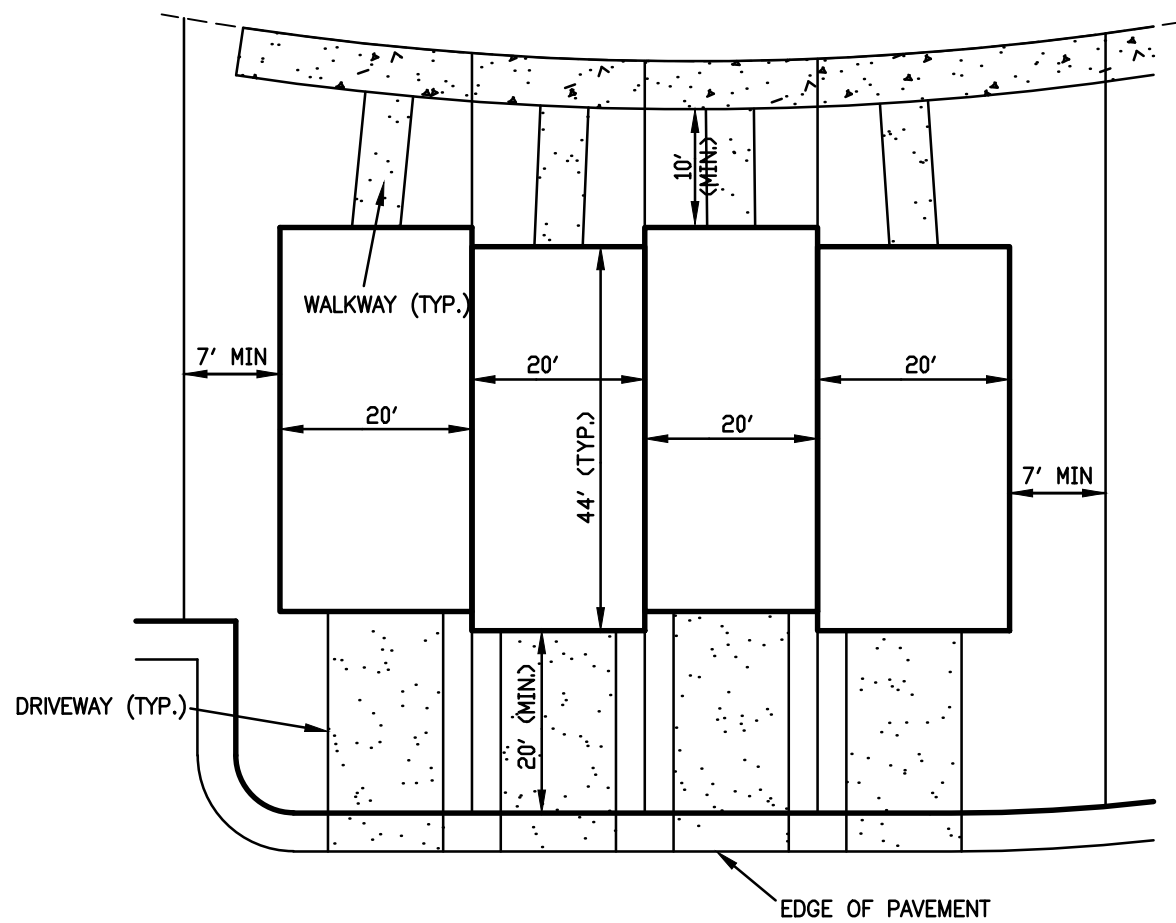


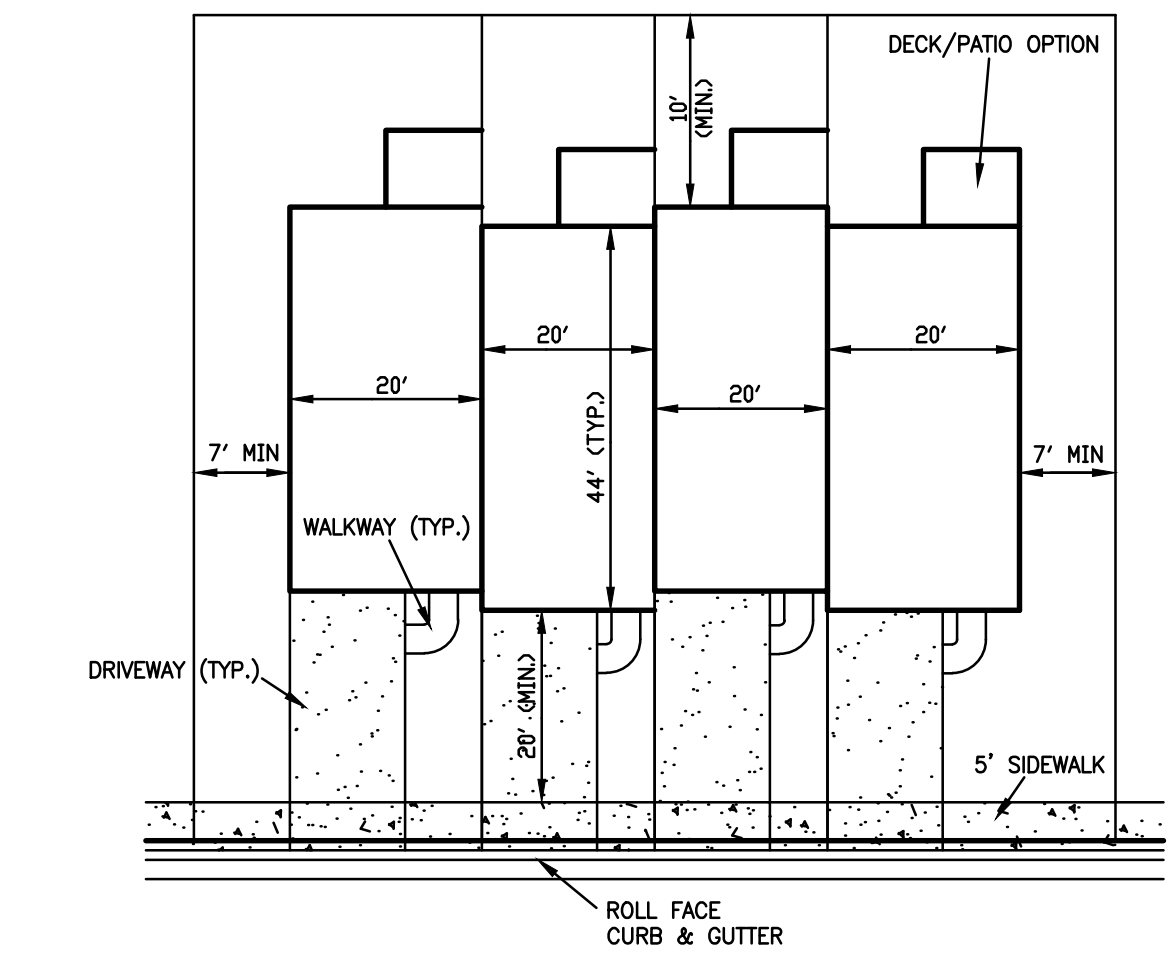
NUMBER	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD	TANGENT
C1	67°02'56"	292.13'	341.86'	S41°24'51"W	322.68'	193.54'
C2	46°55'09"	385.70'	315.85'	N68°42'29"E	307.10'	167.38'



TYPICAL UNIT LAYOUT  
REAR LOADED  
(SCALE 1"=20')



TYPICAL UNIT LAYOUT  
FRONT LOADED  
(SCALE 1"=20')



ACTUAL BUILDING ARRANGEMENTS TO BE DETERMINED PRIOR TO  
ISSUANCE OF BUILDING PERMIT

ROBERT M. HOLLOWAY  
GPIN: C0011016006

ROBERT C. &  
BEVERLY V. SPIEGEL  
GPIN: C0011016005

JOSEPH S. &  
JANICE E. BOWLES  
GPIN: C0011016004

BETTY S. PALMER  
GPIN: C0011016003

SUMMER HILL CONDOMINIUM  
UNIT OWNER'S ASSOCIATION  
GPIN: C0011100022

STONY POINT MEDICAL PARK  
WOOLFOLK PROPERTIES, LLC  
GPIN: C0011016002

**YOUNGBLOOD, TYLER  
& ASSOCIATES P.C.**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111  
PHONE: (804) 746-5285 FAX: (804) 750-7624 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

**STONY POINT  
LANDING**  
FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

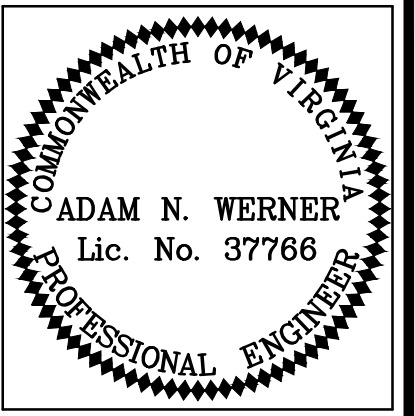
LAYOUT PLAN

DATE: FEB. 21, 2019

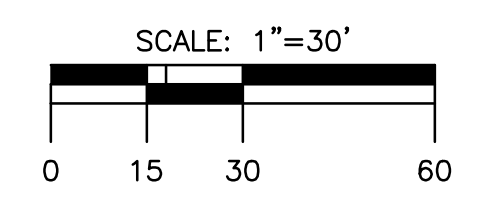
DATE	NOTES
APR. 19, 2019	CITY COMMENTS
JUN. 17, 2019	CITY COMMENTS
JUL. 16, 2019	CITY COMMENTS
DEC. 20, 2019	CITY COMMENTS
DEC. 23, 2019	CITY COMMENTS

DESIGNED BY: DCW  
DRAWN BY: DCW  
CHECKED BY: ANW

J. N.: 451-01-001  
CAD FILE: PLAN.DWG



SHEET 2 OF 14



PLANT LIST FOR LOTS

SYMBOL	TYPE	QUANTITY	SPECIES	SIZE
	LARGE TREE	22	ACER RUBRUM/RED MAPLE "OCTOBER GLORY"	1.5"
	LARGE TREE	22	PRUNUS KANZAN/KWANZAN CHERRY	1.5"
	LARGE TREE	28	CLADRASIS KENTUKEA/YELLOW WOOD	1.5"

PLANT LIST FOR BUFFERS

SYMBOL	TYPE	MINIMUM QUANTITY	SPECIES	SIZE
	LARGE TREE	6	ULMUS PARVIFOLIA/BOSQUE ELM	1.5"
	LARGE TREE	5	CLADRASIS KENTUKEA/YELLOW WOOD	1.5"
	SMALL TREE	6	LAGERSTROMIS INDICA/CRAPE MYRTLE ("MIAMI" MEDIUM PINK)	6' HEIGHT
	SHRUB	219	NEEDLEPOINT HOLLY	24" HEIGHT

NOTES:  
 1. TREE SELECTION BASED ON AVAILABILITY AT TIME OF PLANTING.  
 2. ALL SPECIES NATIVE TO PIEDMONT AREA OF VIRGINIA.

ROBERT M. HOLLOWAY  
 GPIN: C0011016006

ROBERT C. &  
 BEVERLY V. SPIEGEL  
 GPIN: C0011016005

JOSEPH S. &  
 JANICE E. BOWLES  
 GPIN: C0011016004

BETTY S. PALMER  
 GPIN: C0011016003

SUMMER HILL CONDOMINIUM  
 UNIT OWNER'S ASSOCIATION  
 GPIN: C0011100022



EVANSWAY LANE  
 (VARIABLE WIDTH R/W)

25' NATURAL BUFFER

ROAD 3  
 (34' PRIVATE R/W)

ROAD 2  
 (VAR. WIDTH PRIVATE R/W)

FOREST HILL AVENUE  
 (60' R/W)

STONY POINT MEDICAL PARK  
 WOOLFOLK PROPERTIES, LLC  
 GPIN: C0011016002

**YOUNGBLOOD, TYLER  
 & ASSOCIATES P.C.**  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
 7309 HANDOVER GREEN DRIVE, P.O. BOX 517, MECHANICSVILLE, VIRGINIA 23111  
 PHONE: (804) 746-5285 FAX: (804) 730-7624 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

**STONY POINT  
 COMMONS**  
 CITY OF RICHMOND, VIRGINIA  
 FOURTH DISTRICT

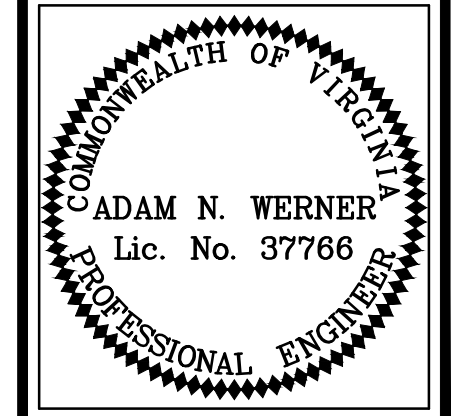
LANDSCAPE  
 PLAN

DATE: FEB. 21, 2019

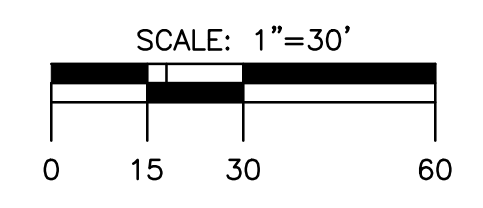
DATE	NOTES
APR. 19, 2019	CITY COMMENTS
JUN. 17, 2019	CITY COMMENTS
JUL. 16, 2019	CITY COMMENTS
DEC. 23, 2019	CITY COMMENTS
FEB. 7, 2020	CITY COMMENTS

DESIGNED BY: DCW  
 DRAWN BY: DCW  
 CHECKED BY: ANW

J. N.: 451-01-001  
 CAD FILE: PLAN.DWG




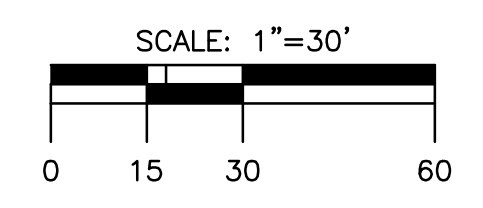
SHEET 12A OF 14



J:\PROJECTS\STONY POINT\CONSTRUCTION PLANS\REVISED\SP\_LAND.dwg, 2/7/2020 5:30:21 PM, DWG To PDF.pc3



 EXISTING TREES  
 6" CALIPER OR GREATER  
 APPROXIMATE LOCATION  
 BASED ON TREE SURVEY



**YOUNGBLOOD, TYLER  
 & ASSOCIATES P.C.**  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111  
 PHONE : (804) 746-5285 FAX : (804) 730-7624 EMAIL : YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

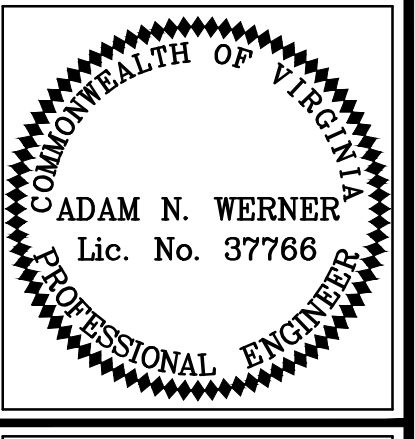
**STONY POINT  
 LANDING**  
 FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

TREE EXHIBIT

DATE: JAN. 29, 2020

REVISIONS	
DATE	NOTES

DESIGNED BY: DCW  
 DRAWN BY: DCW  
 CHECKED BY: ANW  
 J. N.: 451-01-001  
 CAD FILE: PLAN.DWG



SHEET 2B OF 14

**FIRE PIT/SEATING AREA**  
N.T.S.




**BIKE RACK**  
N.T.S.




**TOT LOT DETAIL**  
N.T.S.

RECYCLED  
ALUMINUM  
POSTS  
STANDARD!


**Check Your Bids Carefully!**  
Our pricing is for full-sized, top-of-the-line, 11000 play equipment with 8" O.D. support posts and 4"x4" play decks. Others may be proposing (lighter, down-sized) play equipment with 3.5" or 2.5" O.D. support posts and 3"x3" play decks. See page 6-9 of the Eagle Play Structures catalog for information about down-sized play equipment.



\*THE COLOR OF THE COMPONENTS SHOWN IN THIS RENDERING REPRESENT A "COMBINATION COLOR SCHEME" AS DEFINED ON PAGE 1 OF OUR INSTALLATION AGREEMENT. THE ACTUAL COLOR OF INDIVIDUAL COMPONENTS ON INSTALLED UNITS MAY VARY FROM THIS RENDERING.\*




**EAGLE PLAY STRUCTURES®**  
DIVISION OF SPORT SYSTEMS, LLC  
10078 TYLER PLACE  
IJAMSVILLE, MD 21754  
301-604-4747  
FAX 301-607-4484




**Hollymead Walk - Option 3**  
MODEL # 18-03-HWMP

---


**PERRY PERRET**  
301-607-4747 ext. 1018



\*THE COLOR OF THE COMPONENTS SHOWN IN THIS RENDERING REPRESENT A "COMBINATION COLOR SCHEME" AS DEFINED ON PAGE 1 OF OUR INSTALLATION AGREEMENT. THE ACTUAL COLOR OF INDIVIDUAL COMPONENTS ON INSTALLED UNITS MAY VARY FROM THIS RENDERING.\*



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301-604-4747  
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**Hollymead Walk - Option 3**  
MODEL # 18-03-HWMP - Sheet 2

---

**PERRY PERRET**  
301-607-4747 ext. 1018

**YOUNGBLOOD, TYLER & ASSOCIATES P.C.**  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
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 PHONE: (804) 746-5285 FAX: (804) 750-7624 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

**STONY POINT LANDING**  
 CITY OF RICHMOND, VIRGINIA  
 FOURTH DISTRICT

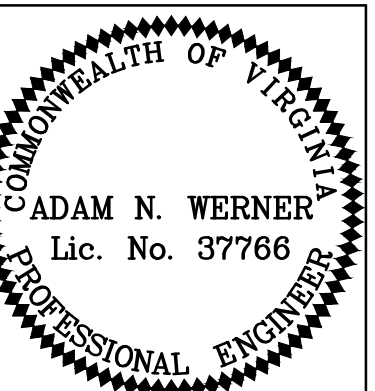
DETAILS

DATE: FEB. 21, 2019

REVISIONS	
DATE	NOTES
APR. 19, 2019	CITY COMMENTS
JUN. 17, 2019	CITY COMMENTS
JUL. 16, 2019	CITY COMMENTS
AUG. 20, 2019	CITY COMMENTS
DEC. 26, 2019	CITY COMMENTS

DESIGNED BY: DCW  
DRAWN BY: DCW  
CHECKED BY: ANW

J. N.: 451-01-001  
CAD FILE: PLAN.DWG



COMMONWEALTH OF VIRGINIA

OF \_\_\_\_\_ } TO WIT

I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_

(PRINT)

OF \_\_\_\_\_ COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

(PRINT)

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED

THE SAME BEFORE ME IN MY \_\_\_\_\_ AND COMMONWEALTH AFDRESAID

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

COMMONWEALTH OF VIRGINIA

OF \_\_\_\_\_ } TO WIT

I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_

(PRINT)

OF \_\_\_\_\_ COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

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GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS THAT PROPERTY CONVEYED TO SM RICHMOND, LLC FROM LABURNUM PROPERTIES, INC. BY DEED DATED THE 26TH DAY OF JULY 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF RICHMOND, VIRGINIA ON THE 6TH DAY OF AUGUST 2019 WITH INSTRUMENT NUMBER 190015864.

**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 ALL SUBDIVISIONS FOR RECORDATION IN CITY OF RICHMOND, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY JUNE 30, 2020

BY:

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.

**SUBDIVISION CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS:

STONY POINT COMMONS

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, MORTGAGEES AND TRUSTEES THEREOF.

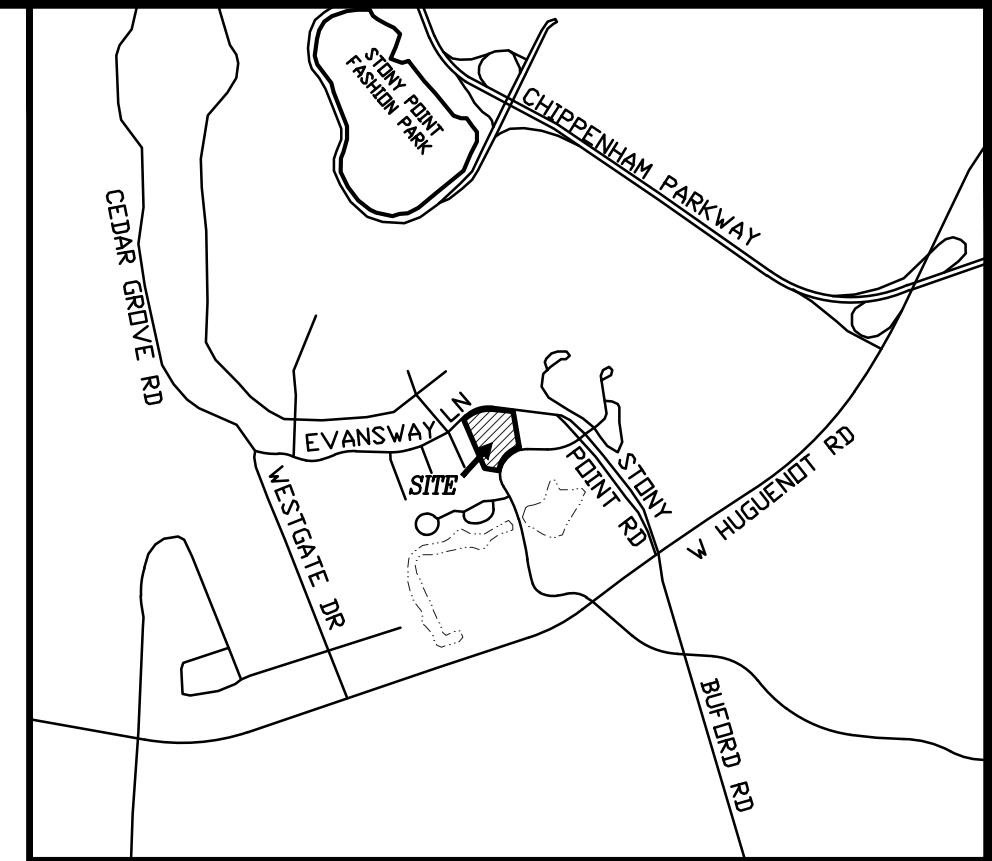
THERE IS A MORTGAGE ON THIS PROPERTY. ALL STREETS, ALLEYS AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON AND ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS, EXCEPT AS NOTED ON THIS PLAT AT THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND UTILITIES, UNLESS NOTED OTHERWISE. ALL UNRESTRICTED EASEMENT ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH ALLEYS ON SAID EASEMENTS AT A FUTURE TIME WITHOUT THE 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 DEDICATION 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.

IN WITNESS, WHEREOF, THE OWNERS, MORTGAGEES, AND TRUSTEES HAVE /HAS AFFIXED THEIR SIGNATURE AND SEAL.

