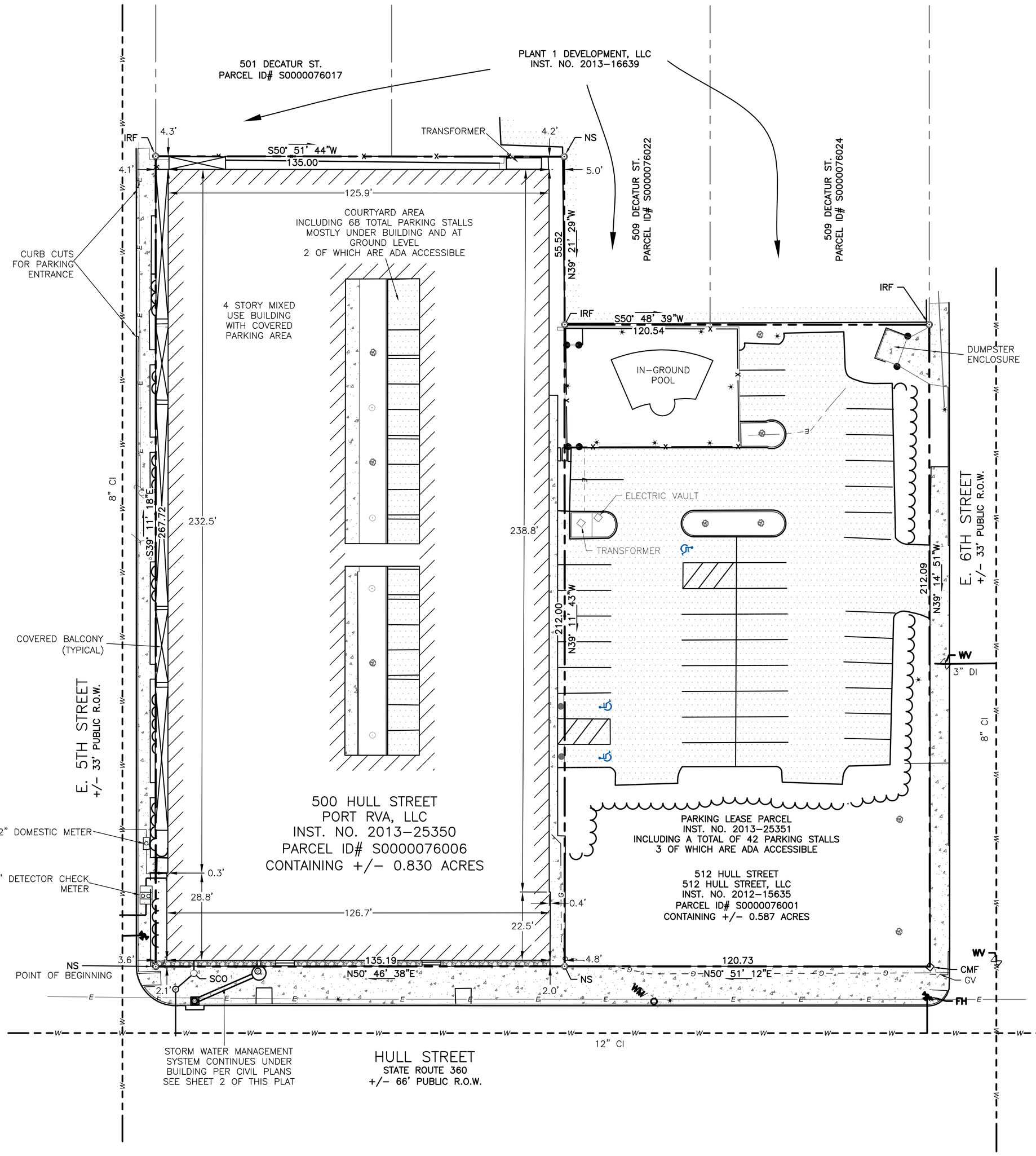

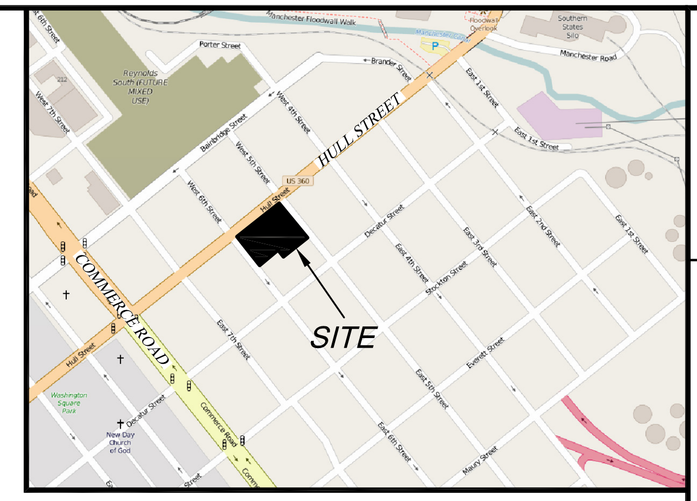

VICINITY MAP
SCALE: 1" = 500'
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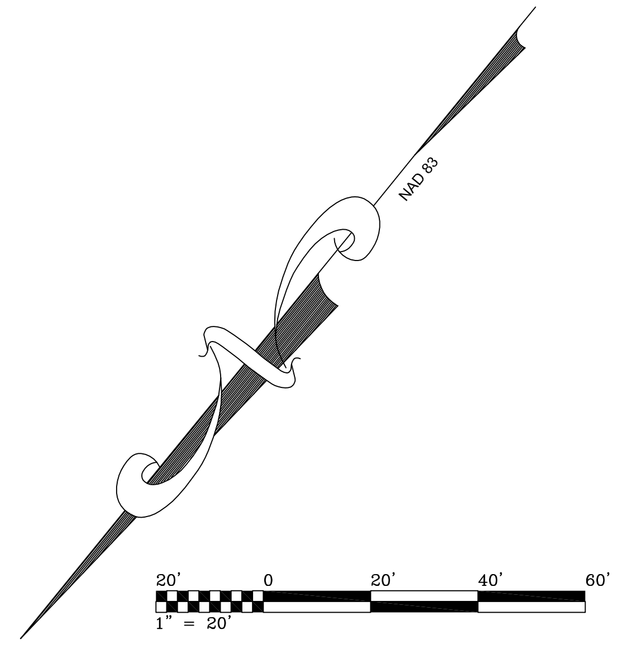
EXISTING CONDITIONS LEGEND

NS	= NAIL SET
IRF	= IRON ROD FOUND
CMF	= CONCRETE MONUMENT FOUND
	= PROPERTY LINE
	= BUILDING LINE
	= FENCE LINE
	= PLANTED/LANDSCAPED AREA
E	= UNDERGROUND ELECTRIC LINE
	= UTILITY POLE
	= LIGHT POLE
E	= OVERHEAD UTILITY LINE
	= GUY WIRE
	= CONCRETE
	= CURB
	= ASPHALT
	= GRAVEL
D	= DRAINAGE MANHOLE
S	= SANITARY MANHOLE
SS	= SANITARY PIPE
	= SIGN
GM	= GAS METER
GV	= GAS VALVE
G	= GAS LINE
FH	= FIRE HYDRANT
WV	= WATER VALVE
W	= 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 Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The field work was completed on 11/12/2015.

Date of Plat or Map: 11/13/2015

COMMONWEALTH OF VIRGINIA
GEORGE L. NYFELER III
Lic. No. 2068
11/13/2015
LAND SURVEYOR

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: SF005683C EFFECTIVE DATE: OCTOBER 23, 2015 SCHEDULE B – SECTION II EXCEPTIONS		
EXCEPTION #	RECORDING REFERENCE	DESCRIPTION
7	D.B. 212 PG. 321	VEPCO EASEMENT NOT PLOTTABLE
8 & 9	INST. NO. 2000-333 INST. NO. 2012-15634	EASEMENTS TERMINATED BY INST. NO. 13-25349

NOTES:

1. SITE IS LOCATED IN FLOOD ZONE X ON FEMA FIRM MAP 5101290039E, REVISED JULY 16, 2014.

2. SITE HAS 109 PARKING STALLS (INCLUDING THOSE AVAILABLE ON LEASED PARCEL), 5 OF WHICH ARE ADA ACCESSIBLE.

3. UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE, CLIENT PROVIDED CIVIL PLANS, AND CITY OF RICHMOND PROVIDED MAPPING.

4. 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).
- -MULIT-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

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

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

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

SHEET 1 OF 2