



Application for: **COMMUNITY UNIT PLAN**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- preliminary plan
- preliminary plan admendment
- Final Plan
- Final Plan Admenment

Project Name/Location

Property Address: 9101 Stony Point Drive Date: 05/04/2018
 Tax Map #: C0010757065 Fee: \$1500.00
 Total area of affected site in acres: 0.202 acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-2 (CUP)

Existing Use: Medical office building with associated parking deck and surface parking.

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Medical office building with associated parking deck and surface parking.
 Existing Use: Medical office building with associated parking deck and surface parking.

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2015-023-40

Applicant/Contact Person: Ryan Ritterskamp, P.E.

Company: Timmons Group
 Mailing Address: 1001 Boulders Parkway, Suite 300
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 200-6416 Fax: (804) 560-1016
 Email: ryan.ritterskamp@timmons.com

Property Owner: Highwoods Realty Limited Partnership

If Business Entity, name and title of authorized signer: Hank Robertson

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 4501 Highwoods Parkway, Suite 400
 City: Glen Allen State: VA Zip Code: 23060
 Telephone: (804) 747-7800 Fax: ()
 Email: Hank.Robertson@highwoods.com

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)



Checklist Requirements for: **COMMUNITY UNIT PLAN**

The following checklist of information must be shown on the plans:

Plan Requirements:

- Name of project, developer, preparer of plans
- North arrow and bar scale;
- Vicinity sketch;
- Plan date and revision dates;
- Boundaries of the site, with dimensions, and the delineation of proposed phasing of development;
- Area of site;
- Maximum number of dwelling units and maximum amount of commercial and residential floor area proposed, in tabular form;
- Location and character of all buildings, structures and open spaces;
- Location of all means of ingress and egress and areas for the parking and circulation of vehicles, including all existing or proposed public or private streets, alleys, or easements for access, ingress or egress;
- Specific features of the plan which are intended to ensure compatibility with adjacent development;
- Existing topography of the site;
- The location of all existing or proposed bodies of water, wetlands, flood plains, Chesapeake Bay Preservation Areas, stormwater detention or retention areas;
- The location of all existing or proposed stands of trees, landscape areas, buffers, or other significant vegetation;
- The location of existing or proposed open spaces, parks and recreation facilities, common areas, or other public spaces; and
- Other information as requested by the staff which may be needed to adequately review the plan. Such other information may include, but not be limited to, traffic studies, drainage studies, and other impact studies.

ADDITIONAL PLAN REQUIREMENTS FOR FINAL PLANS:

- Floor plans of all proposed buildings;
- Elevation drawings of all proposed buildings or structures, showing the color and type of exterior building materials and treatments;
- Construction plans for all proposed public facilities, including streets, sidewalks, drainage facilities and utilities, with profiles as necessary.
- Location, size and type of all proposed drainage structures, stormwater management facilities and best management practices;
- Complete sets of drainage computations, stormwater management computations for compliance with the Chesapeake Bay Preservation Ordinance, as required, and computations for the design of any proposed stormwater detention or retention area, as required. Computations may be provided on separate sheets, rather than included in the plans;
- Proposed grading or proposed contours, including proposed erosion control measures;
- Location, size and type of all utility lines, including gas, water, sanitary sewer, electric, telephone and cable television service;
- The location, number, size and type of all proposed plant materials;
- Location, type, height and details of all proposed lighting on the site, including photometric drawings as required by the staff; and
- The location and details of all existing and proposed signage.

May 4, 2018

Matthew Ebinger, AICP
Senior Planner
Land Use Administration
Department of Planning and Development Review.
City of Richmond
900 E. Broad St., Room 511
Richmond, VA 23219

RE: Stony Point Parcel 'F' – Phase III – Building 'A' - Final Plan Amendment – Plan Revision Narrative

Mr.Ebinger,

The following summarizes the revisions to the approved civil plan set for the above referenced project, dated May 4, 2018

- C0.0
 - The Sheet List has been updated. Sheets that contain revisions related to the Final Plan Amendment have been noted with an asterisk.
- C1.1
 - The Overall Plan has been updated to show the layout revisions associated with the Mobile MRI (see the C3.0 bullet for a complete description).
 - The green space tabulation has been updated to reflect the layout revision.
- C3.0
 - Orientation of Mobile MRI has changed and no longer has drive aisle access for trucks
 - Sidewalks near MRI building have been adjusted
 - ADA access from parking deck to main building has been routed through parking island
- C4.0
 - A 4 inch sanitary service has been added for the Mobile MRI and routed behind the main building, connecting to the existing manhole
- C4.1
 - A sanitary profile has been added for the 4 inch service line
- C5.0
 - Grading revisions for all changes to sheet C3.0 have been made
 - An additional yard drain (Str 135) has been added on the southern end of the MRI building
 - The roof canopy drain closest to the Mobile MRI has been re-routed to the storm pipes to the north

Site Layout & Erosion Control Revisions
Project Wilson

- C5.1
 - Grading revisions for all changes to sheet C3.0 have been made
- C5.2
 - The storm structure and pipe schedule has been adjusted to match the layout and grading revisions
- C5.4
 - The drainage area divides have been adjusted to match the layout and grading revisions.
- C5.5
 - The Stormwater Quality Ledger has been revised to match the reduction in impervious area from the previously approved plans.
- C5.7
 - The impervious area hatching has been adjusted to match the layout revisions. There is a net reduction in impervious area from the previously approved plans.
 - The VSMP Stormwater Compliance Letter has been revised
- L1.0
 - The plantings near the Mobile MRI have been updated to reflect the layout revisions in this area.
 - Near the northern entrance, plantings have been adjusted to provide screening for the above ground backflow preventer and RPZ enclosures
- L2.0
 - The Plant Schedule has been updated to reflect the revised L1.0.

Please feel free to contact me directly at (804) 200-6416 if you have any questions or wish to further discuss the plan set or revisions as provided in this letter.

Respectfully submitted,
Timmons Group



Ryan Ritterskamp, PE
Project Manager