BY:

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME



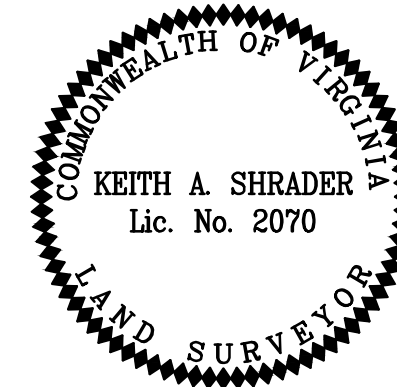
VICINITY MAP  
SCALE: 1" = 2000'

**SITE STATISTICS**

ZONING	_____	R-2 (W/ CUP)
CUP ORDINANCE No.	_____	75-309-302
PROPOSED USE	_____	RESIDENTIAL
NUMBER OF LOTS	_____	59
PARCEL No.	_____	C0011016001
WATER	_____	CITY
SEWER	_____	CITY
AREA IN RIGHT-OF-WAY	_____	0.000 ACRES
AREA IN LOTS	_____	2.705 ACRES
AREA IN COMMON AREA	_____	2.947 ACRES
TOTAL AREA	_____	5.652 ACRES

**OWNER/DEVELOPER**

SM RICHMOND, LLC.  
5030 SADLER PLACE SUITE 101  
GLEN ALLEN, VA 23060



**STONY POINT COMMONS**

FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

MAY 24, 2019 SHEET 1 OF 4 SCALE: AS SHOWN

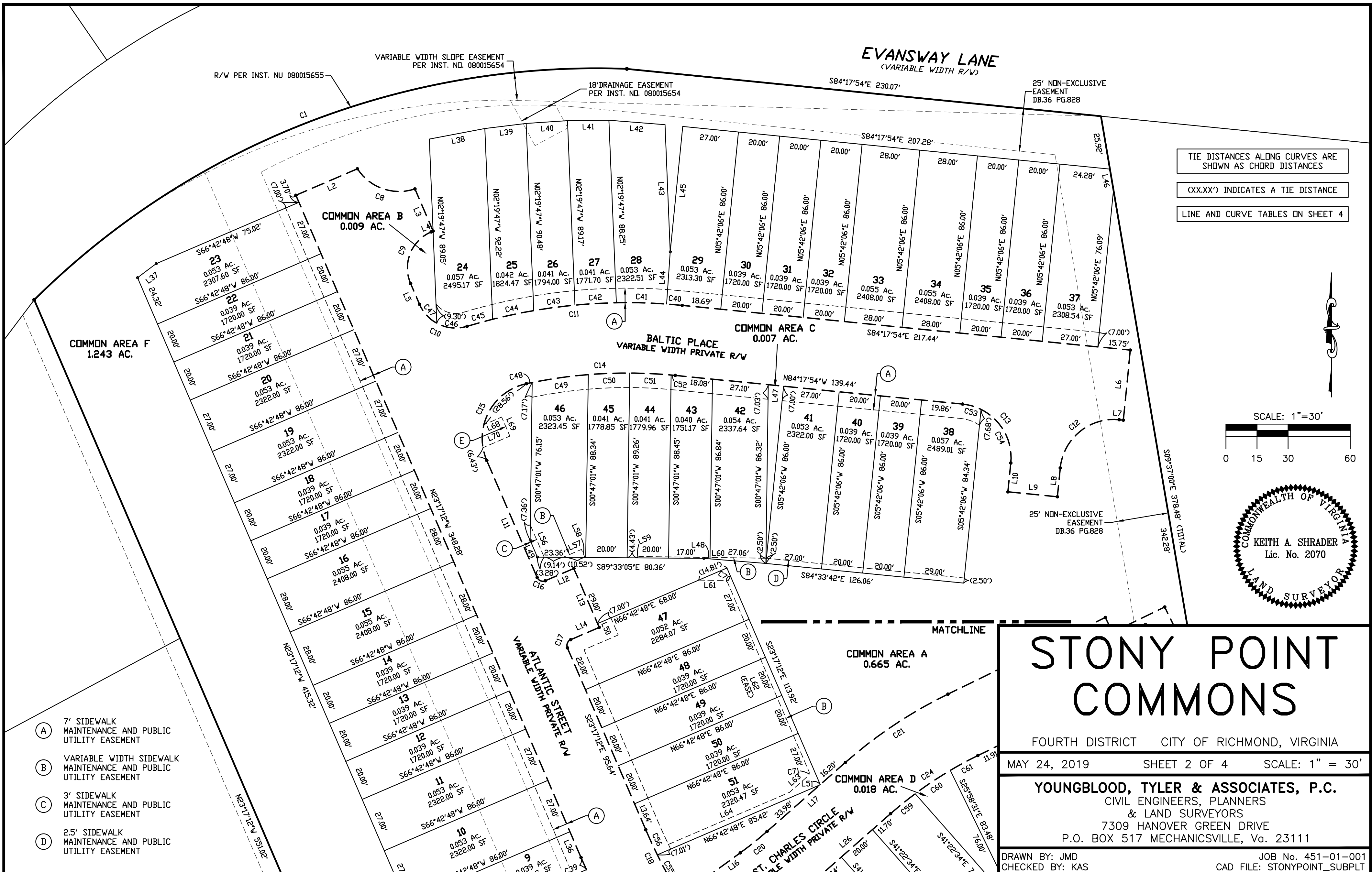
**YOUNGBLOOD, TYLER & ASSOCIATES, P.C.**

CIVIL ENGINEERS, PLANNERS  
& LAND SURVEYORS

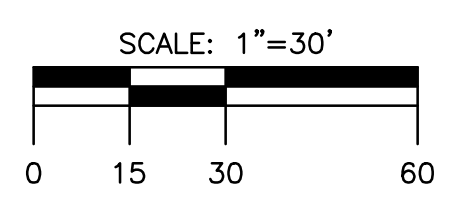
7309 HANOVER GREEN DRIVE  
P.O. BOX 517 MECHANICSVILLE, Va. 23111

DRAWN BY: JMD  
CHECKED BY: KAS

JOB No. 451-01-001  
CAD FILE: STONYPOINT\_SUBPLT



TIE DISTANCES ALONG CURVES ARE SHOWN AS CHORD DISTANCES  
 (XX.XX') INDICATES A TIE DISTANCE  
 LINE AND CURVE TABLES ON SHEET 4



# STONY POINT COMMONS

FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

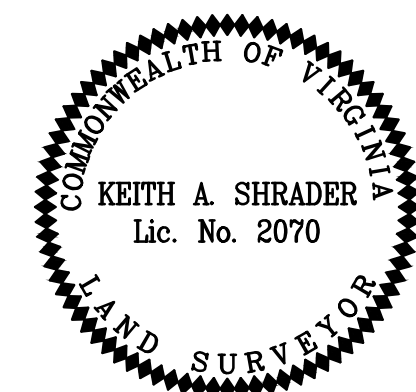
MAY 24, 2019 SHEET 2 OF 4 SCALE: 1" = 30'

**YOUNGBLOOD, TYLER & ASSOCIATES, P.C.**  
 CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS  
 7309 HANOVER GREEN DRIVE  
 P.O. BOX 517 MECHANICSVILLE, Va. 23111

DRAWN BY: JMD JOB No. 451-01-001  
 CHECKED BY: KAS CAD FILE: STONYPOINT\_SUBPLT

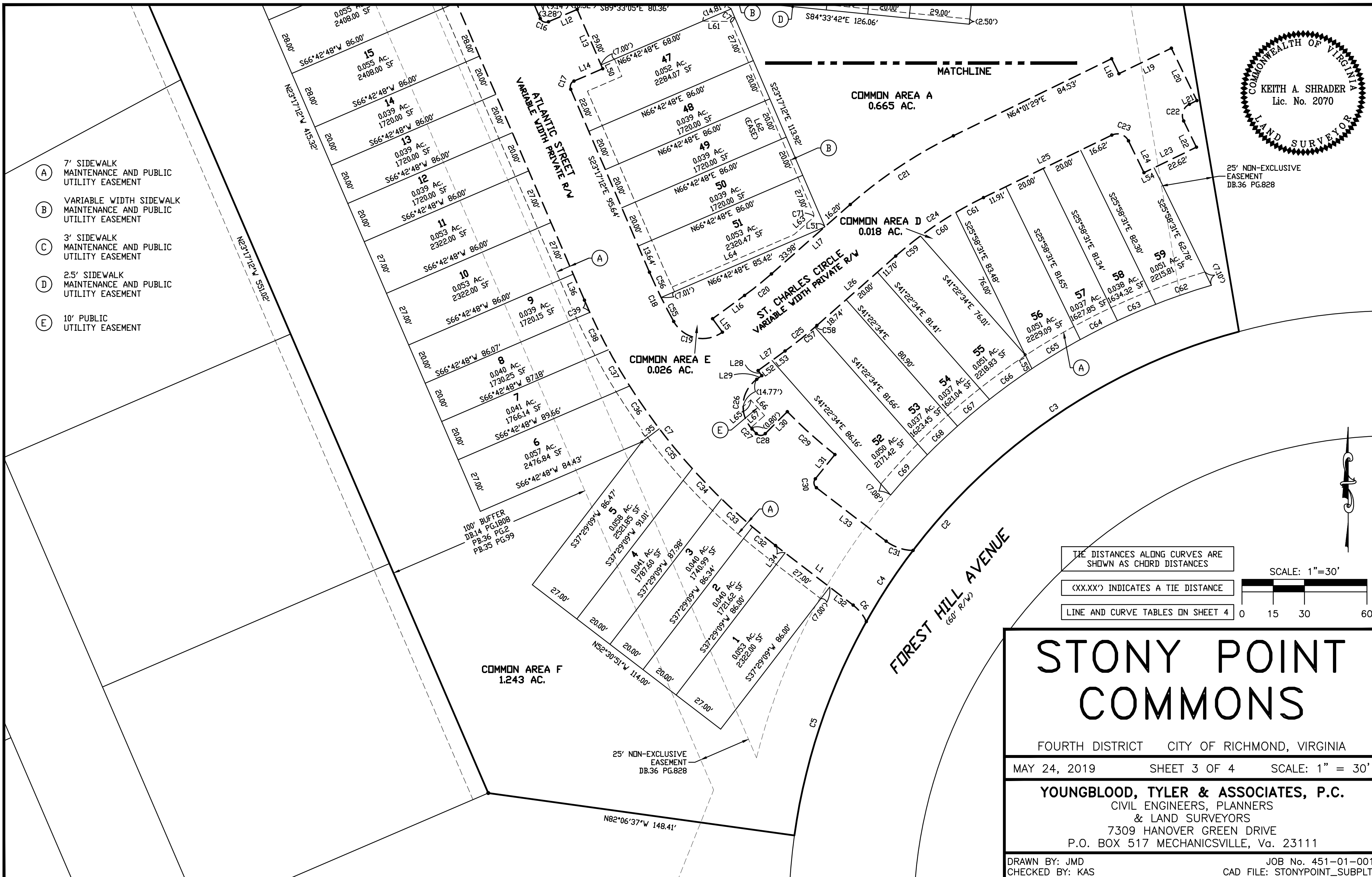
- (A) 7' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (B) VARIABLE WIDTH SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (C) 3' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (D) 2.5' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT

RECORDED DATE: \_\_\_\_\_ PG. \_\_\_\_\_

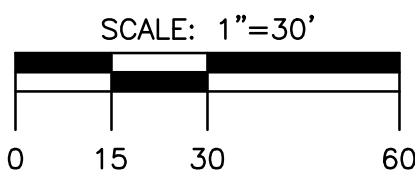


25' NON-EXCLUSIVE EASEMENT DB.36 PG.828

- (A) 7' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (B) VARIABLE WIDTH SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (C) 3' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (D) 2.5' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (E) 10' PUBLIC UTILITY EASEMENT



TIE DISTANCES ALONG CURVES ARE SHOWN AS CHORD DISTANCES  
 <XX.XX'> INDICATES A TIE DISTANCE  
 LINE AND CURVE TABLES ON SHEET 4



# STONY POINT COMMONS

FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

MAY 24, 2019 SHEET 3 OF 4 SCALE: 1" = 30'

**YOUNGBLOOD, TYLER & ASSOCIATES, P.C.**  
 CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS  
 7309 HANOVER GREEN DRIVE  
 P.O. BOX 517 MECHANICSVILLE, Va. 23111

DRAWN BY: JMD JOB No. 451-01-001  
 CHECKED BY: KAS CAD FILE: STONYPOINT\_SUBPLT



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	46°55'09"	385.70'	315.85'	167.38'	307.10'	N68°42'29"E
C2	67°02'56"	292.13'	341.86'	193.54'	322.68'	S41°24'51"W
C3	37°38'37"	292.13'	191.93'	99.57'	188.50'	S56°07'00"W
C4	8°01'38"	292.13'	40.93'	20.50'	40.89'	S33°16'53"W
C5	21°22'41"	292.13'	109.00'	55.14'	108.37'	S18°34'43"W
C6	27°52'13"	21.00'	10.21'	5.21'	10.11'	N38°34'45"W
C7	29°13'39"	296.00'	150.99'	77.18'	149.36'	N37°54'02"W
C8	75°37'33"	24.00'	31.68'	18.62'	29.43'	S70°41'37"E
C9	90°00'00"	19.00'	29.85'	19.00'	26.87'	S21°42'48"W
C10	83°33'22"	19.00'	27.71'	16.97'	25.32'	S65°03'53"E
C11	22°32'40"	267.00'	105.06'	53.22'	104.38'	N84°25'46"E
C12	90°00'00"	26.00'	40.84'	26.00'	36.77'	S50°42'06"W
C13	90°00'00"	26.00'	40.84'	26.00'	36.77'	N39°17'54"W
C14	17°45'51"	233.00'	72.24'	36.41'	71.95'	S86°49'10"W
C15	101°13'27"	27.00'	47.70'	32.88'	41.73'	S27°19'31"W
C16	90°00'00"	3.00'	4.71'	3.00'	4.24'	S68°17'12"E
C17	90°00'00"	3.00'	4.71'	3.00'	4.24'	S21°42'48"W
C18	5°45'47"	262.00'	26.35'	13.19'	26.34'	S26°10'06"E
C19	97°00'17"	16.00'	27.09'	18.09'	23.97'	S77°33'08"E
C20	5°19'17"	178.00'	16.53'	8.27'	16.53'	N51°17'05"E
C21	15°24'03"	222.00'	59.67'	30.02'	59.49'	N56°19'28"E
C22	90°00'00"	6.00'	9.42'	6.00'	8.49'	S19°01'29"W
C23	90°00'00"	6.00'	9.42'	6.00'	8.49'	N70°58'31"W
C24	15°24'03"	189.00'	50.80'	25.56'	50.65'	S56°19'28"W
C25	5°19'17"	211.00'	19.60'	9.81'	19.59'	S51°17'05"W
C26	97°00'17"	16.00'	27.09'	18.09'	23.97'	S05°26'35"W
C27	0°39'25"	262.00'	3.00'	1.50'	3.00'	S43°23'16"E
C28	91°06'22"	3.00'	4.77'	3.06'	4.28'	S89°16'10"E
C29	7°13'40"	244.00'	30.78'	15.41'	30.76'	S47°58'00"E
C30	91°24'12"	3.00'	4.79'	3.07'	4.29'	S06°48'45"E
C31	37°05'11"	21.50'	13.92'	7.21'	13.67'	S71°03'27"E
C32	2°45'14"	296.00'	14.23'	7.11'	14.23'	S51°08'15"E
C33	3°53'06"	296.00'	20.07'	10.04'	20.07'	S47°49'04"E
C34	3°54'58"	296.00'	20.23'	10.12'	20.23'	S43°55'02"E
C35	4°48'44"	296.00'	24.86'	12.44'	24.85'	S39°33'11"E
C36	4°50'15"	296.00'	24.99'	12.50'	24.98'	S34°43'42"E
C37	3°54'06"	296.00'	20.16'	10.08'	20.15'	S30°21'31"E
C38	3°52'41"	296.00'	20.03'	10.02'	20.03'	S26°28'08"E
C39	1°14'35"	296.00'	6.42'	3.21'	6.42'	S23°54'30"E
C40	1°37'43"	267.00'	7.59'	3.80'	7.59'	N85°06'46"W
C41	5°12'12"	267.00'	24.25'	12.13'	24.24'	N88°31'43"W
C42	4°17'36"	267.00'	20.01'	10.01'	20.00'	S86°43'23"W
C43	4°18'39"	267.00'	20.09'	10.05'	20.08'	S82°25'15"W
C44	4°21'13"	267.00'	20.29'	10.15'	20.28'	S78°05'19"W
C45	2°45'17"	267.00'	12.84'	6.42'	12.84'	S74°32'04"W
C46	45°20'51"	19.00'	15.04'	7.94'	14.65'	N84°10'09"W
C47	38°12'31"	19.00'	12.67'	6.58'	12.44'	N42°23'27"W
C48	0°42'14"	233.00'	2.86'	1.43'	2.86'	N78°17'22"E
C49	6°43'20"	233.00'	27.34'	13.68'	27.32'	N82°00'08"E
C50	4°55'34"	233.00'	20.03'	10.02'	20.03'	N87°49'35"E
C51	4°55'21"	233.00'	20.02'	10.02'	20.01'	S87°14'57"E
C52	0°29'23"	233.00'	1.99'	1.00'	1.99'	S84°32'35"E
C53	20°35'13"	26.00'	9.34'	4.72'	9.29'	S74°00'18"E
C54	69°24'47"	26.00'	31.50'	18.01'	29.61'	S29°00'18"E
C55	2°50'24"	262.00'	12.99'	6.49'	12.99'	N27°37'47"W
C56	2°55'23"	262.00'	13.37'	6.68'	13.37'	N24°44'54"W
C57	4°58'43"	211.00'	18.33'	9.17'	18.33'	N51°27'22"E
C58	0°20'34"	211.00'	1.26'	0.63'	1.26'	N48°47'43"E
C59	4°38'39"	189.00'	15.32'	7.66'	15.32'	N50°56'46"E
C60	6°10'40"	189.00'	20.38'	10.20'	20.37'	N56°21'26"E
C61	4°34'44"	189.00'	15.10'	7.56'	15.10'	N61°44'08"E
C62	5°05'58"	317.13'	28.23'	14.12'	28.22'	S71°07'07"W
C63	3°37'05"	317.13'	20.03'	10.02'	20.02'	S66°45'35"W
C64	3°36'52"	317.13'	20.01'	10.01'	20.00'	S63°08'36"W
C65	4°53'57"	317.13'	27.12'	13.57'	27.11'	S58°53'12"W
C66	4°32'31"	317.13'	25.14'	12.58'	25.13'	S54°09'58"W
C67	3°36'55"	317.13'	20.01'	10.01'	20.01'	S50°05'15"W
C68	3°37'00"	317.13'	20.02'	10.01'	20.01'	S46°28'18"W
C69	4°43'39"	317.13'	26.17'	13.09'	26.16'	S42°17'59"W
C70	65°55'47"	2.00'	2.30'	1.30'	2.18'	S56°15'05"E
C71	71°54'38"	2.00'	2.51'	1.45'	2.35'	S12°40'07"W

LINE	BEARING	DISTANCE
L1	N52°30'51"W	46.99'
L2	N66°42'48"E	32.34'
L3	S23°17'12"E	22.17'
L4	S66°42'48"W	1.00'
L5	S23°17'12"E	10.87'
L6	S05°42'06"W	34.00'
L7	N84°17'54"W	2.00'
L8	S05°42'06"W	14.00'
L9	N84°17'54"W	24.00'
L10	N05°42'06"E	14.00'
L11	S23°17'12"E	61.55'
L12	N66°42'48"E	15.00'
L13	S23°17'12"E	31.00'
L14	S66°42'48"W	15.00'
L15	N36°03'16"W	8.00'
L16	N53°56'44"E	18.99'
L17	N48°37'26"E	50.43'
L18	S25°58'31"E	8.00'
L19	N64°01'29"E	28.00'
L20	S25°58'31"E	28.00'
L21	S64°01'29"W	4.00'
L22	S25°58'31"E	14.00'
L23	S64°01'29"W	28.00'
L24	N25°58'31"W	17.00'
L25	S64°01'29"W	68.53'
L26	S48°37'26"W	50.43'
L27	S53°56'44"W	15.99'
L28	S36°03'16"E	3.00'
L29	S53°56'44"W	3.00'
L30	N45°10'39"E	14.96'
L31	S38°53'21"W	14.96'
L32	N52°30'51"W	14.21'
L33	S52°30'51"E	42.19'
L34	S52°30'51"E	5.78'
L35	N52°51'11"E	10.49'
L36	S23°17'12"E	13.58'
L37	N52°58'31"E	11.30'
L38	N79°13'42"E	27.30'
L39	N82°59'26"E	20.07'
L40	N86°10'26"E	20.01'
L41	N89°21'09"E	20.01'
L42	S85°22'25"E	27.20'
L43	S02°19'47"E	61.48'
L44	S04°04'23"W	25.24'
L45	N05°42'06"E	60.88'
L46	S09°37'00"E	10.28'
L47	S84°17'54"E	7.40'
L48	N85°24'08"W	3.01'
L49	N23°17'12"W	8.93'
L50	N23°17'12"W	2.00'
L51	S48°37'26"W	0.25'
L52	N53°56'44"E	8.26'
L53	N53°56'44"E	7.73'
L54	N64°01'29"E	5.38'
L55	S25°58'31"E	7.47'
L56	S23°17'12"E	16.97'
L57	N66°42'48"E	9.63'
L58	S23°17'12"E	4.23'
L59	N65°31'27"E	1.62'
L60	S89°12'59"E	61.11'
L61	S89°12'59"E	12.19'
L62	S23°17'12"E	99.13'
L63	S48°37'26"W	11.84'
L64	S66°42'48"W	63.64'
L65	N48°12'37"E	4.96'
L66	S41°47'23"E	10.00'
L67	S48°12'37"W	8.83'
L68	N66°42'48"E	9.36'
L69	S23°17'12"E	10.00'
L70	S66°42'48"W	14.13'

- (A) 7' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (B) VARIABLE WIDTH SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (C) 3' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (D) 2.5' SIDEWALK MAINTENANCE AND PUBLIC UTILITY EASEMENT
- (E) 10' PUBLIC UTILITY EASEMENT

# STONY POINT COMMONS

FOURTH DISTRICT CITY OF RICHMOND, VIRGINIA

MAY 24, 2019 SHEET 4 OF 4 SCALE: 1" = 30'

**YOUNGBLOOD, TYLER & ASSOCIATES, P.C.**  
 CIVIL ENGINEERS, PLANNERS  
 & LAND SURVEYORS  
 7309 HANOVER GREEN DRIVE  
 P.O. BOX 517 MECHANICSVILLE, Va. 23111

