



THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE FEASIBILITY OF THIS LAYOUT HAS YET TO BE FULLY DETERMINED.

PLANIMETRICS AND PROPERTY INFORMATION ARE COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA, PLATS OBTAINED FROM THE COUNTY COURTHOUSE, VGIN AERIAL PHOTOS, AND OBSERVATIONS FROM A SITE VISIT. A GENERAL REVIEW OF ZONING REQUIREMENTS WAS DONE IN PREPARING THIS CONCEPT. HOWEVER, THE CONCEPT DOES NOT BENEFIT FROM FORMAL MEETINGS AND REVIEWS FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION WHICH MAY UNCOVER ADDITIONAL CONSTRAINTS.

SITE AND DESIGN RELATED CONSTRAINTS INCLUDING BUT NOT LIMITED TO GRADING, STORMWATER MANAGEMENT, WATER, SANITARY SEWER, STORM SEWER, DRY UTILITIES, ENVIRONMENTAL FEATURES, AND EXISTING SOIL CONDITIONS WERE NOT FULLY CONSIDERED WITH THIS EARLY CONCEPTUAL LEVEL LAYOUT.

FURTHER REVIEW OF TRAFFIC REQUIREMENTS MAY PROHIBIT THE QUANTITY, LOCATION, AND OR CONFIGURATION OF THE ACCESS LOCATION SHOWN ON THIS CONCEPT.

Parking Summary

| EXISTING PARKING REQUIREMENT CALCULATIONS | | | | | |
|---|--------------------------|-------------|----------------------|-----------|------------|
| USE | ORDINANCE REQUIREMENT | VARIABLE | CALCULATION | REQUIRED | PROVIDED |
| MULTIPLE TENANT COMMERCIAL CENTER | 3.5 SPACES PER 1,000 GFA | ±22,620 GFA | 22,620 / 1,000 * 3.5 | 80 SPACES | 159 SPACES |

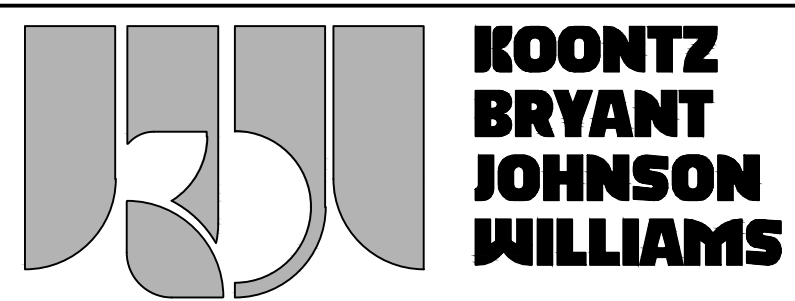
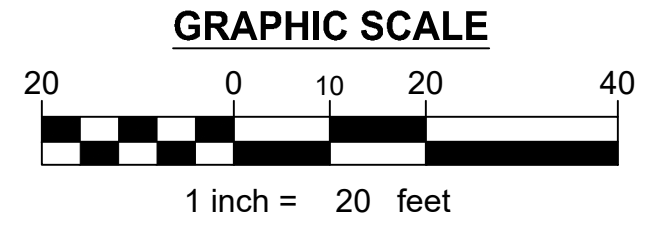
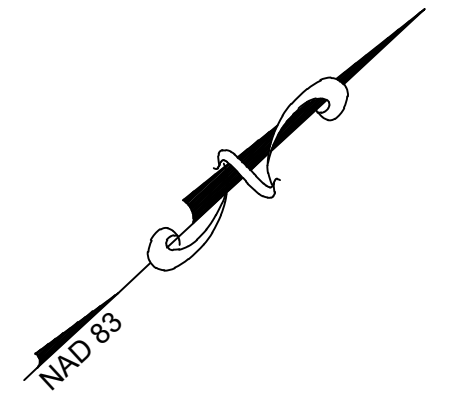
| PROPOSED PARKING REQUIREMENT CALCULATIONS | | | | | |
|---|--------------------------|--------------|----------------------|-----------|------------|
| USE | ORDINANCE REQUIREMENT | VARIABLE | CALCULATION | REQUIRED | PROVIDED |
| MULTIPLE TENANT COMMERCIAL CENTER | 3.5 SPACES PER 1,000 GFA | ±24,020 GFA* | 24,020 / 1,000 * 3.5 | 85 SPACES | 124 SPACES |

*DENOTES EXISTING 22,620 SF SHOPPING CENTER PLUS STAND ALONE 1,400 SF RETAIL BUILDING

N/F:
UNION TOWER, LLC
GPIN#: 747-757-3086
ZONED: B-2C
3,143 ACRES (GIS)

EXISTING SHOPPING CENTER
±22,620 S.F.

RETAIL ESTABLISHMENT
±1,400 S.F.



**KOONTZ
BRYANT
JOHNSON
WILLIAMS**

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(804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com

| | | |
|-------------------------------|----------------------|---------------------------------------|
| DUNKIN' AT TOWER PLAZA | | |
| CONCEPTUAL LAYOUT (CP-5) | | |
| HENRICO COUNTY, VA | | |
| KBW PROJECT #: | REVISION DATE | REVISION DESCRIPTION |
| N/A | 2/17/2023 | REVISED PARKING CALCULATIONS |
| DATE: | 3/24/2023 | EXISTING LANDSCAPE BUFFER NOTES ADDED |
| JANUARY 9, 2023 | | |