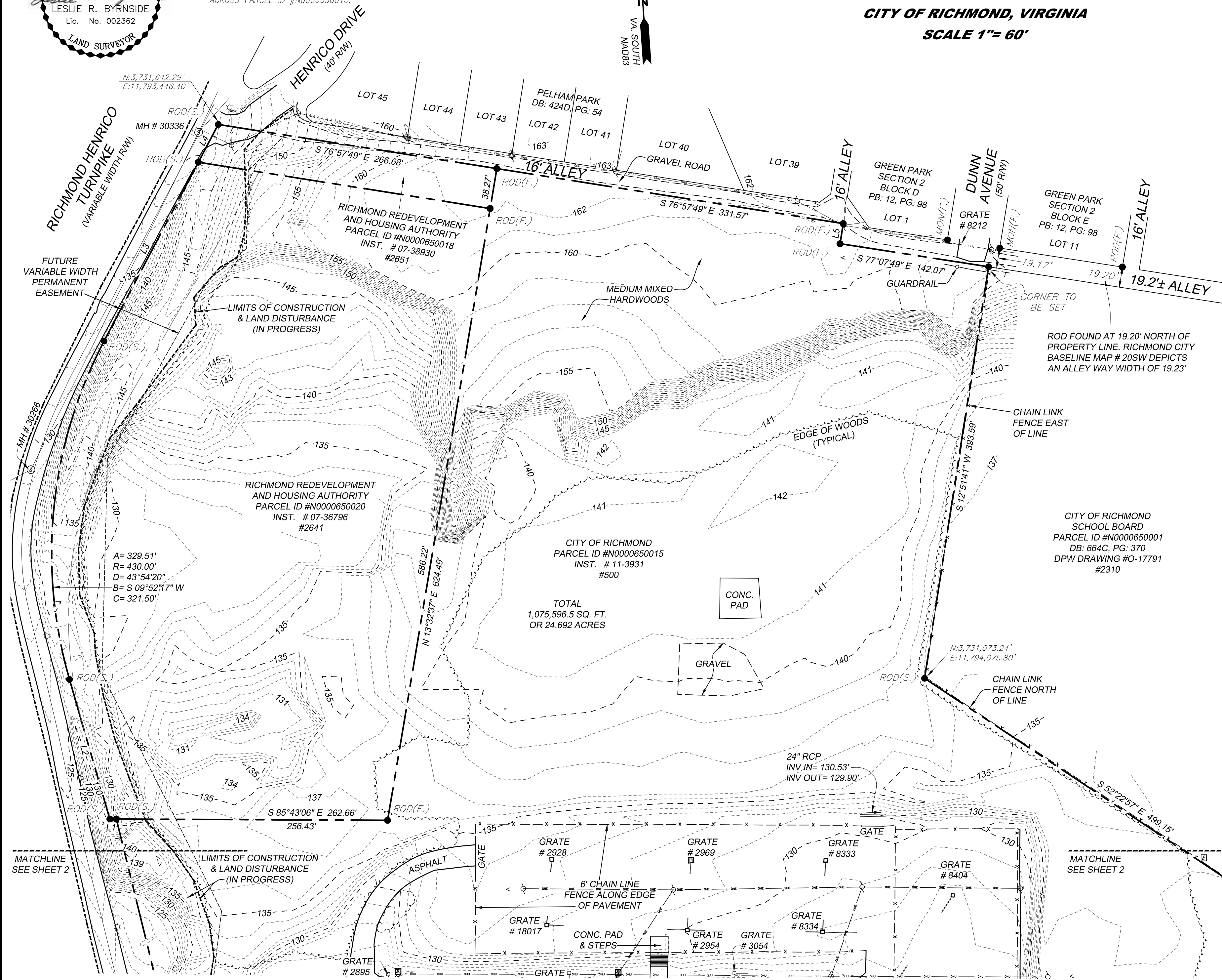
REVISED 11/27/13:  
ADD STATE PLANE COORDINATES TO PROPERTY LINES, ADD  
20' DRAINAGE EASEMENT BENEFITING ADJOINING  
SUBDIVISION AND ADD APPROX. SEWER LINE.

REVISED 01/09/14:  
ADD FUTURE VARIABLE WIDTH PERMANENT EASEMENT  
ACROSS PARCEL ID #N0000650015.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 85°43'06" W | 6.23'    |
| L2   | N 12°04'53" W | 137.39'  |
| L3   | N 31°49'27" E | 190.94'  |
| L4   | N 31°49'27" E | 40.42'   |
| L5   | S 13°00'41" W | 19.23'   |



**BOUNDARY AND TOPOGRAPHIC SURVEY OF  
3 PARCELS OF LAND LYING ON THE EASTERN LINE OF  
RICHMOND HENRICO TURNPIKE AND  
ON THE NORTHERN LINE OF DOVE STREET  
CITY OF RICHMOND, VIRGINIA  
SCALE 1"= 60'**



DATE: 09/18/13  
SHEET: 3 of 3  
DRAWN BY: MCT  
SCALE: 1"= 60'  
JOB #: WR1311.01  
CHECKED BY: LRB

**hbs** *Surveying and Mapping, LLC*  
insightful solutions, quality service  
A DBE/WBE SWaM Certified Business  
www.hbsurveying.com  
612 Hull Street, Suite 101B Richmond, VA 23224  
804.330.3781 Office 804.859.5330 Fax