DRAWN BY: JMD JOB No. 451-01-001  
 CHECKED BY: KAS CAD FILE: STONYPOINT\_SUBPLT

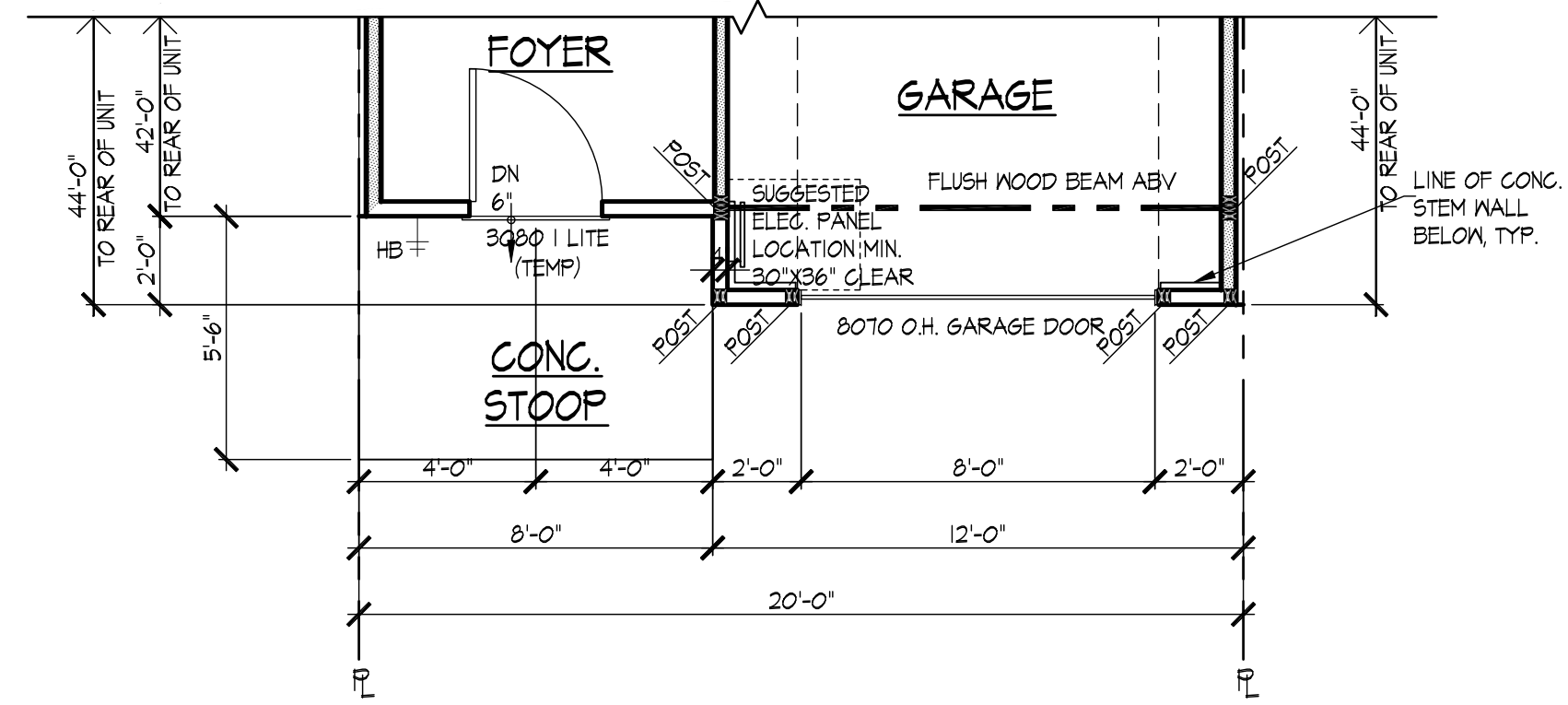




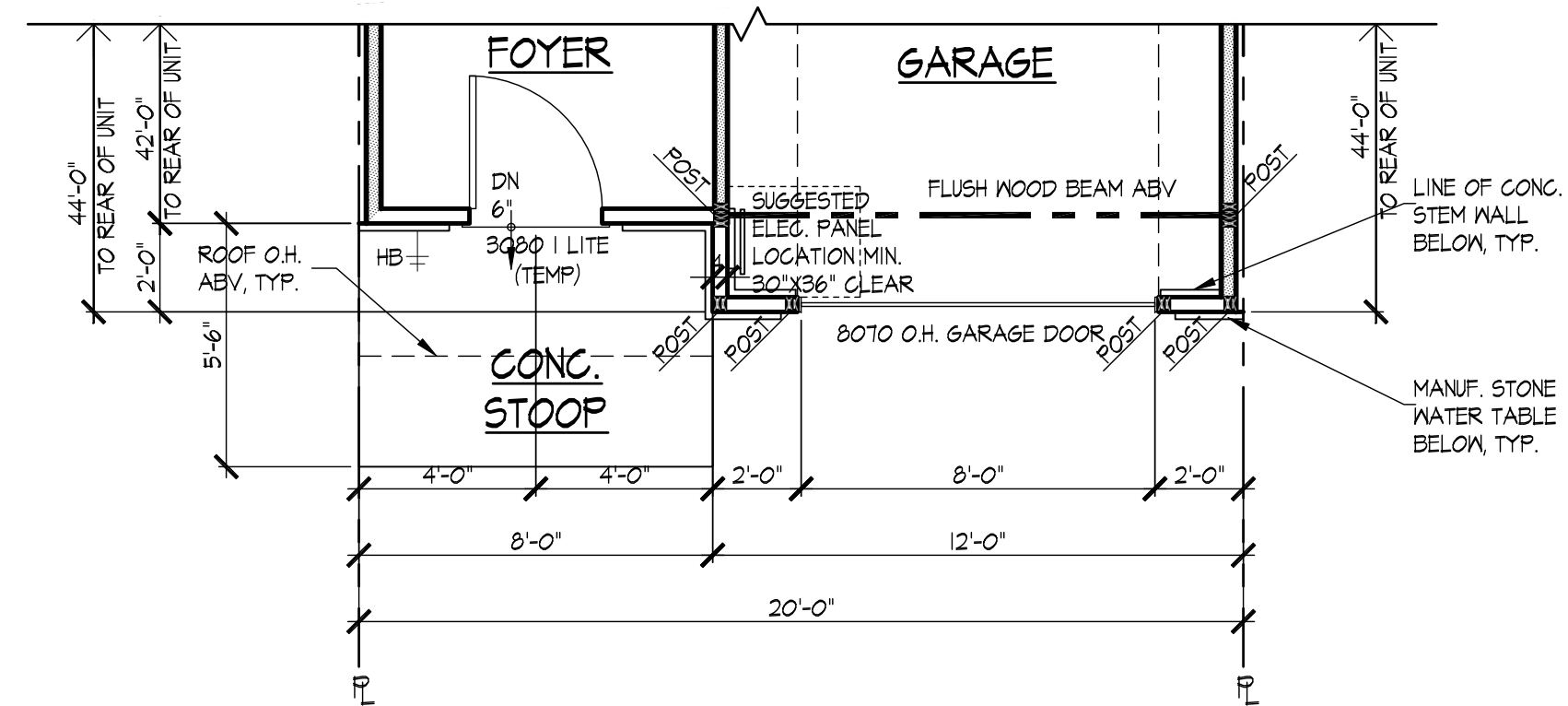
Amara – E, F, G, H, J



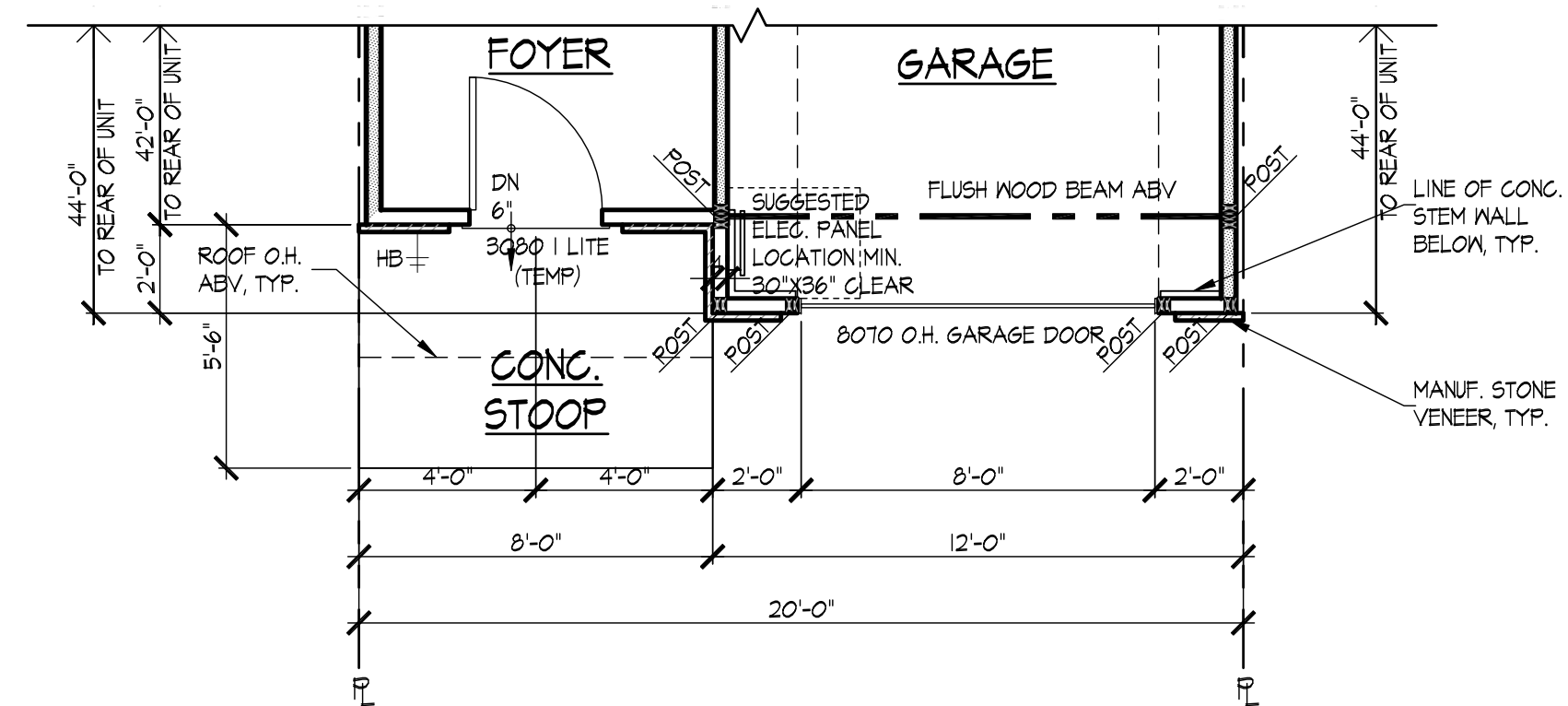
Material Table		
	Color	Material
Siding	Various	Vinyl
Fascia / Trim	White	White Aluminum
Doors	Various	Fiberglass
Windows	White	Vinyl
Roof	Onyx	Asphalt Shingles
Shed Roof	Various	Metal



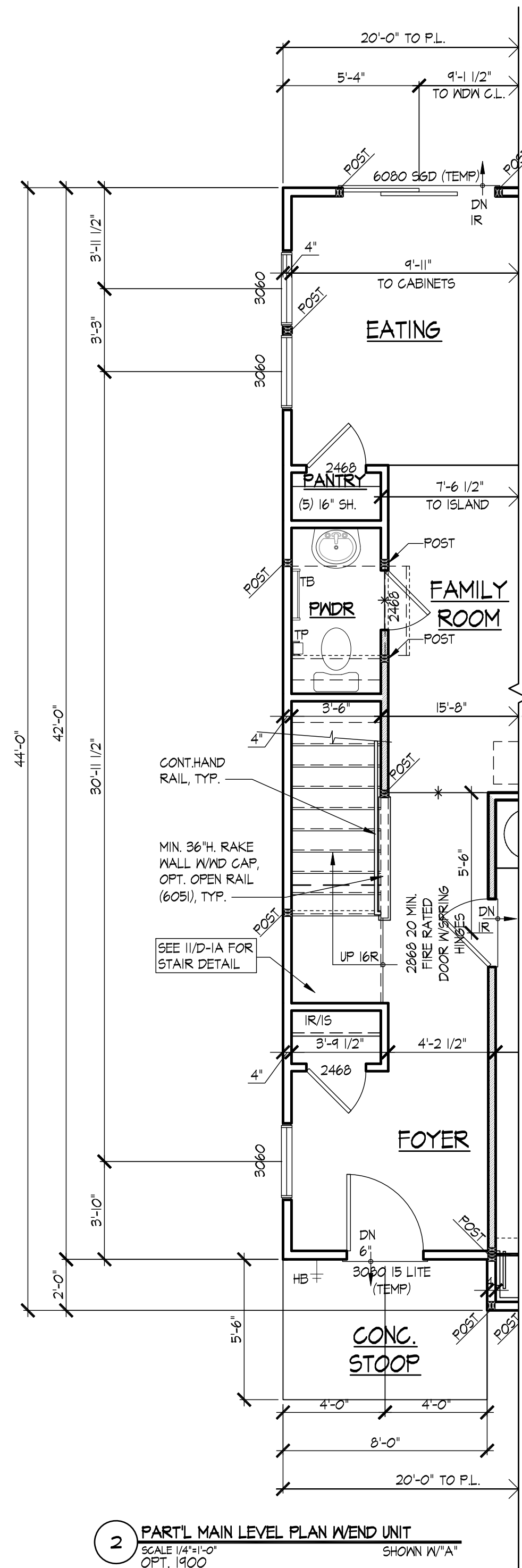
3 PARTIAL MAIN LEVEL PLAN 'C' & 'D'  
SCALE 1/4"=1'-0"



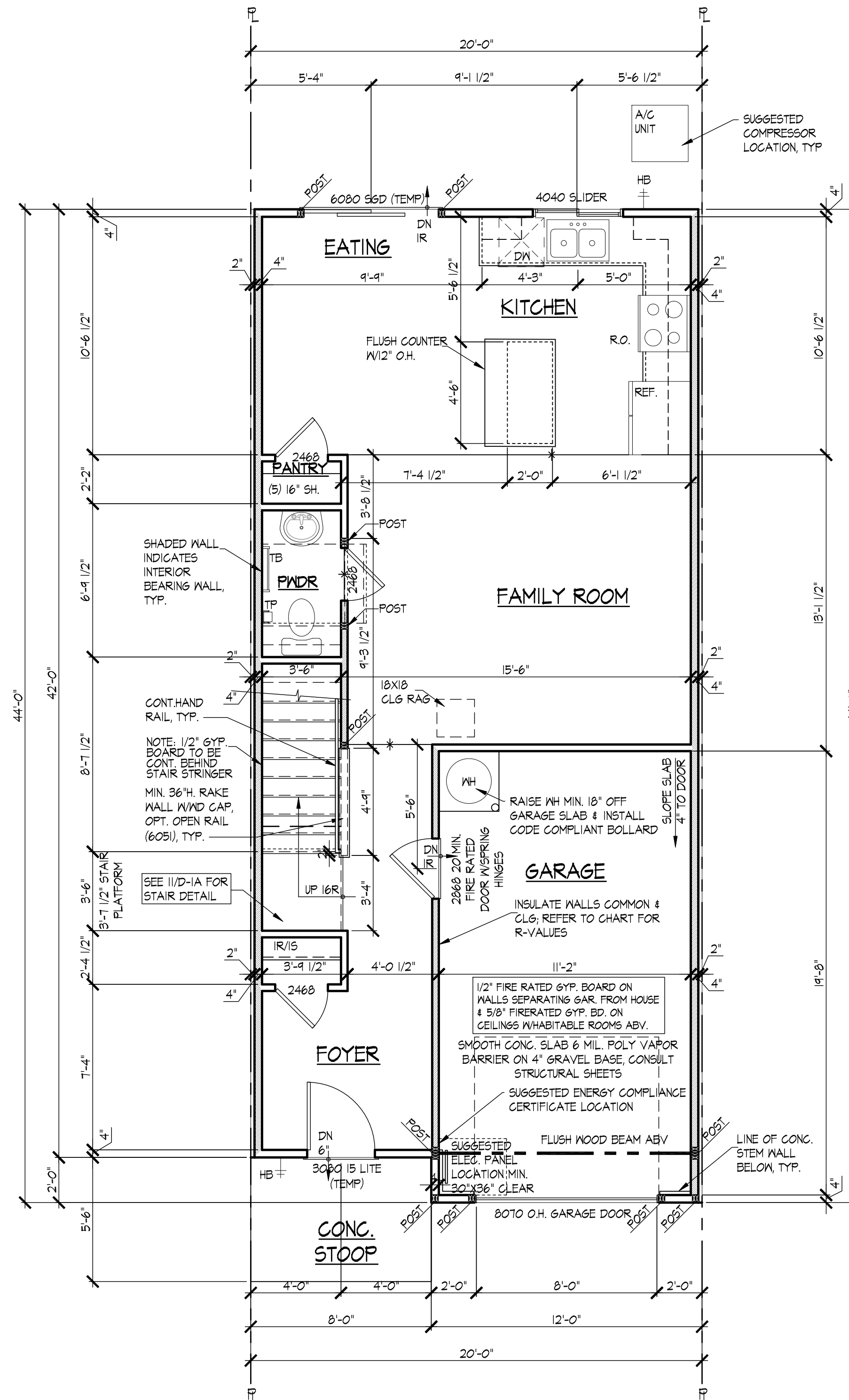
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SCALE 1/4"=1'-0"



7 PARTIAL MAIN LEVEL PLAN 'G' & 'H'  
SCALE 1/4"=1'-0"



2 PARTIAL MAIN LEVEL PLAN WEND UNIT  
SCALE 1/4"=1'-0"  
OPT. 1:00  
SHOWN W/A"



1 MAIN LEVEL PLAN 'A' & 'B'  
SCALE 1/4"=1'-0"

GENERAL NOTES:  
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.  
2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.  
3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

REVISION SET  
11/25/19

**STANLEY MARTIN HOMES**  
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190  
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL:  
001240 AMARA

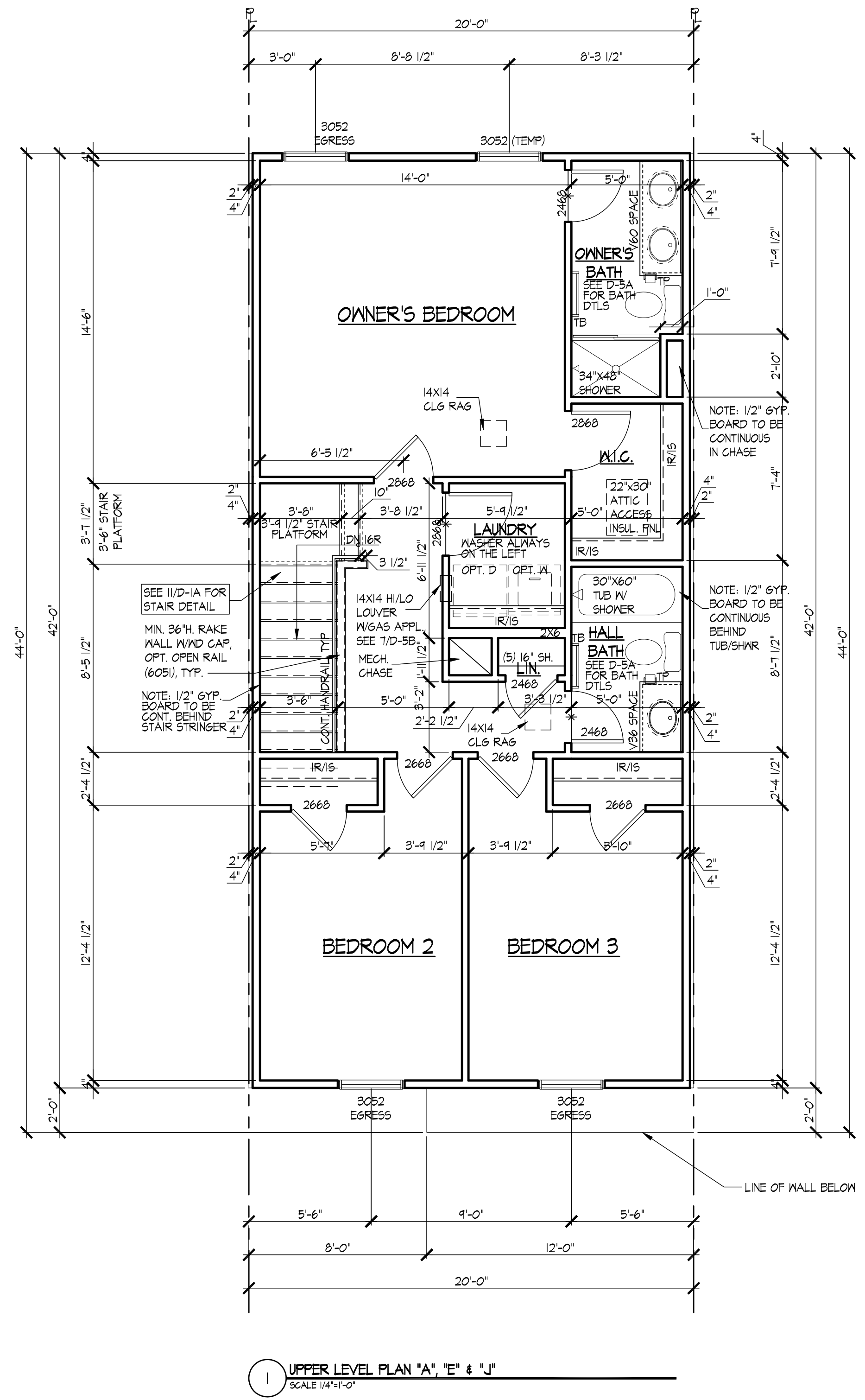
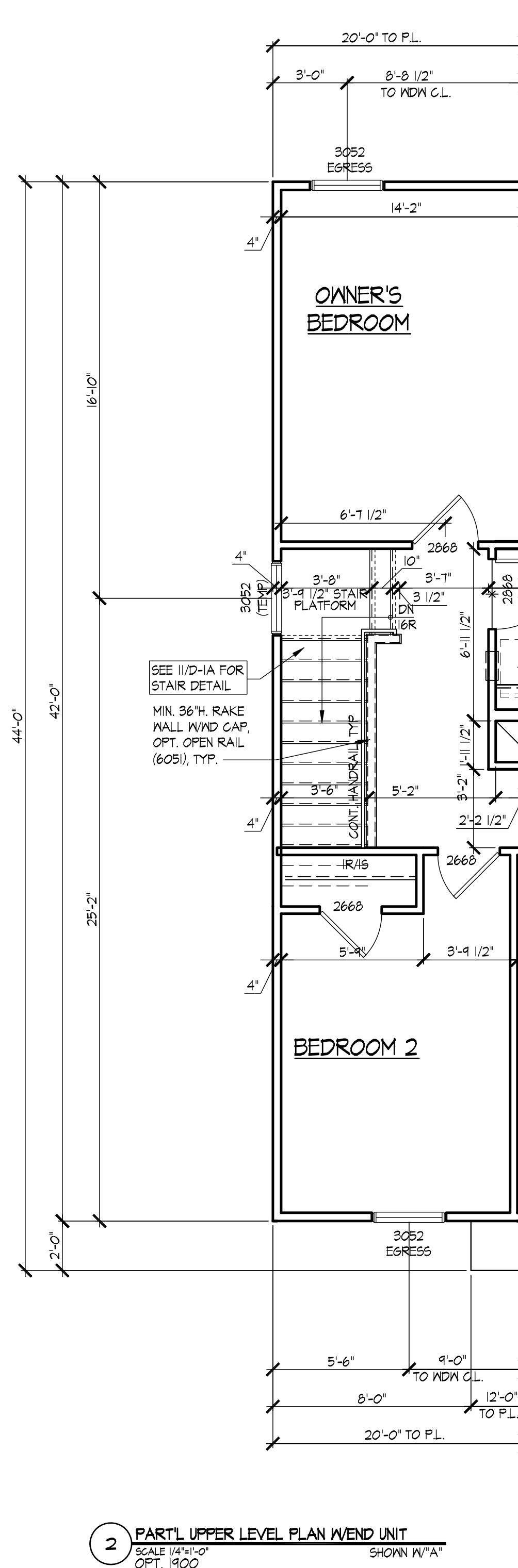
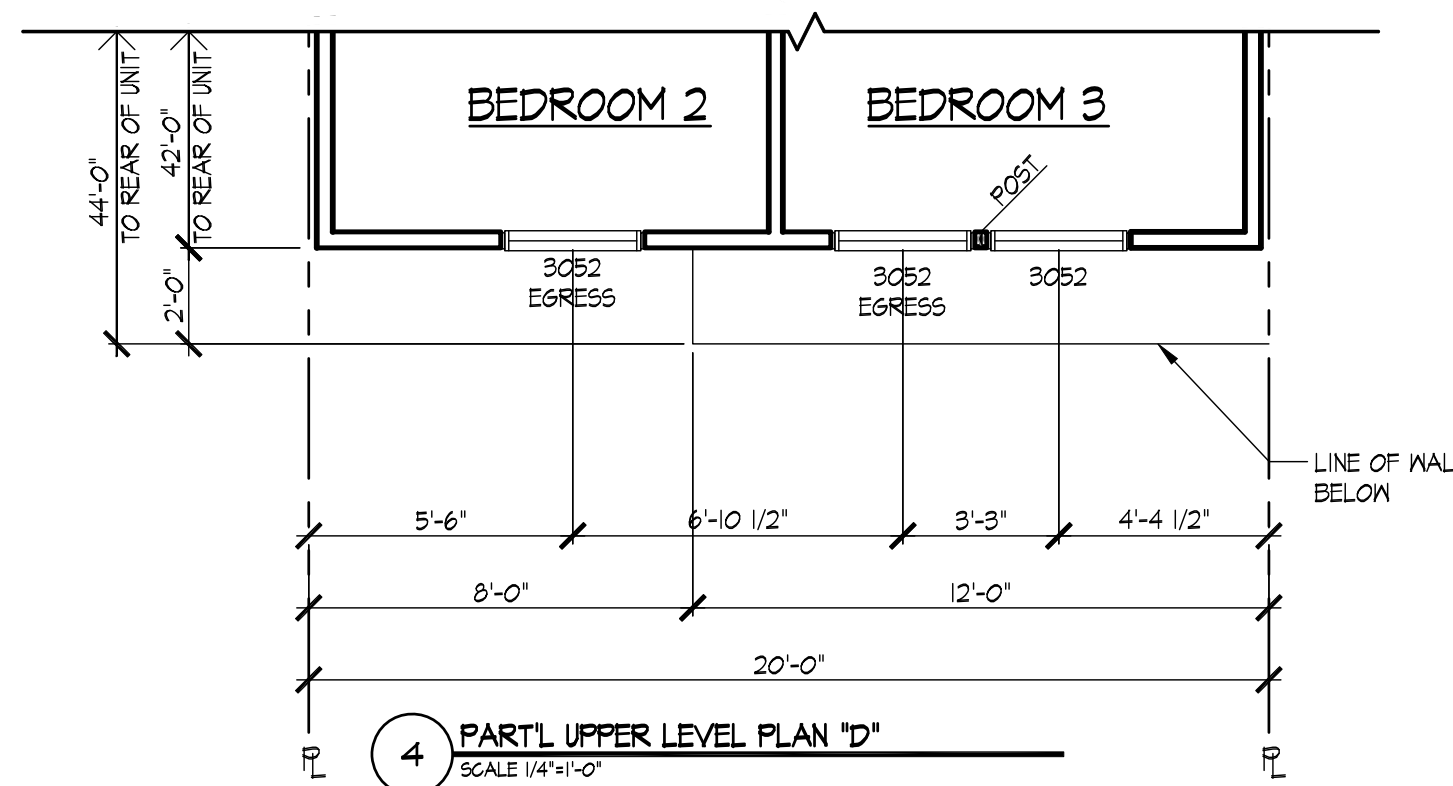
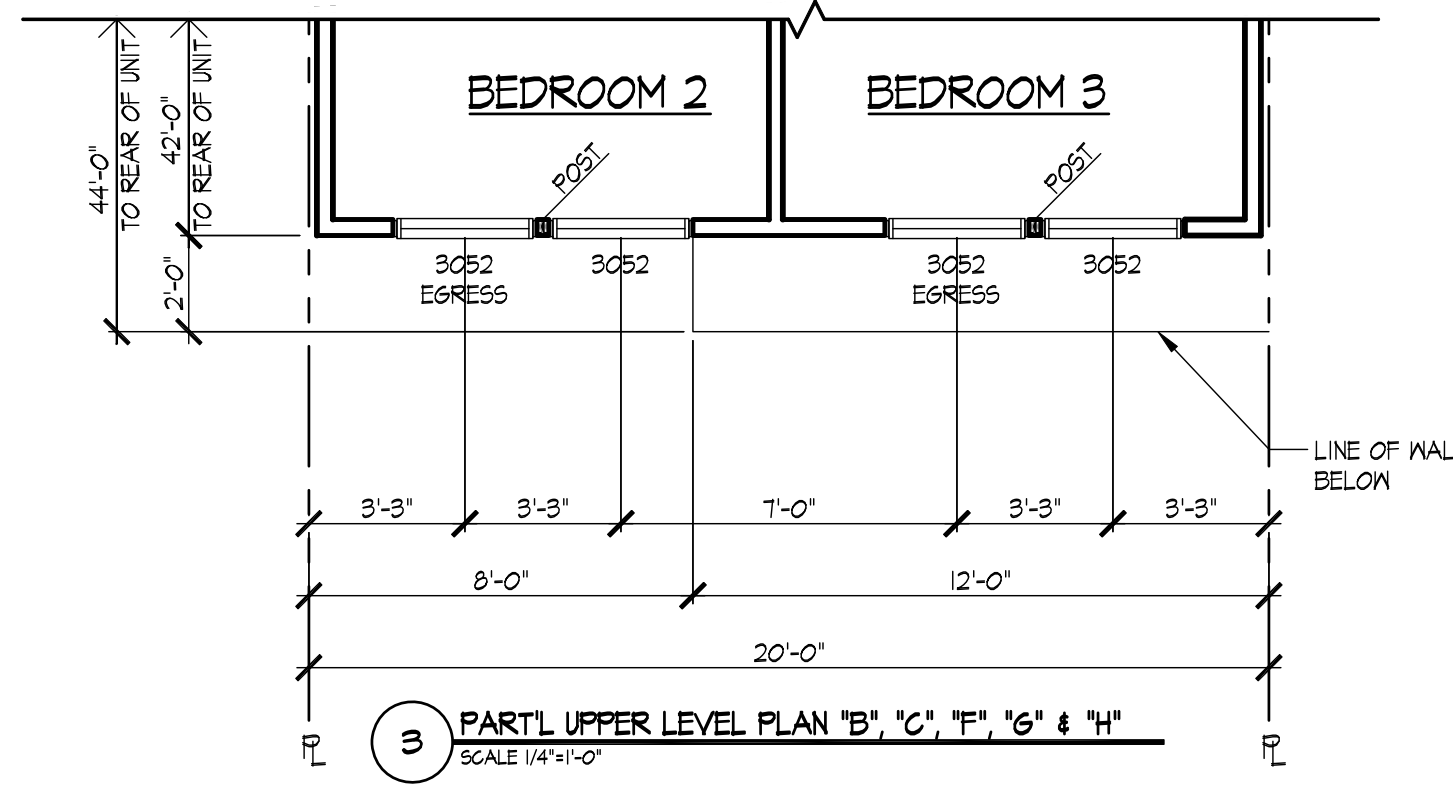
ORIGINAL ISSUE DATE: 09/16/19

