



December 17, 2013

City of Richmond
The Bureau of Permits and Inspections
Department of Community Development
900 E. Broad Street, Room 110
Richmond, VA 23219

**Re: 3350 Broad Rock Boulevard
Chesapeake Bay Preservation Program Exception Request**

Dear Sir or Madam:

On behalf of Broad Rock, Inc., an exception to the Chesapeake Bay Preservation Program is hereby requested for the property located at 3350 Broad Rock Boulevard. A formal application for this exception has been attached.

If you have any questions or if I can assist you in any way concerning this issue, please do not hesitate to contact me at 804-748-9011. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason P. Wilkins".

Jason P. Wilkins, P.E.
Principal

Cc: Naveed Arshad, Broad Rock Inc.

RECEIVED
DEC 20 2013
BY: _____

<p>Department of Public Utilities Water Resources Division</p> <p>RECEIVED</p> <p>DATE: <u>12/26/13</u></p> <p>RECEIVED BY: <u>[Signature]</u></p> <p>ASK US HOW.</p>
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**APPLICATION
FOR RELIEF FROM REQUIREMENTS OF THE
CHESPEAKE BAY PRESERVATION PROGRAM
EXCEPTIONS, WAIVERS, EXEMPTIONS AND
BUFFER ENCROACHMENTS**

To: The Bureau of Permits and Inspections
Department of Community Development
900 E. Broad Street, Room 110
Richmond, Virginia 23219
Phone (804) 646-6440 Fax (804) 646-6948

Date: 12/11/2013



Type of Relief Requested (check one)

- Exception Waiver Encroachment Exemption

Please attach required documents.

Requests for exceptions also require an application fee payable to "City of Richmond".

Property Address(es): 3350 Broad Rock Blvd

Tax Parcel No(s): C0080745021

Brief Description of Exception: The property owner is requesting that the RPA designation be removed from his property, so a plan of development can be submitted.

Applicant/Contact Person: Jason Wilkins - Townes Site Engineering
Mailing Address: 9850 Lori Road, Suite 201
Chesterfield, VA 23832 Telephone: (804) 748 9011 Fax: (804) 748 2590
Email address: jwilkins@ctownes.com

Property Owner: Broad Rock, Inc.
Mailing Address: 2116 Willis Rd, Richmond, VA 23237
Telephone: (804) 277-8344 Fax: (804) 916-6825
Property Owner's Signature: [Signature]

The signatures of all owners of the property are required. Please attach additional sheets as required. If a legal representative signs for a property owner, please attach an executed power of attorney.

Project Information (check appropriate boxes)

Current Use of Property (check one)–

- Vacant Land to be developed
- Single Family Residential
- Other: _____
- Commercial/Office/Industrial
- Parking or other paved surface
- Multi-family residential

Subdivision Name, Lot and Section Number: N/A

Lot was last recorded:

- Prior to October 1989
- Between October 1989 and February 2002
- After February 2002

Area of Property (square footage)

Within RPA: 19,737 Outside RPA: 0 Total: 19,737

Activity requiring relief is located in (check all that apply)

- Resource Protection Area Buffer land ward 50 feet
- Resource Protection Area Buffer seaward 50 feet
- Slopes greater than ___ percent
- Wetlands
- Resource Management Area

Activity requiring relief involves (check all that apply)

- Construction of New principal structure
- Accessory (detached) structure
- Addition to principal structure
- Parking area, or driveway, or roadway
- Paved pathways
- Tree/vegetation removal
- Utilities
- Other: _____

Total square footage of RPA impacted: 19,737

Are there any additional approvals or permits from local, state, or federal agencies required for any portion of this project (zoning variances, wetland permits, etc)?

- No
- Yes, Please describe: _____

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BY: _____

Description of the Activity and reason for the request:

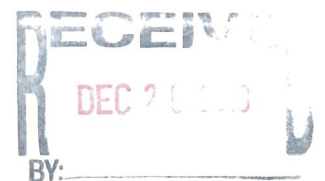
For Exceptions, Please complete the following

APPLICANT'S JUSTIFICATION FOR THE REQUESTED EXCEPTION

In accordance with Section 50-340(c) (1) of the Richmond City code, An exception cannot be granted unless specific findings are made. Please describe how the particular CBPA exception request would meet these six findings:

1. The requested exception to the criteria is the minimum necessary to afford relief;
2. Granting the exception will not confer upon the applicant any special privileges that are denied by the ordinance to other property owners who are subject to its provisions and who are similarly situated;
3. The exception request is in harmony with the purpose and intent of the Ordinance and is not of substantial detriment to water quality;
4. The exception request is not based upon conditions or circumstances that are self-created or self-imposed;
5. Reasonable and appropriate conditions are imposed, as warranted, to prevent the proposed activity from causing degradation of water quality;
6. Other findings and conditions, required by the City have been met.

The existing stream at the intersection of Broad Rock Blvd and Walmsley Blvd was piped many years ago and the adjacent properties have been fully developed. The subject property is currently used as a gravel parking lot and is impervious.



For **EXCEPTIONS** and **ENROACHMENTS**, please complete the following.

Describe all mitigation measures, including BMPs and vegetation enhancement*,

The development of this property will include measures to meet DCR requirements for pollutant loading and water quality. These items will be addressed as part of the site's Plan of Development, which will be submitted to the City for review should this exception be granted.

- Note: all vegetation enhancement should be in accordance with the Riparian Buffers Modification and Mitigation Manual available at www.dcr.virginia.gov/chesapeake_bay_local_assistance/publica.shtml#Anchor-18776

Do not mark below this line

Fee Required \$ _____

Approvals

Program Administrator _____ Date _____

City Planning Commission _____ Date _____

Comments: _____