REVISION(S):

11/25/19	

DRAWING DESCRIPTION:  
MAIN LEVEL PLANS

SHEET #  
A-2A



GENERAL NOTES:  
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.  
2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.  
3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

**STANLEY MARTIN HOMES**  
1170 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190  
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL:  
001240 AMARA

ORIGINAL ISSUE DATE: 09/16/19

REVISION(S):

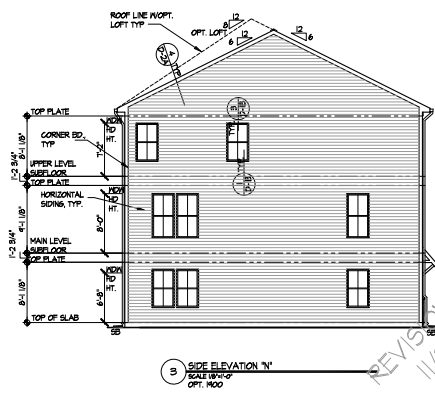
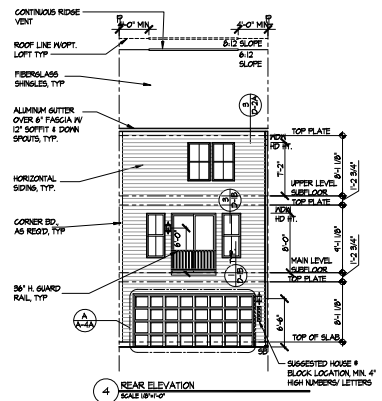
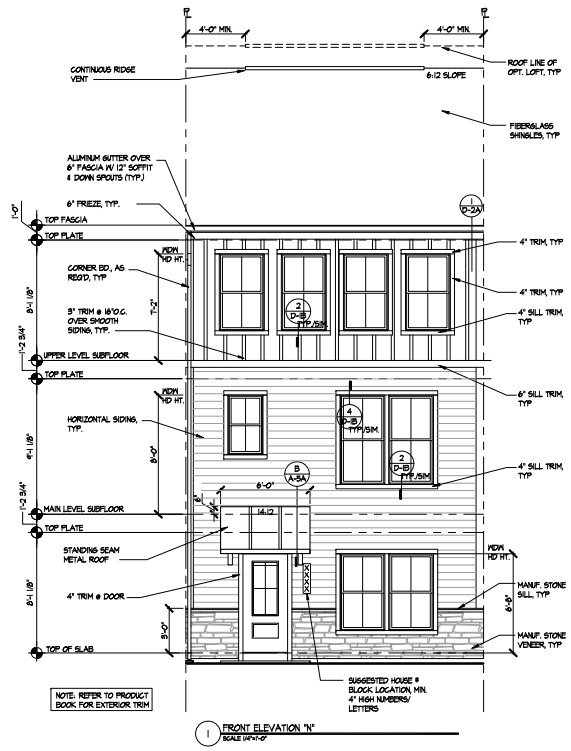
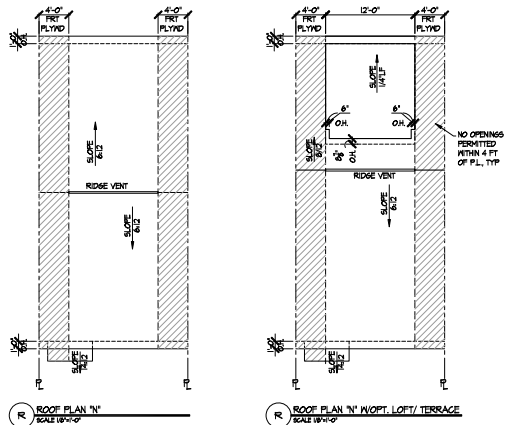
11/25/19	

DRAWING DESCRIPTION:  
UPPER LEVEL PLANS

SHEET #  
A-3A

REVISION SET  
11/25/19





**STANLEY MARTIN HOMES**  
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190  
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

3206 PERRY

MODEL:

ORIGINAL ISSUE DATE: 6/1/2015

REVISION(S):  
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09/14/16  
10/11/16  
07/21/17  
06/08/18

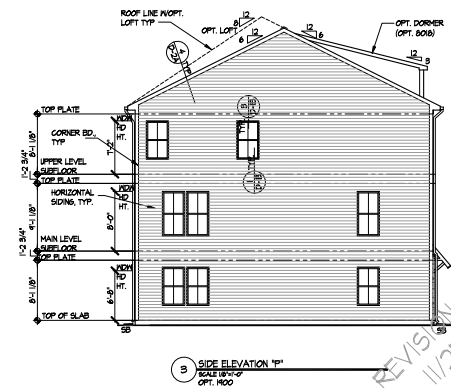
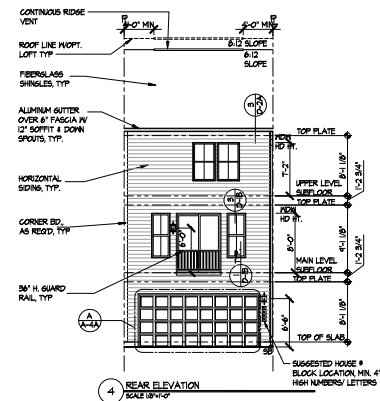
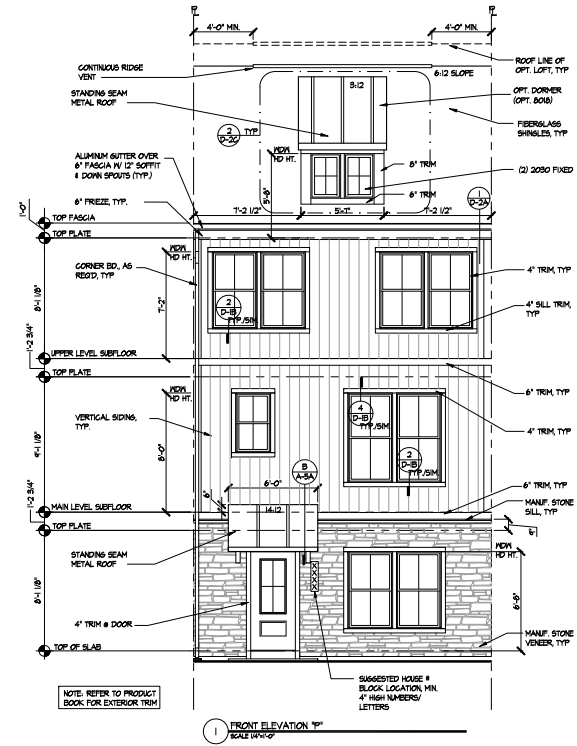
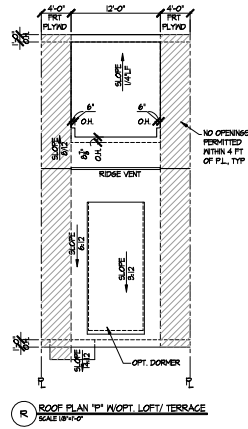
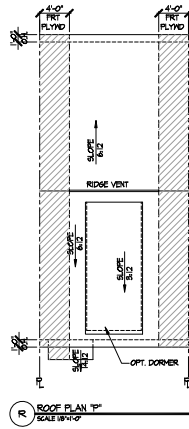
04/16/2018  
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11/25/2018

DRAWING DESCRIPTION:  
ELEVATION "N" & ROOF PLAN

SHEET #  
A-4N

REVISION SET  
11/25/19

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SEAL:

3206 PERRY

ORIGINAL ISSUE DATE: 6/1/2015

REVISION(S)
6/3/15
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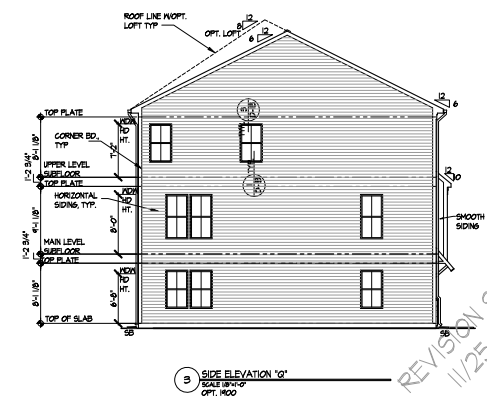
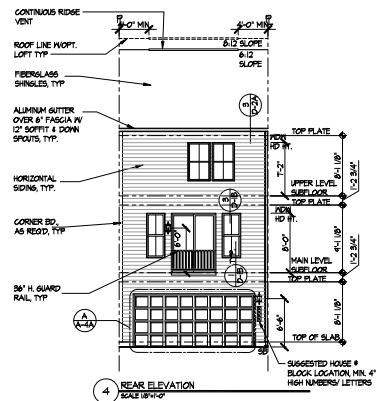
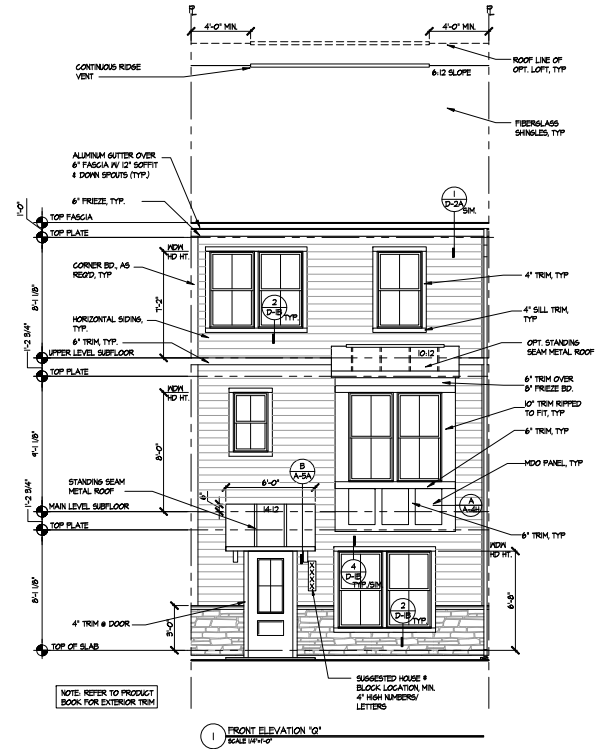
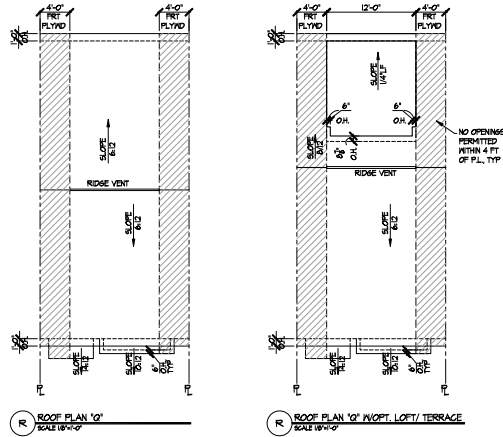
DRAWING DESCRIPTION:

ELEVATION 1P & ROOF PLAN

SHEET # A-4P

REVISION SET  
 11/25/19

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SEAL:

3206 PERRY

ORIGINAL ISSUE DATE: 6/1/2015

REVISION(S)	DATE

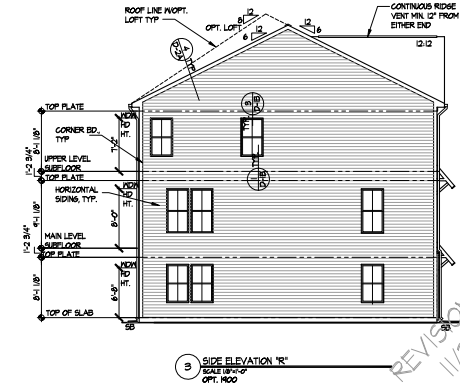
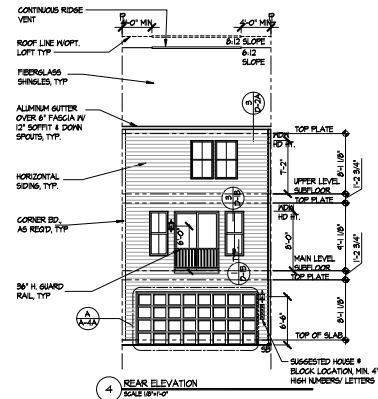
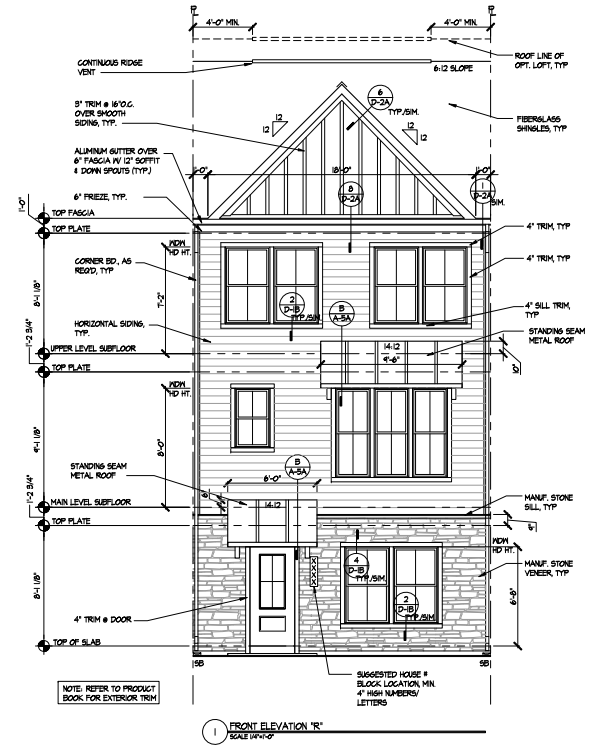
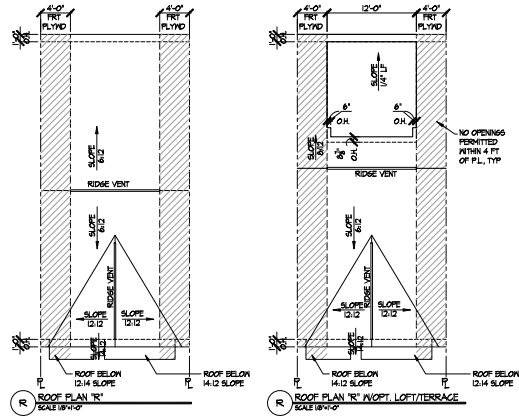
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02/08/2019  
11/25/2019

DRAWING DESCRIPTION:  
ELEVATION '0' & ROOF PLAN

SHEET #  
A-4Q

REVISION SET  
11/25/19





**STANLEY MARTIN HOMES**  
 11710 PLAZA AMERICA DRIVE SUITE 1100, RESTON, VA 20190  
 PHONE: (703) 964-5000 FAX: (703) 718-8076

SEAL:

3206 PERRY

MODEL:

ORIGINAL ISSUE DATE: 6/1/2015

REVISION(S):

6/3/15

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07/21/17

06/08/18

04/16/2019

02/10/2019

11/25/2019

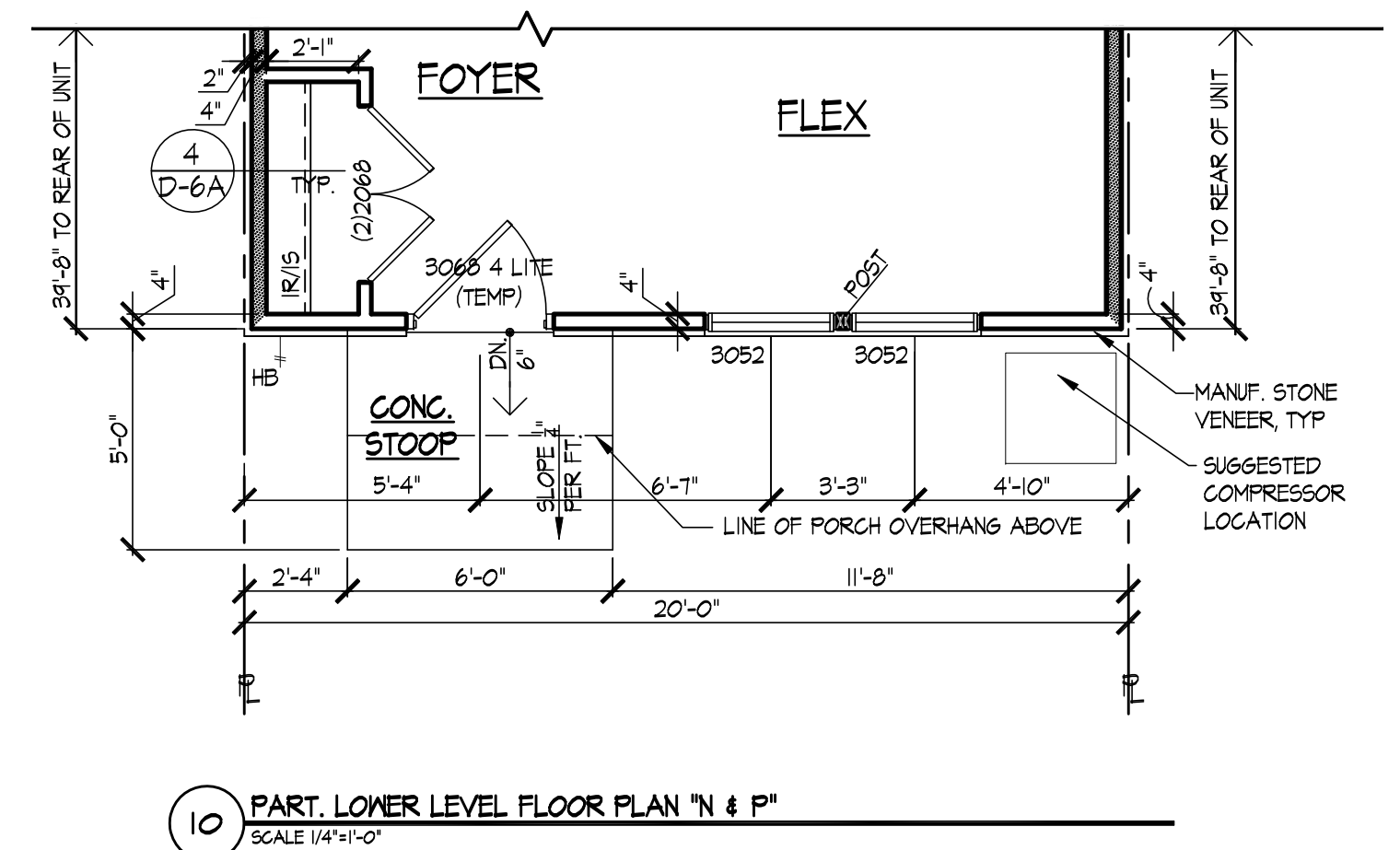
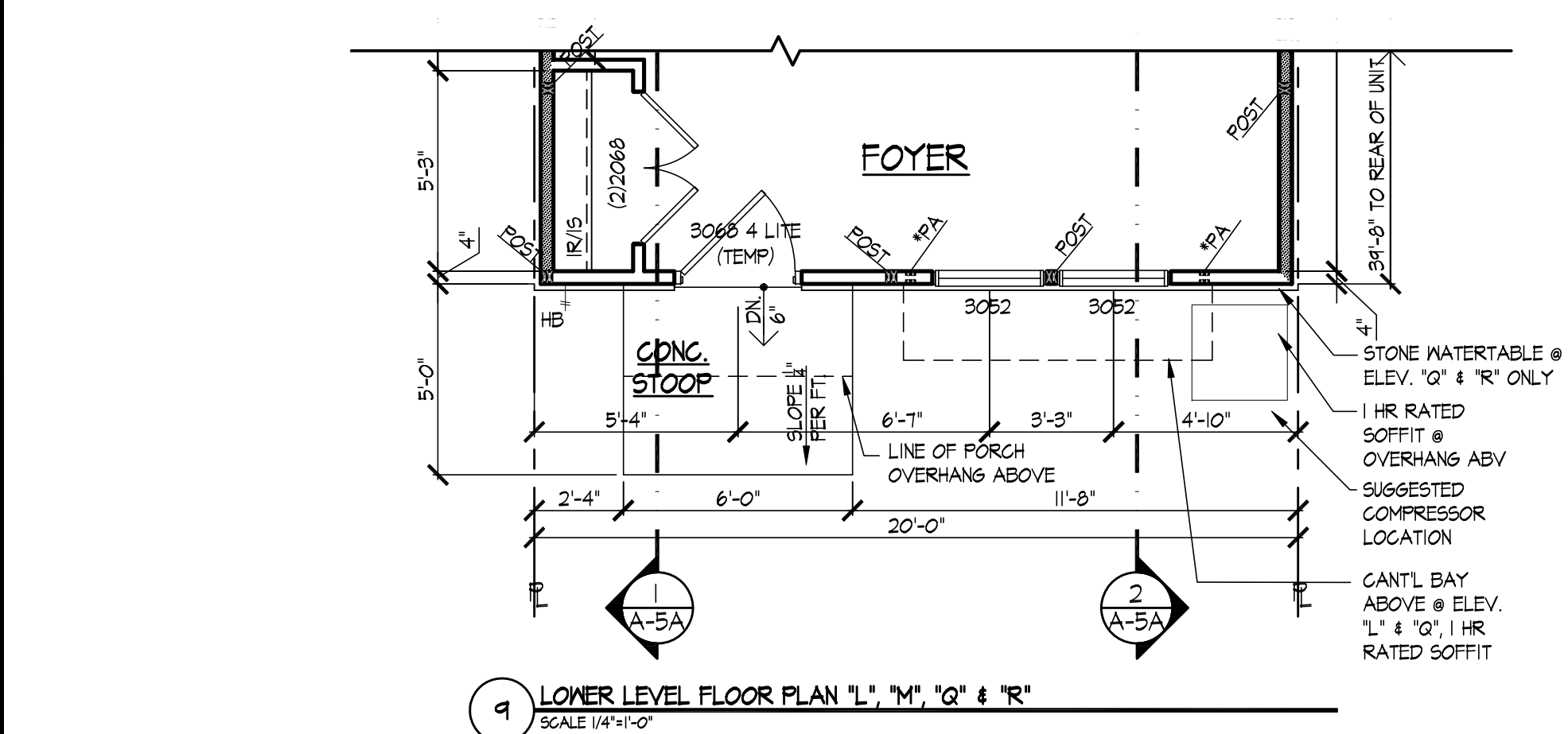
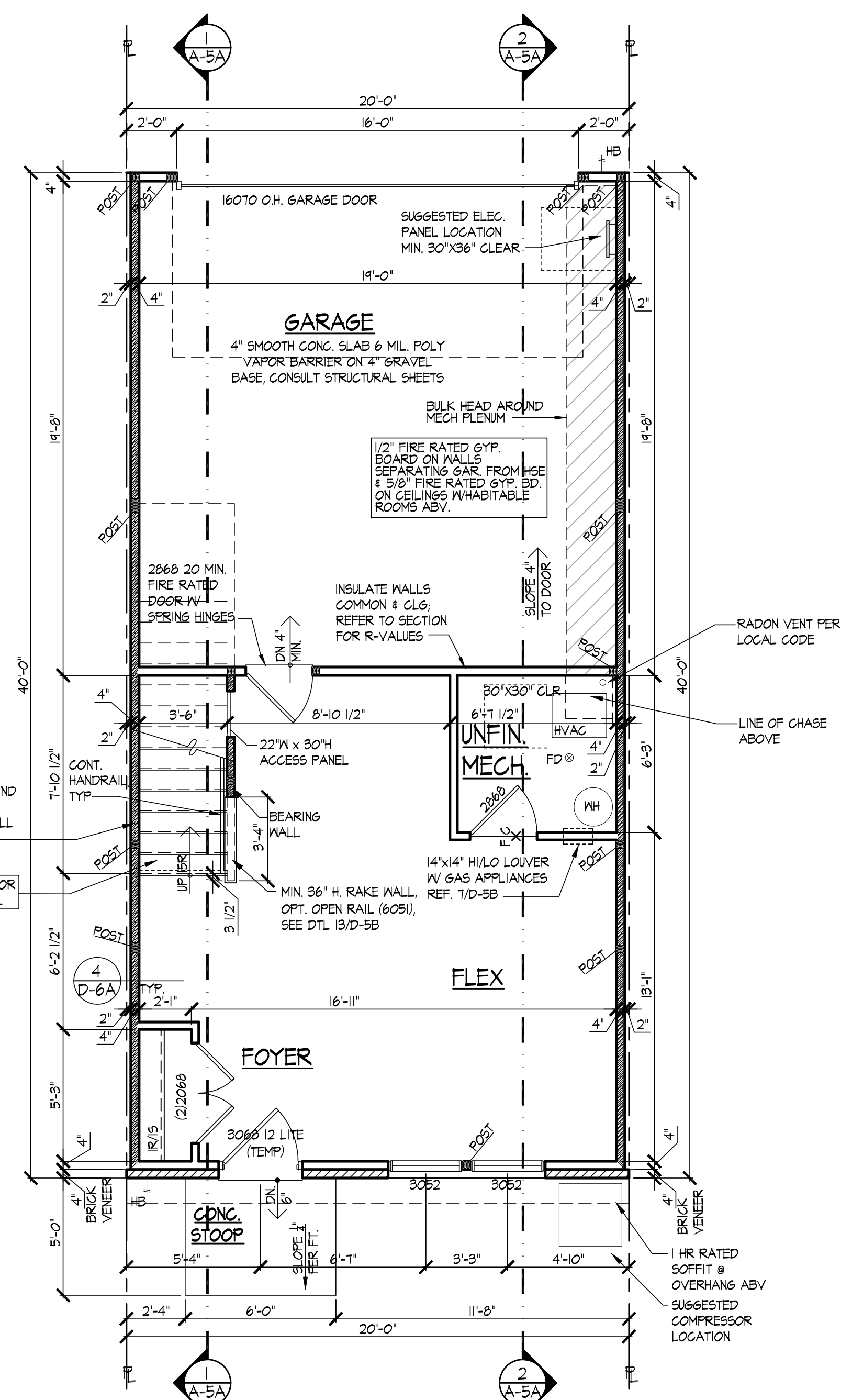
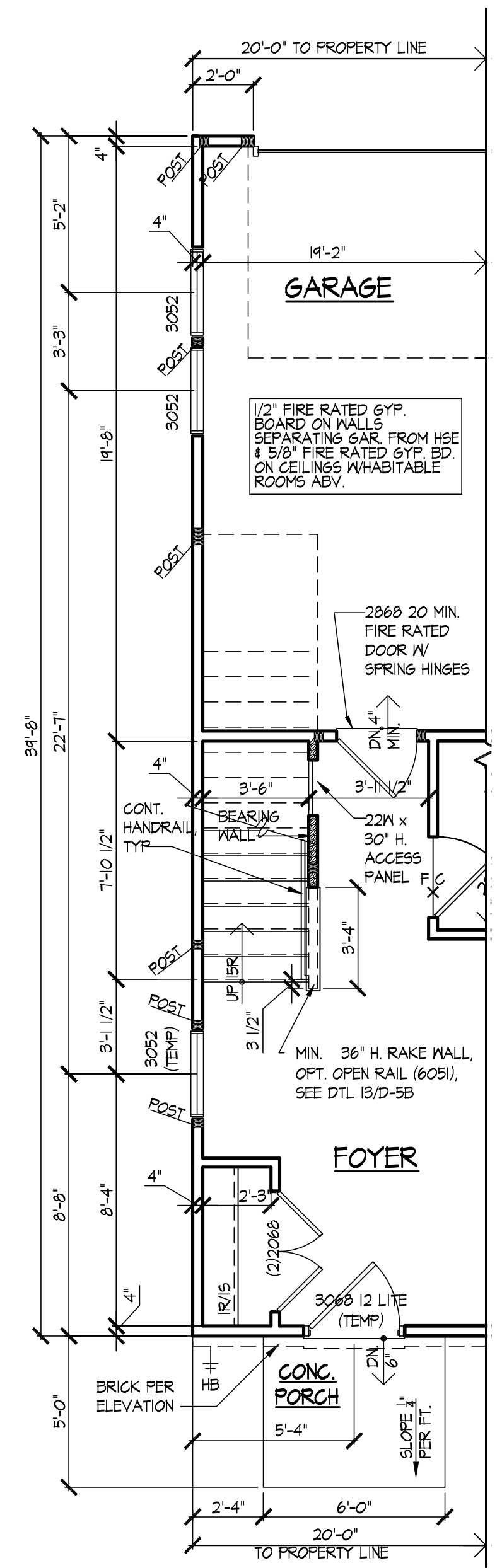
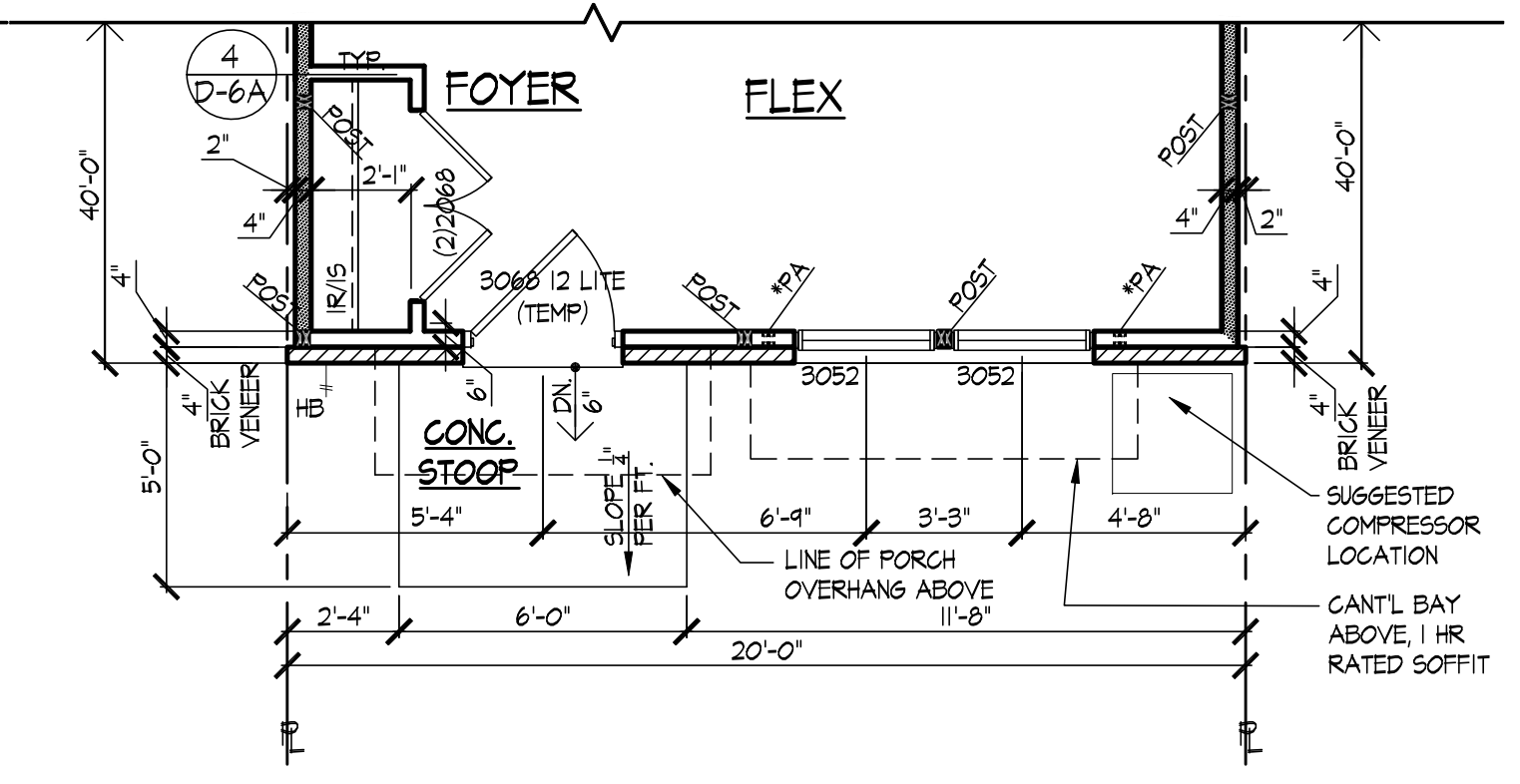
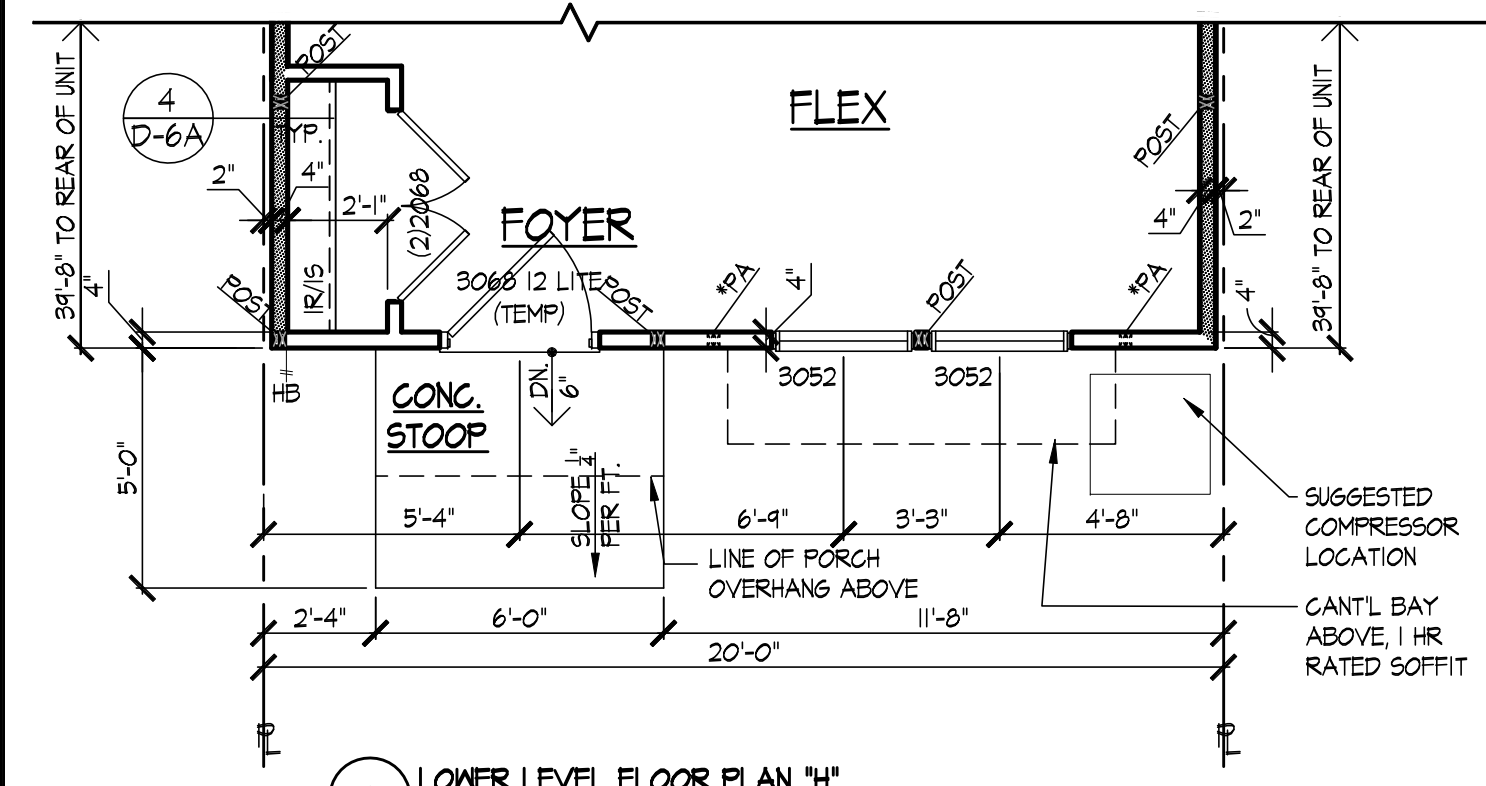
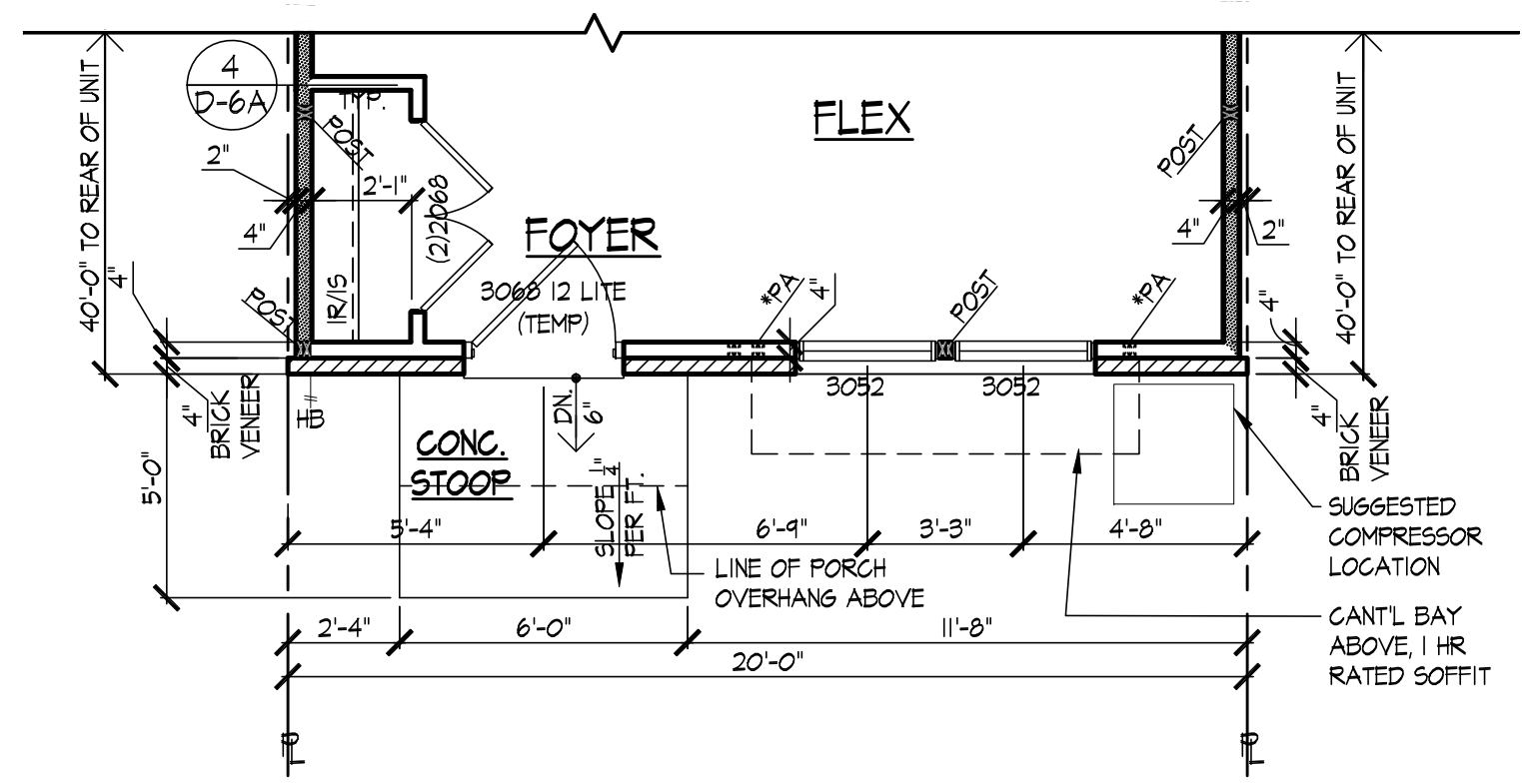
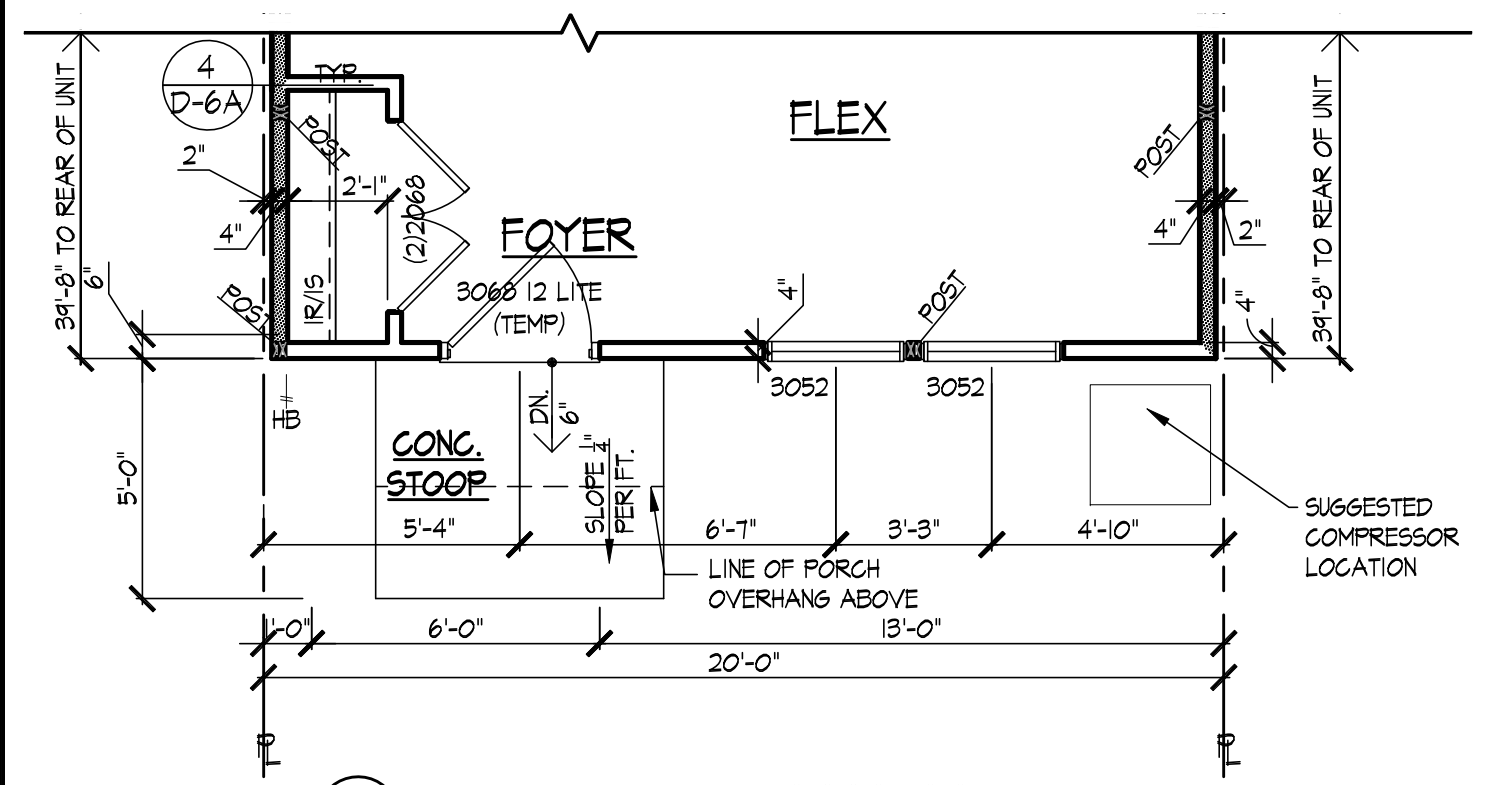
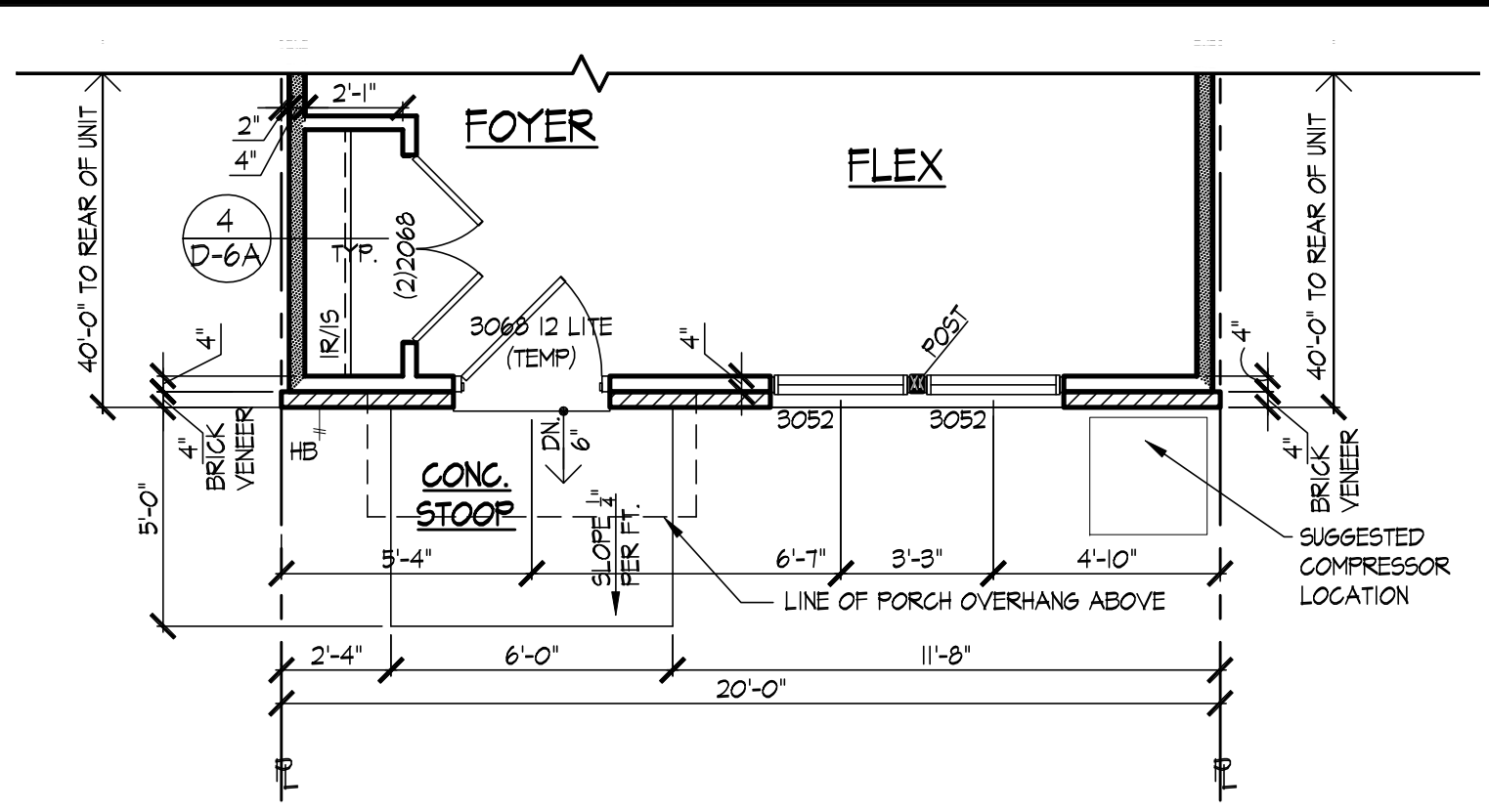
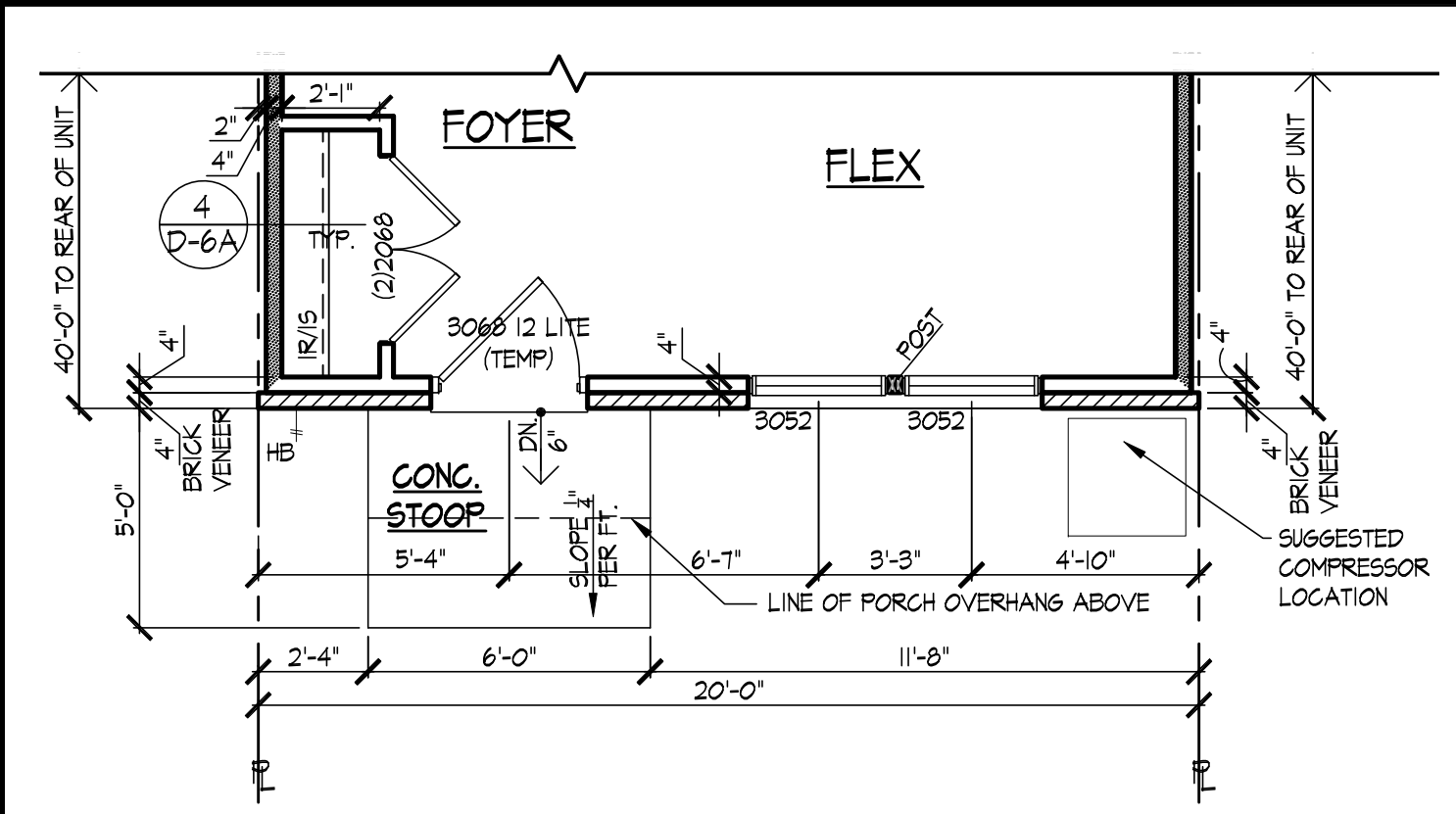
DRAWING DESCRIPTION:  
 ELEVATION "R" & ROOF PLAN

SHEET #

A-4R

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REVISION SET  
 11/25/19



GENERAL NOTES:  
1. WINDOW PANELS LARGER THAN 4 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.  
2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.  
3. AVOID PLACING PLUMBING WASTE STACKS 12" MIN FROM BACK OF CLOSET FOR SHELF CONNECTION.  
4. REFERENCE BASE PLAN FOR INFORMATION NOT SHOWN ON PARTIAL PLANS.

REVISION SET  
11/25/19

**STANLEY MARTIN HOMES**  
11710 PLAZA AMERICA DRIVE, SUITE 100, RESTON, VA 20190  
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

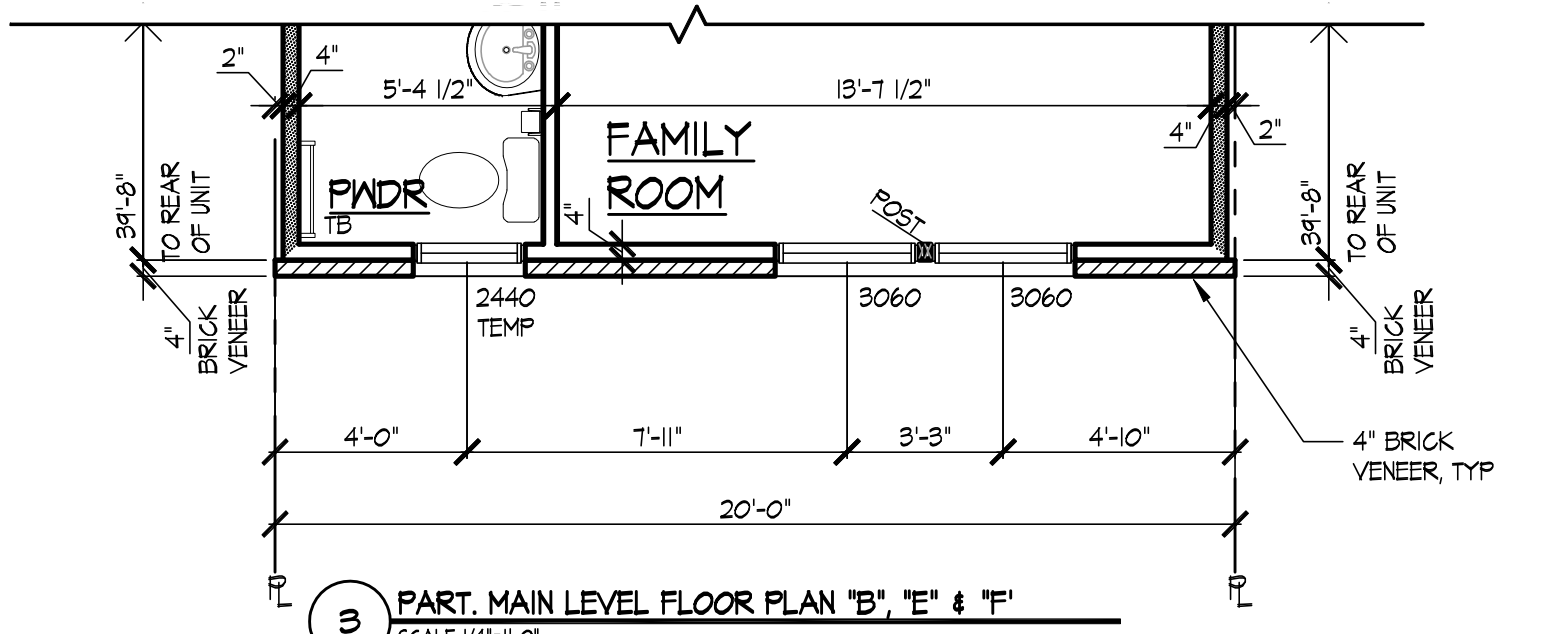
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326 PERRY

ORIGINAL ISSUE DATE: 6/11/2015

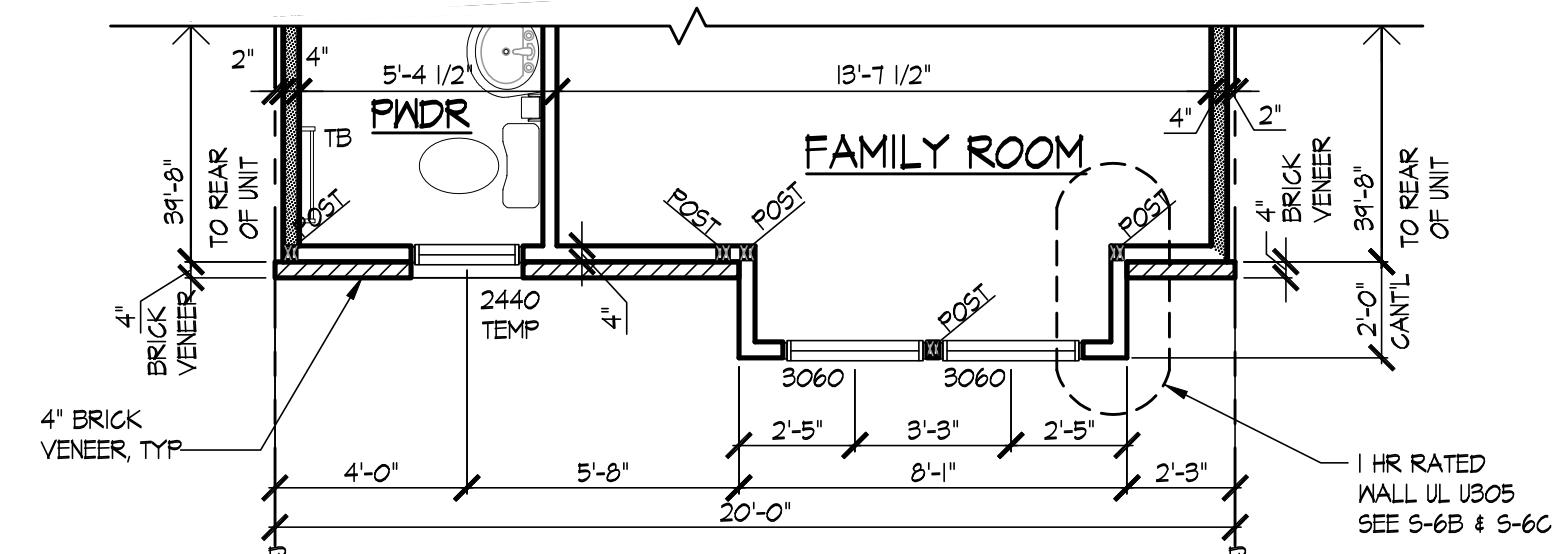
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04/16/2019
05/08/2019
11/25/2019

DRAWING DESCRIPTION:  
LOWER LEVEL PLANS

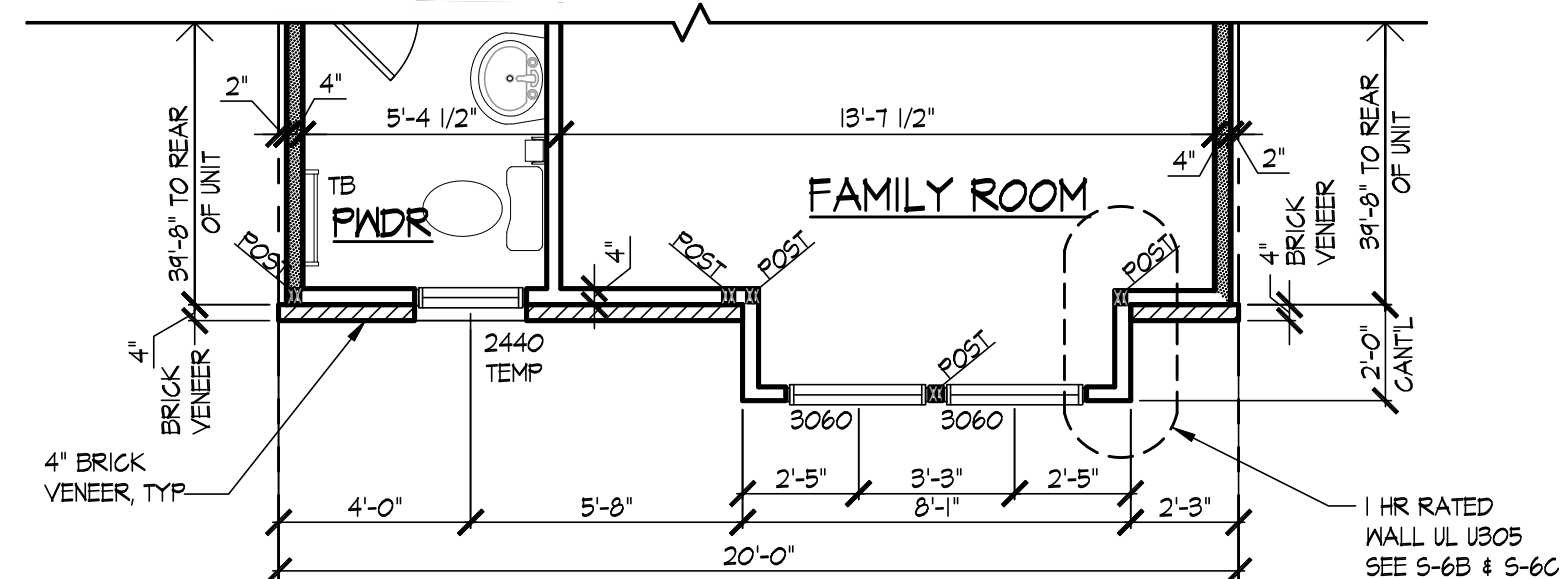
SHEET #  
A-1A



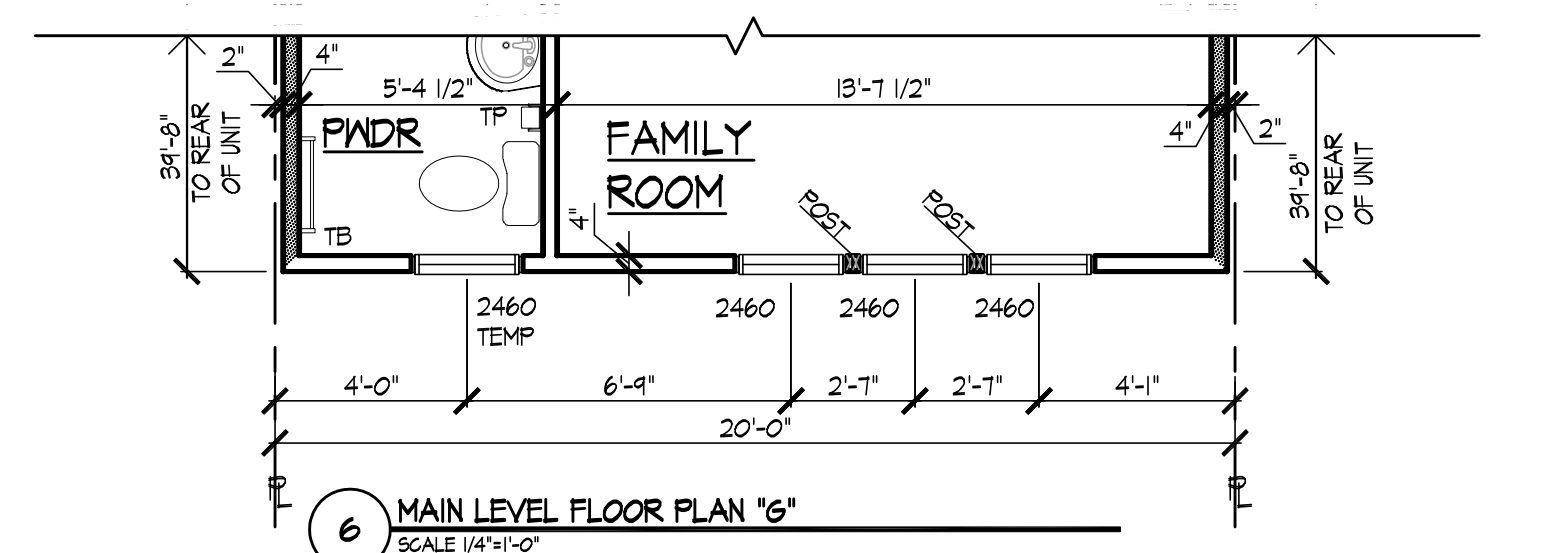
3 PART. MAIN LEVEL FLOOR PLAN "B", "E" & "F"  
SCALE 1/4"=1'-0"



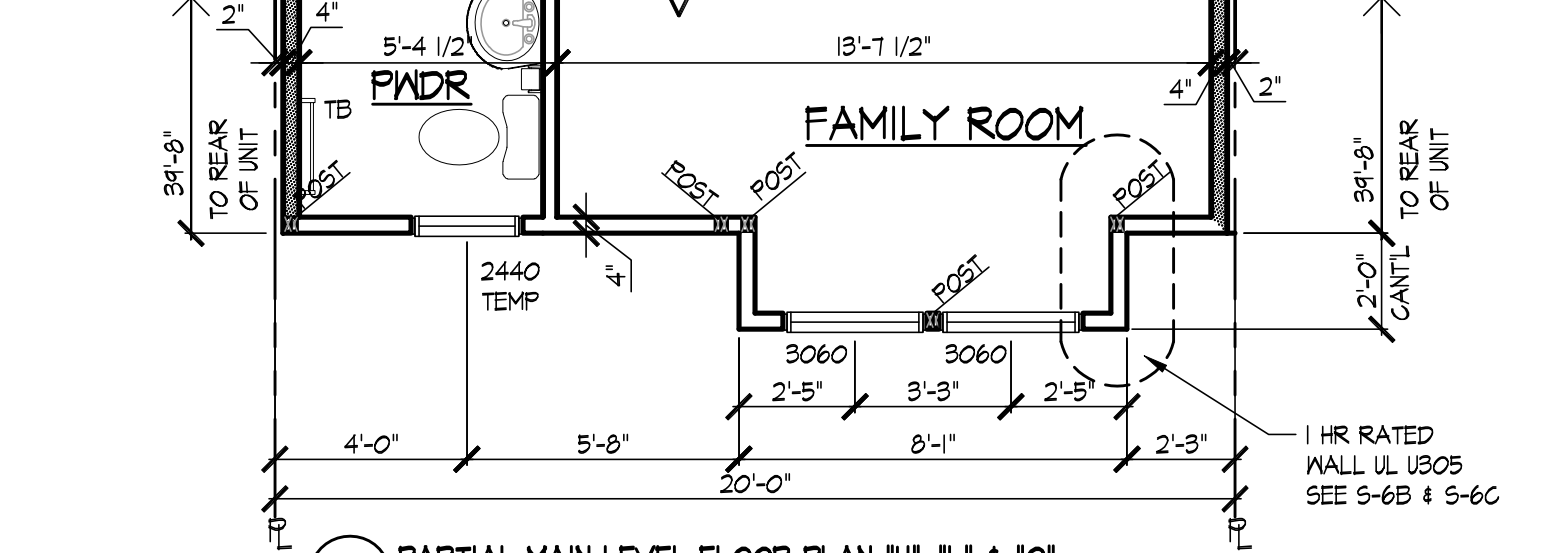
4 PARTIAL MAIN LEVEL FLOOR PLAN "C"  
SCALE 1/4"=1'-0"



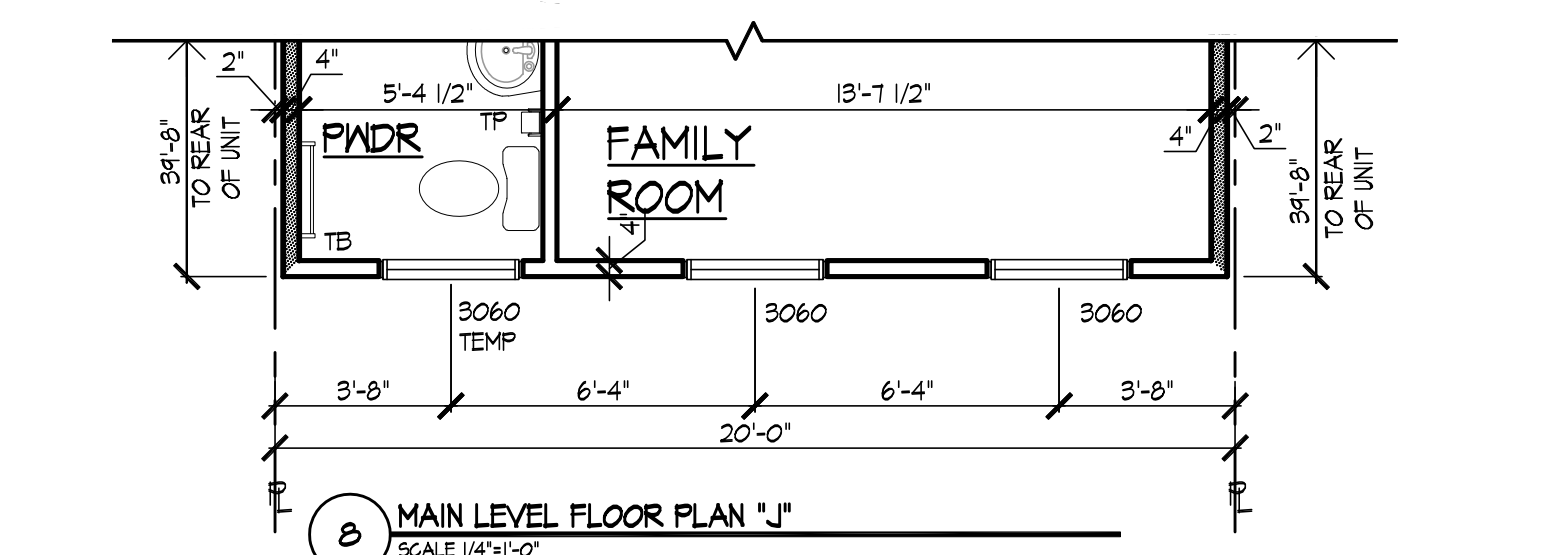
5 PARTIAL MAIN LEVEL FLOOR PLAN "D"  
SCALE 1/4"=1'-0"



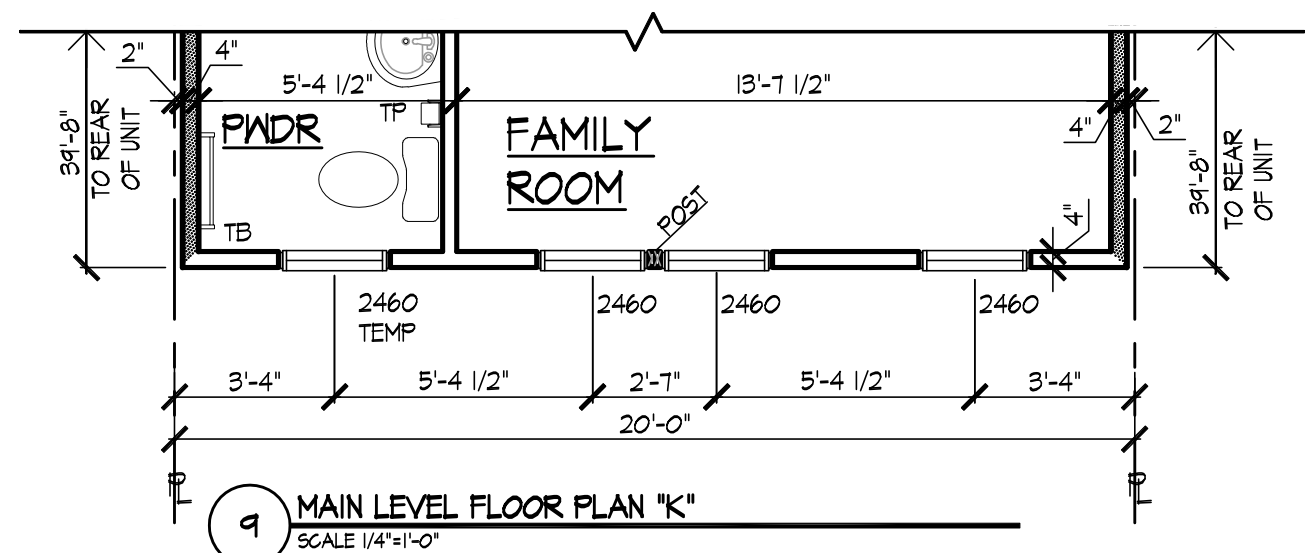
6 MAIN LEVEL FLOOR PLAN "G"  
SCALE 1/4"=1'-0"



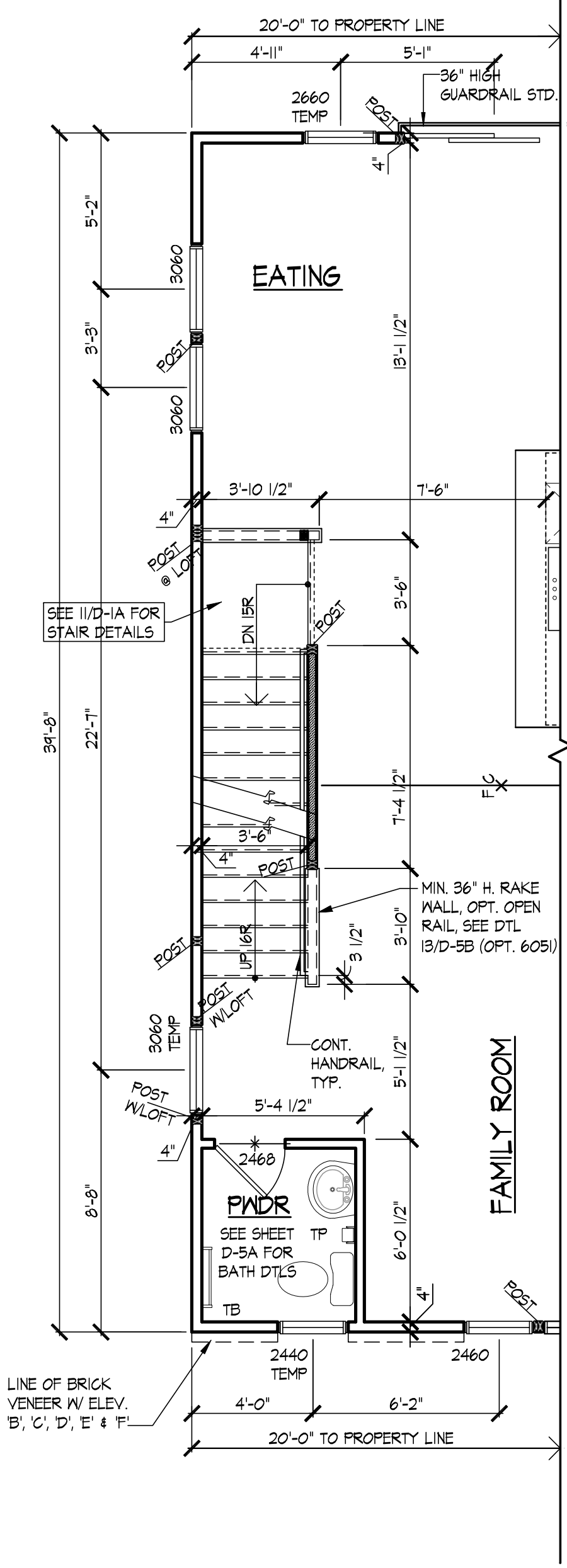
7 PARTIAL MAIN LEVEL FLOOR PLAN "H", "L" & "Q"  
SCALE 1/4"=1'-0"



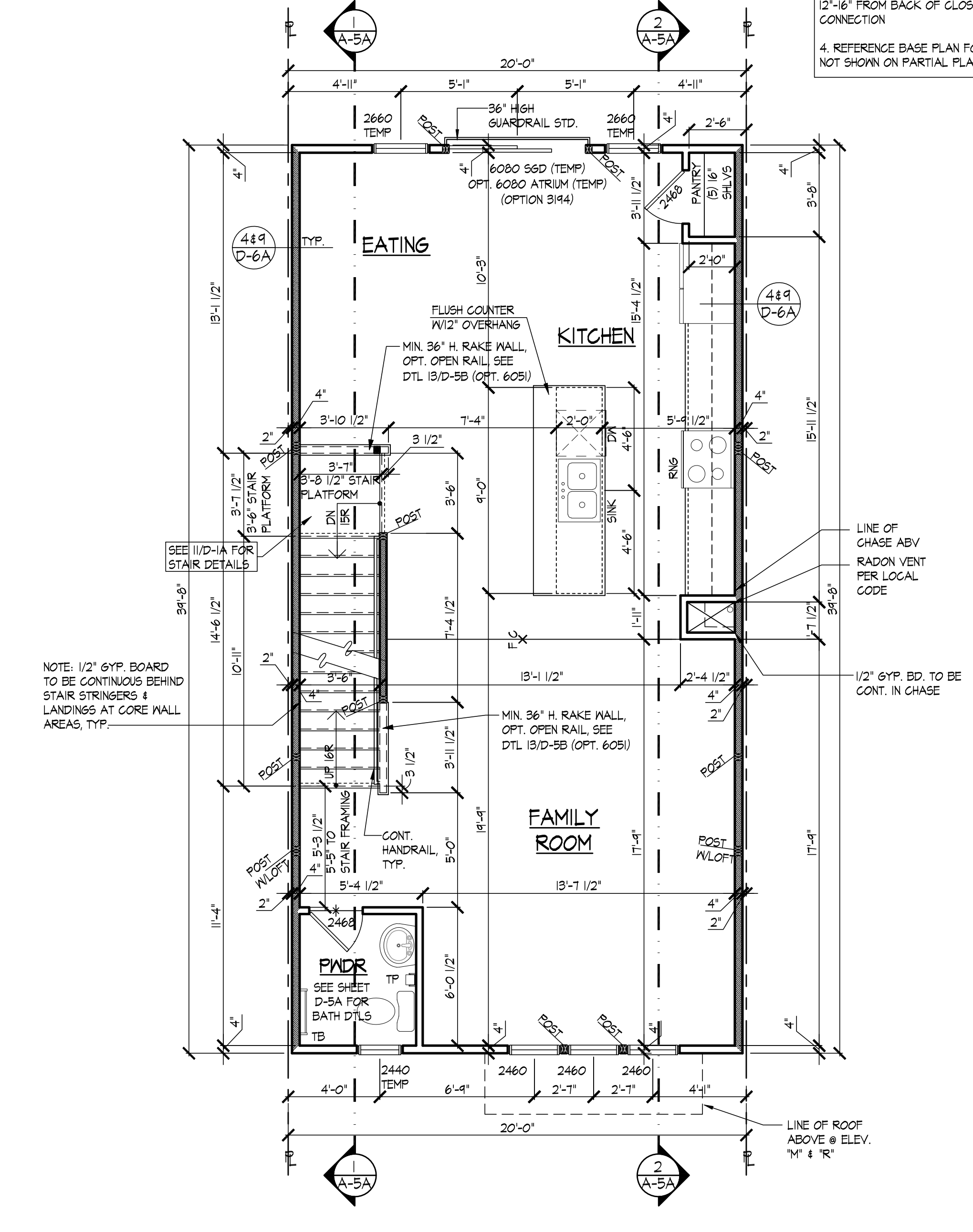
8 MAIN LEVEL FLOOR PLAN "J"  
SCALE 1/4"=1'-0"



9 MAIN LEVEL FLOOR PLAN "K"  
SCALE 1/4"=1'-0"



2 PART. LEFT SIDE MAIN LEVEL PLAN "A" W/ END UNIT  
SCALE 1/4"=1'-0" OPT. PROO  
ALL ELEV. SIM.



1 MAIN LEVEL FLOOR PLAN "A", "M" & "R"  
SCALE 1/4"=1'-0"

- GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.
  2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.
  3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION.
  4. REFERENCE BASE PLAN FOR INFORMATION NOT SHOWN ON PARTIAL PLANS.

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SEAL:

MODEL:  
**326 PERRY**

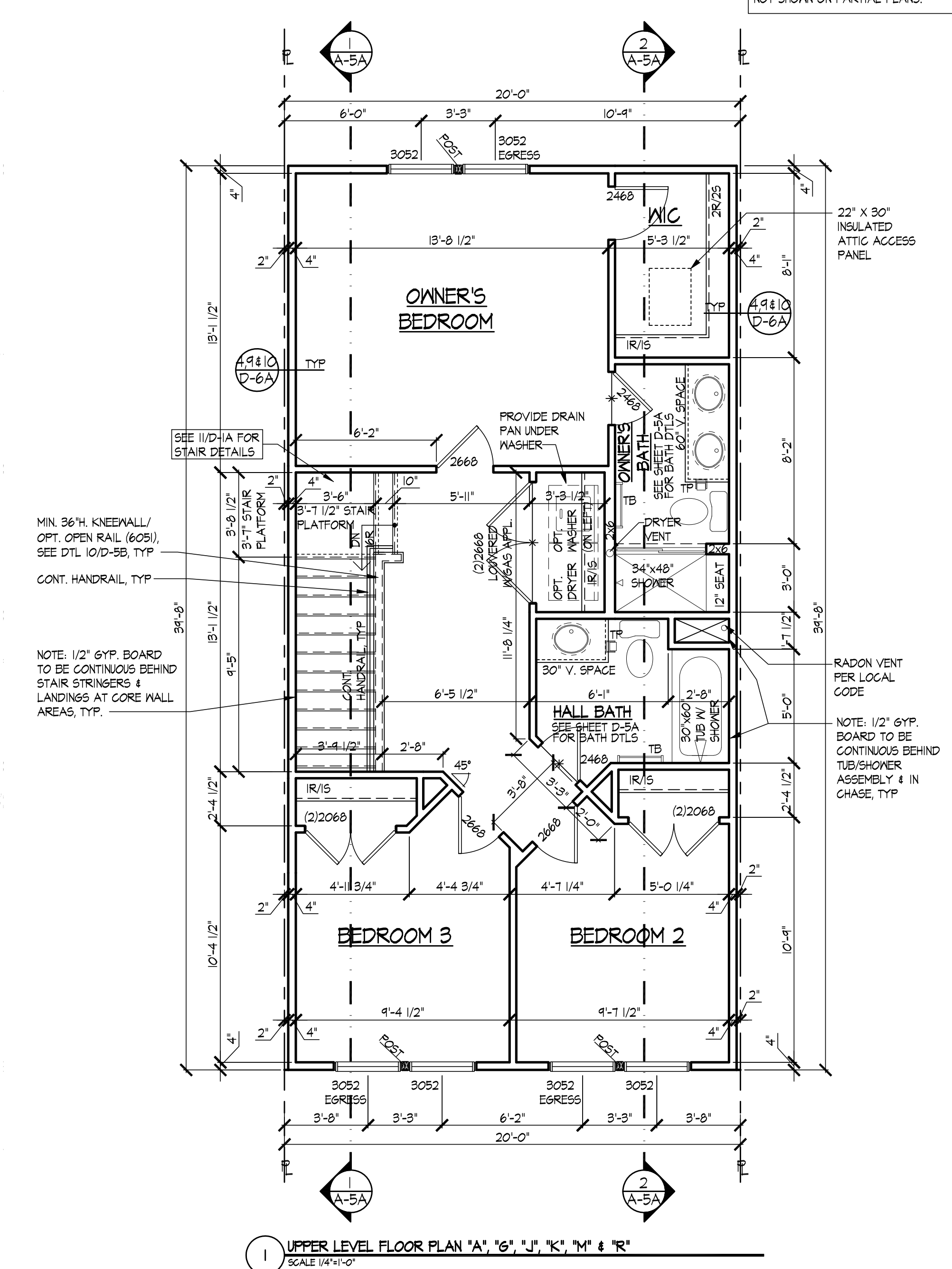
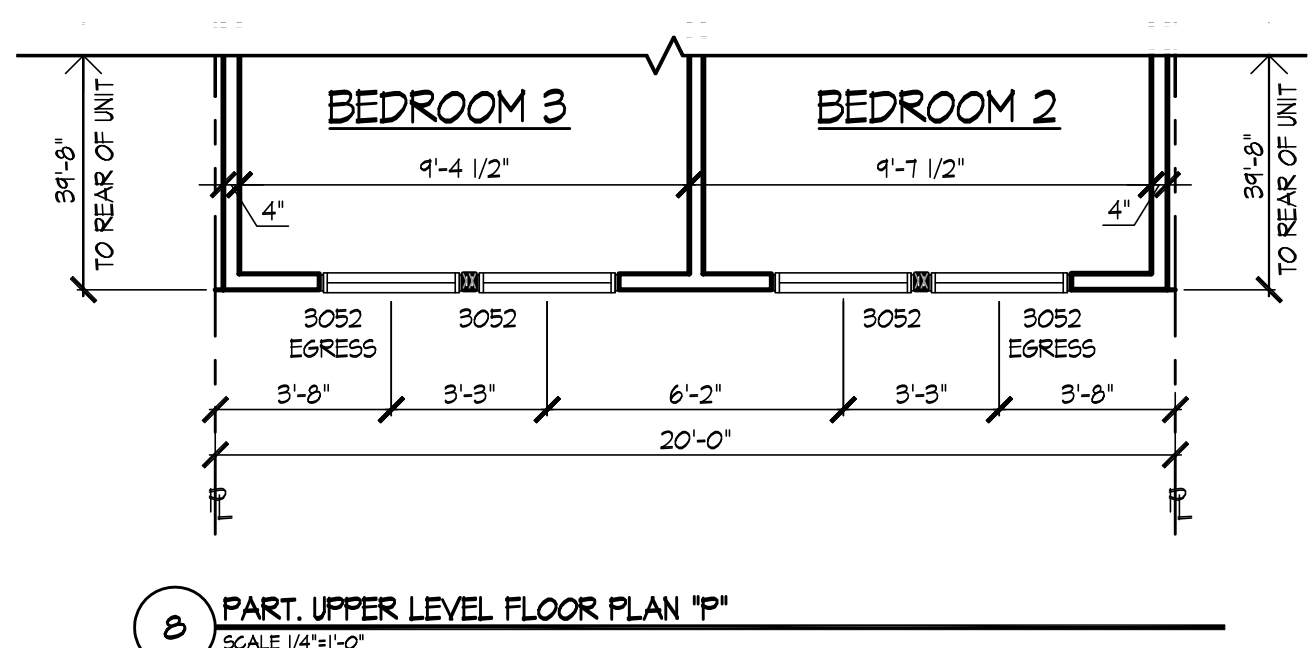
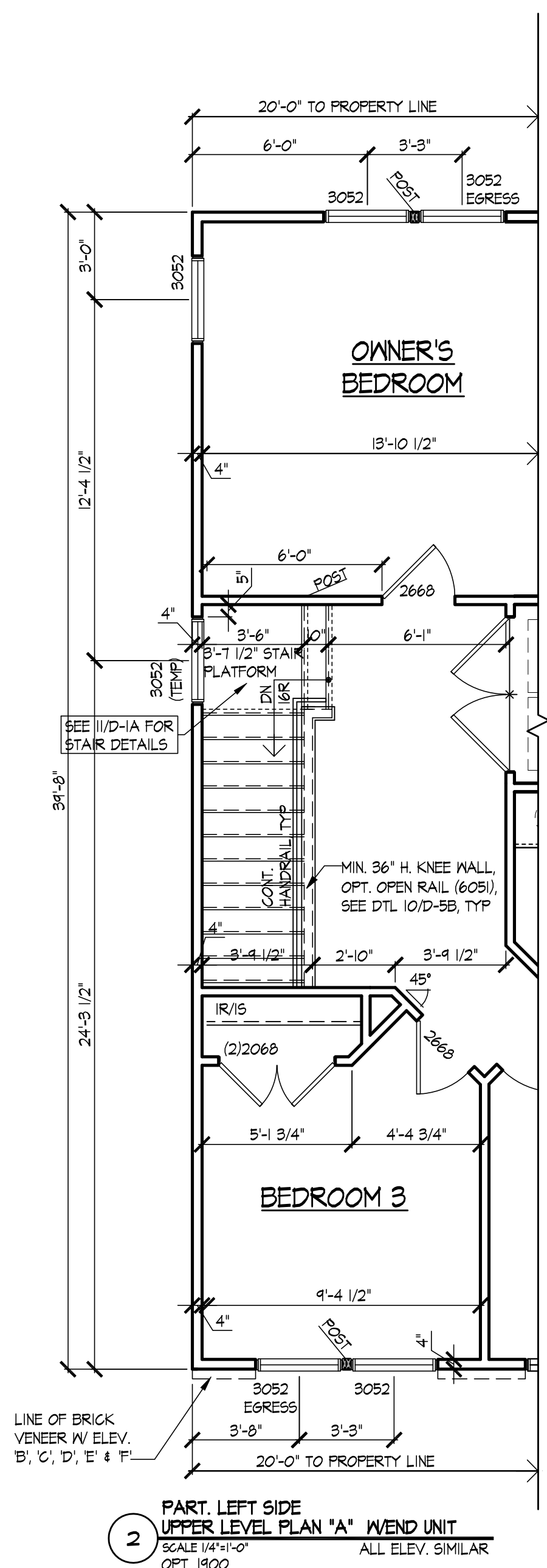
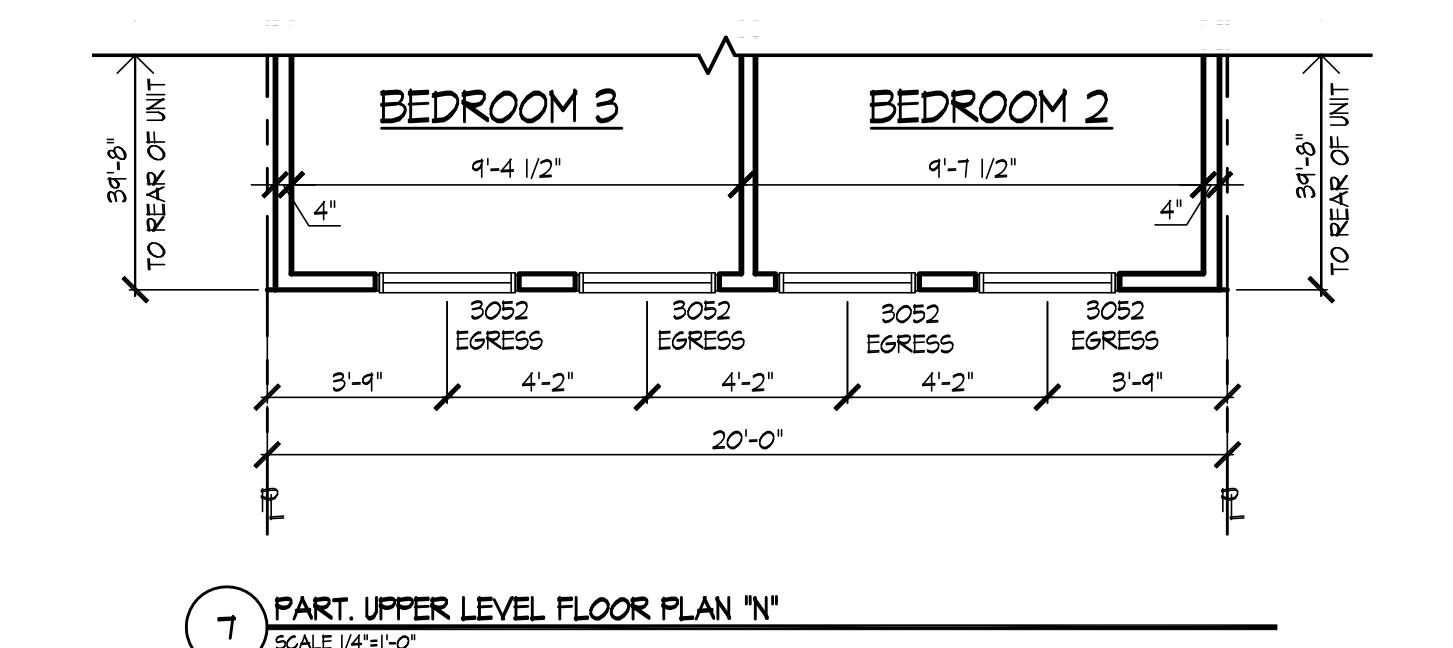
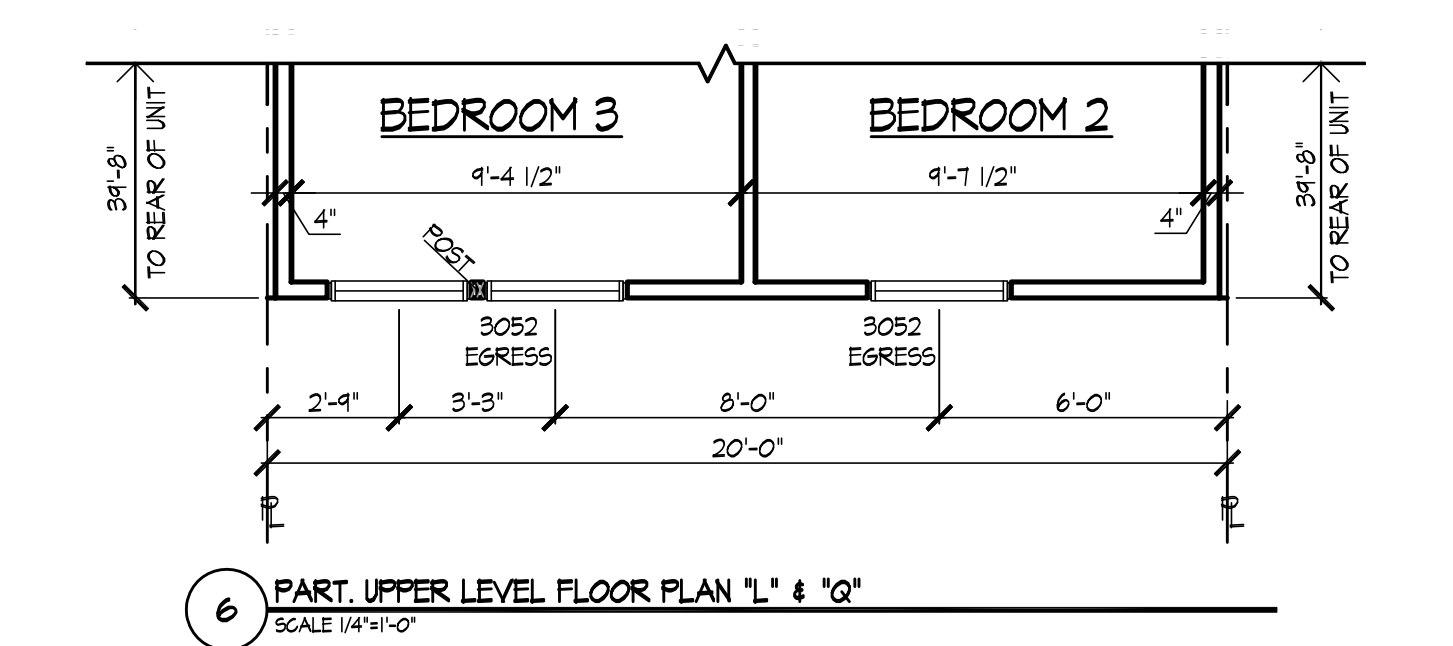
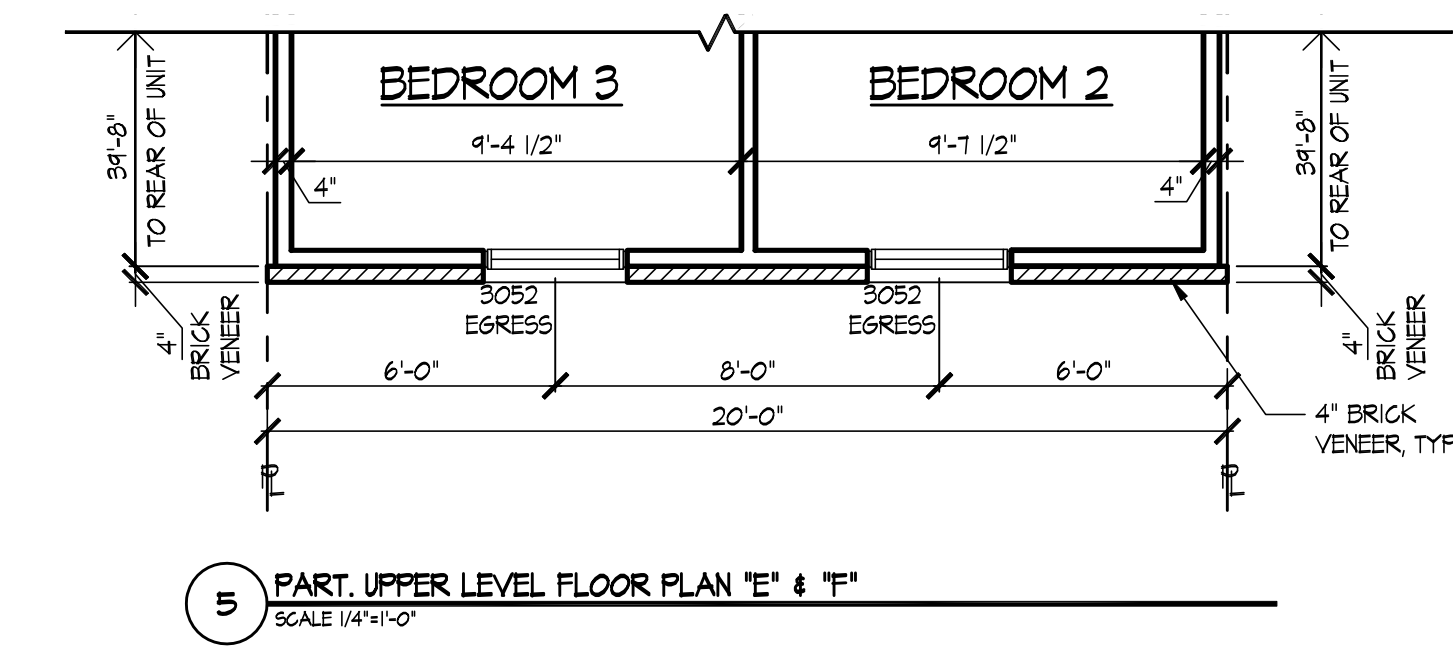
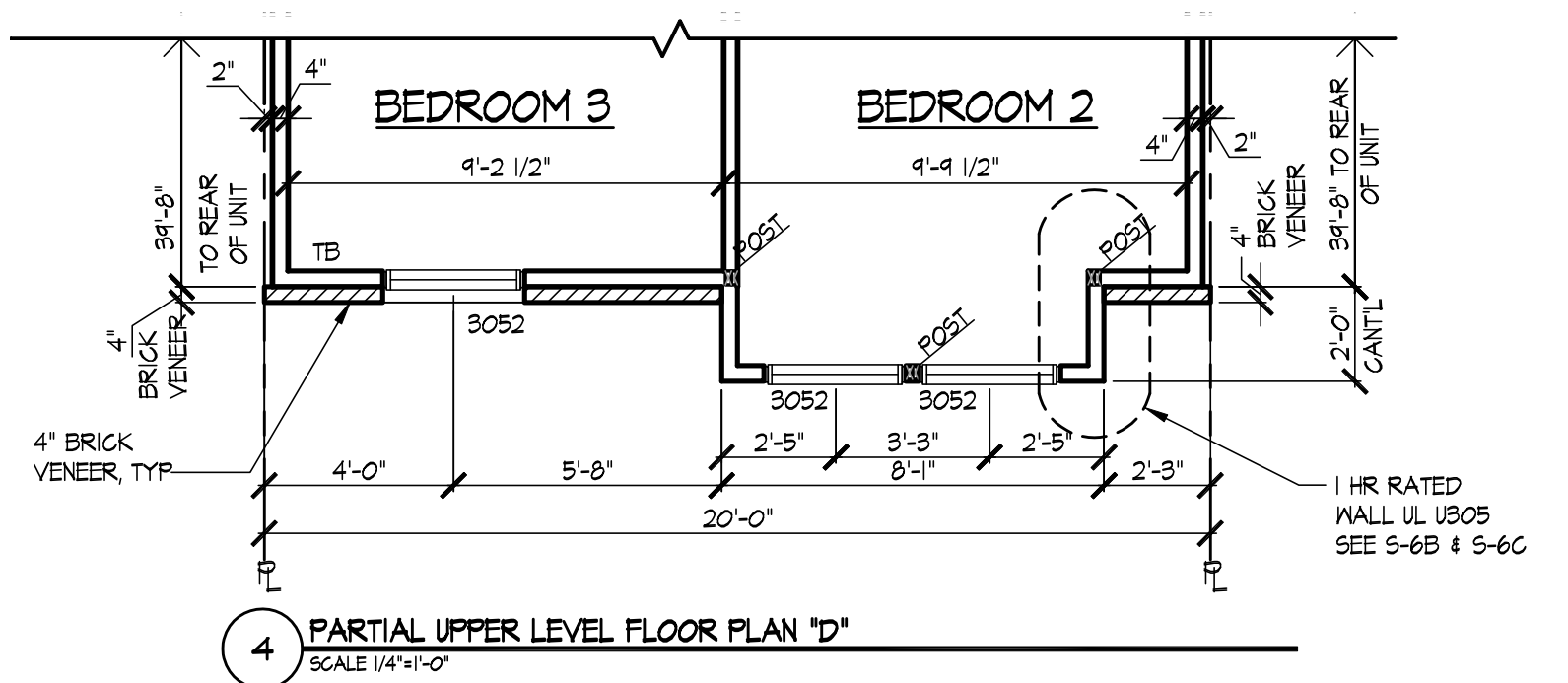
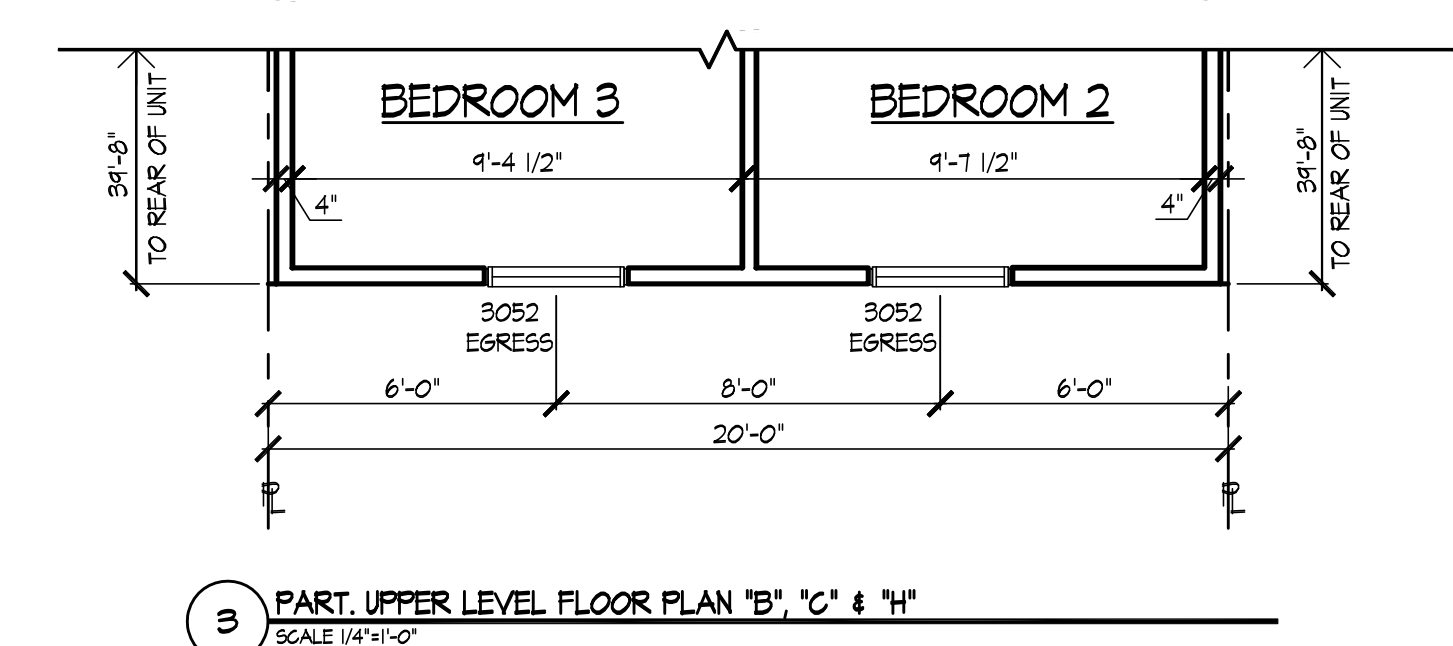
ORIGINAL ISSUE DATE: 6/1/2015

REVISION(S):
8/3/15
10/26/15
03/14/16
10/11/16
07/21/17
06/08/18
04/16/2019
05/09/2019
11/25/2019

DRAWING DESCRIPTION:  
MAIN LEVEL PLANS

SHEET #  
**A-2A**

REVISION SET  
11/25/19



- GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.
  2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.
  3. AVOID PLACING PLUMBING WASTE STACKS 12"-6" FROM BACK OF CLOSET FOR SHELF CONNECTION.
  4. REFERENCE BASE PLAN FOR INFORMATION NOT SHOWN ON PARTIAL PLANS.

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SEAL:

MODEL:  
326 PERRY

ORIGINAL ISSUE DATE: 6/1/2015

REVISION(S):

8/3/15
10/26/15
03/14/16
10/11/16
07/21/17
06/08/18
04/16/2019
05/08/2019
11/25/2019

DRAWING DESCRIPTION:  
UPPER LEVEL PLANS

SHEET #  
A-3A

REVISION SET  
11/25/19

- GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 4 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.
  2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.
  3. AVOID PLACING PLUMBING WASTE STACKS 12" FROM BACK OF CLOSET FOR SHELF CONNECTION.
  4. REFERENCE BASE PLAN FOR INFORMATION NOT SHOWN ON PARTIAL PLANS.

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 PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL:  
 326 PERRY

ORIGINAL ISSUE DATE: 6/1/2015

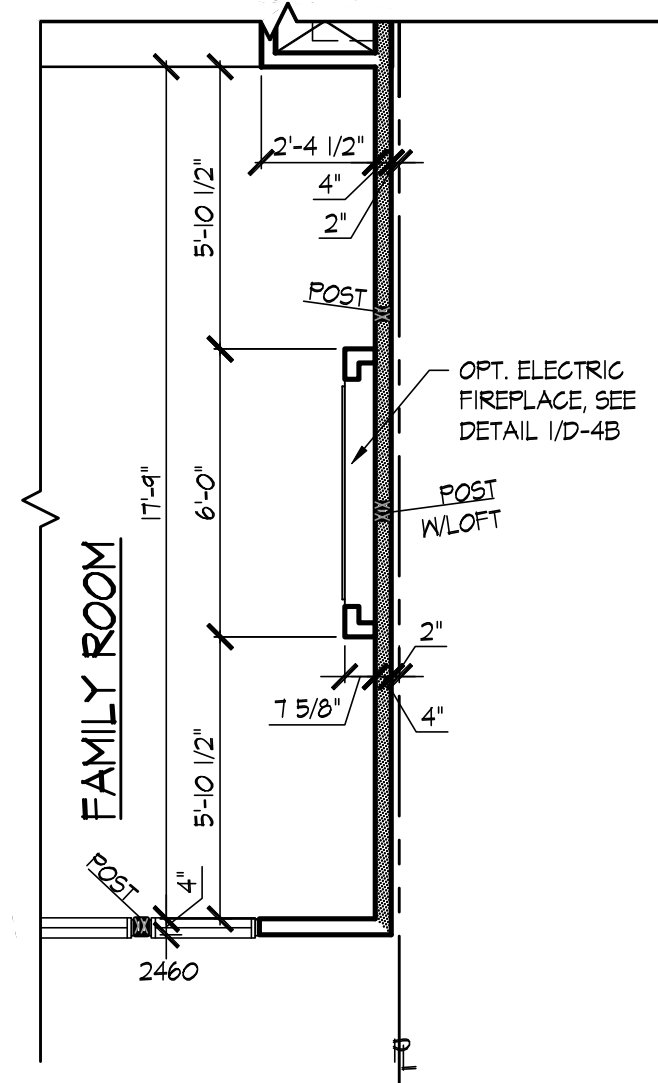
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8/3/15
10/26/15
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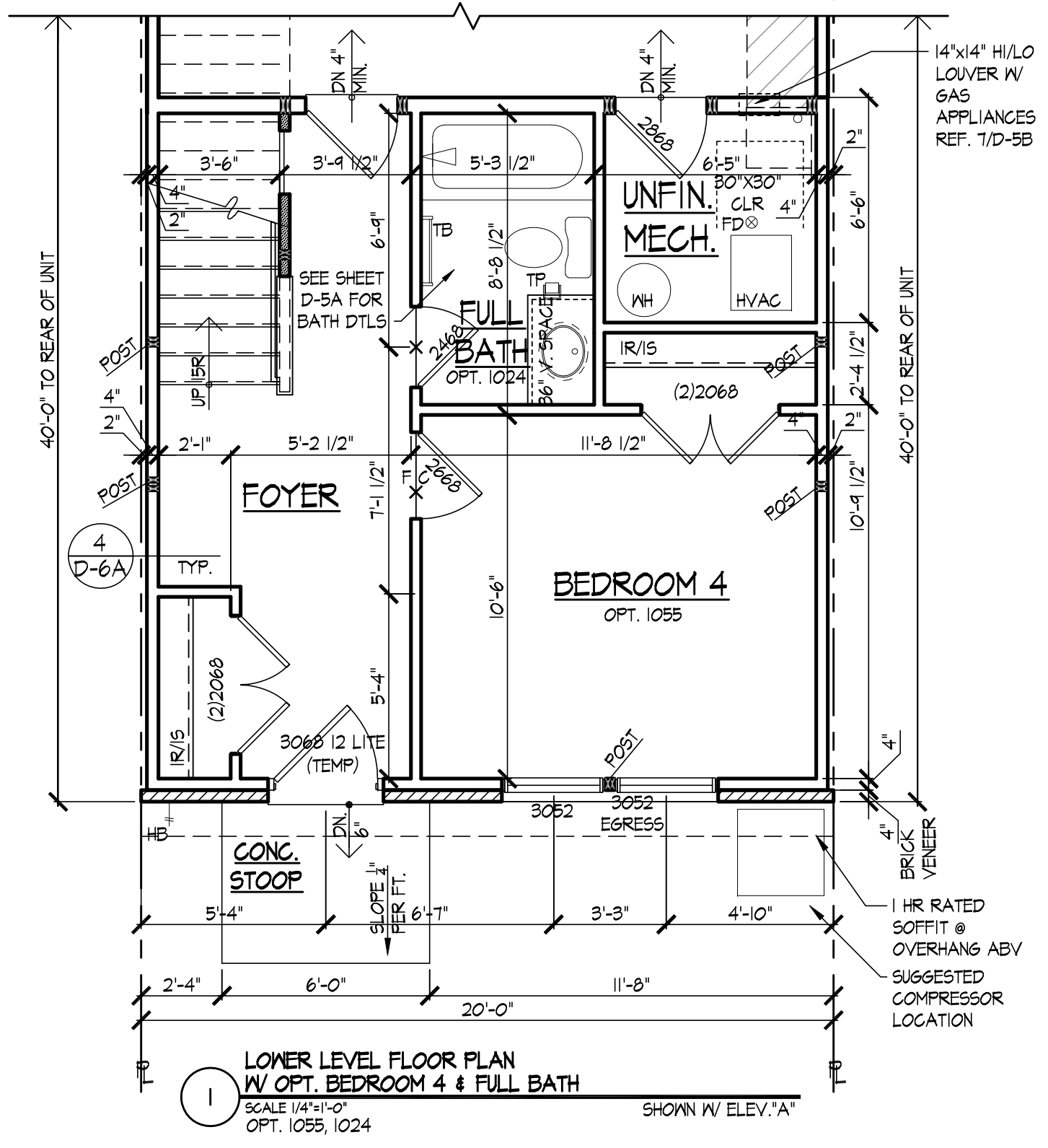
DRAWING DESCRIPTION:  
 OPTIONAL FLOOR PLANS

SHEET #  
 O-1B

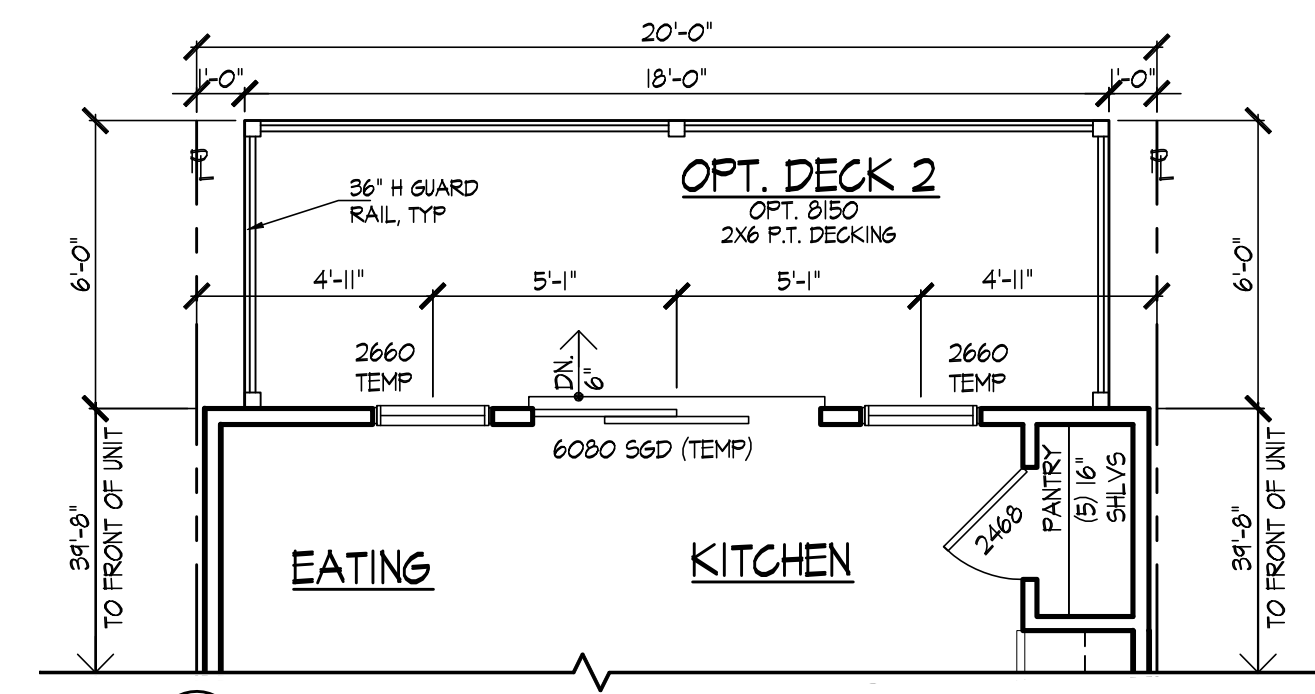
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3 PART. MAIN LEVEL PLAN W/OPT. ELEC. FIREPLACE  
 SCALE 1/4"=1'-0"  
 OPT. 02624



1 LOWER LEVEL FLOOR PLAN W/OPT. BEDROOM 4 & FULL BATH  
 SCALE 1/4"=1'-0"  
 OPT. 1055, 1024  
 SHOWN W/ ELEV. 'A'




2 PART. MAIN LEVEL FLOOR PLAN W/OPT. DECK 2  
 SCALE 1/4"=1'-0"  
 OPT. 0150

REVISION SET  
 11/25/19

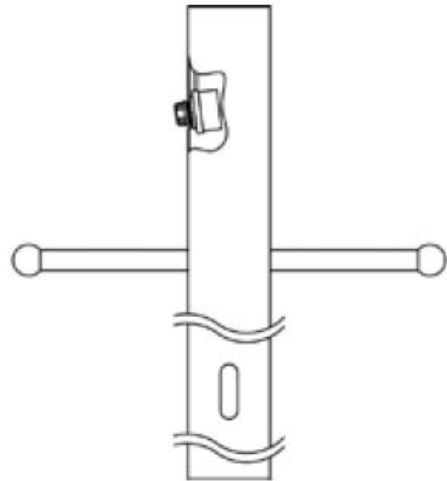
STONY POINT COMMONS ENTRANCE ID . CONCEPT



 <p><b>CAROUSEL</b> SIGNS &amp; DESIGNS</p>	PROJECT: <b>ENTRANCE ID</b>	JOB: <b>22990</b>	SALESPERSON: <b>TC</b>	DATE: <b>1 / 15 / 20 R1</b>	SCALE: <b>1/2"=1'</b>	
	CLIENT: <b>STONY POINT COMMONS</b>		DESIGNER: <b>JB</b>	<small>This drawing must be approved and signed by the customer before production can begin. Any changes made after the drawing has been approved will be done at the customers expense.</small>		
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49583 OZ  
Outdoor Post Lantern  
1-Light, LED AF  
W. 8.5", H. 23"  
**Opt. Lantern**



9502 BK  
Post  
(Black Only)  
W. 3", H. 84"  
**Opt. Post**