



Application for **Rezoning**

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

OCTOBER 24, 2023

Case Number: RZ _____

1. PROPERTY INFORMATION

Address or Location _____

LRSN _____ Current Zoning District _____ Proposed Zoning District _____

Current Land Use _____

Proposed Land Use _____

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Riverside Hospital Inc.

Signed by: Name (printed) W. William Austin, Jr., Its (title) EVP/CFO

Signature *W. William Austin, Jr.* Date 9/20/2023

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

<i>OFFICE USE ONLY</i>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE SCHEDULE A

File No: 5501706

Effective Date: June 15, 2023

Issue Date: August 29, 2023

Prepared for:

Riverside Health System
701 Town Center Drive, Suite 1000
Newport News, VA 23606

Inquiries should be directed to:

NexGen Title Agency, LLC
101 W. Main Street, Suite 102
Norfolk, Virginia 23510

1. The estate interest in the land described or referred to in the report and covered herein is FEE SIMPLE.
2. Title to said estate or interest in said land is at the effective date hereof vested in:

[Riverside Behavioral Center, Inc., a Virginia corporation](#)
3. The land referred to in this report is described as follows:

See Exhibit "A" attached hereto and made a part hereof

Issued by:

NexGen Title Agency, LLC
101 W. Main Street, Suite 102
Norfolk, VA 23510
Phone: (757) 350-4580
Fax (757) 447-6001

By: David A. Breen
Authorized Signatory

NEXGEN TITLE AGENCY, LLC
STATUS OF TITLE
SCHEDULE B (Continued)

The attached STATUS OF TITLE REPORT is not to be construed as title insurance or as an opinion of title. An ALTA Title Insurance Policy may be obtained through NexGen Title Agency, LLC.

This STATUS OF TITLE REPORT contains summary information on the condition of title to the subject property from March 31, 2000 through June 15, 2023. This information is derived from documents and instruments disclosed from public records in the city or county in which the subject property is located. No inspection has been made in any court other than the local Circuit Court in which matters of title are customarily and routinely docketed. This STATUS OF TITLE REPORT makes no representation or opinion as to the insurability or marketability to title.

This report contains no legal opinions of any kind. NexGen Title Agency, LLC undertakes no responsibility to provide information not set forth in the public records as of the effective date and shall have no liability for the accuracy or completeness of information set forth in recorded documents or other public records.

This report does not include facts as might be disclosed by an accurate survey, or facts relating to any rights of parties in possession. Nor does it include any information regarding building locations, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, environmental matters, presence of hazardous waste, or any other matters which would be disclosed by a personal inspection of the property.

NexGen Title Agency, LLC expressly disclaims any liability hereunder to anyone other than the recipient of this report. The recipient of this report acknowledges and agrees that this report is prepared for the recipient's use and benefit only and may not be relied upon, delivered to or utilized by any third part for any purpose. Since an ALTA Title Insurance Policy may be obtained through NexGen Title Agency LLC, the liability of NexGen Title Agency, LLC for negligence, errors, or omissions in or under this report and all continuations shall be limited for all purposes and in all cases to actual damages up to a maximum amount of \$ 250.00. Payment for this report of title and/or reliance thereupon for any purpose shall be binding upon and shall constitute and confirm the express and complete agreement of the parties to each and all of the terms set forth herein.

Notwithstanding anything to the contrary herein, the liability under this STATUS OF TITLE REPORT shall terminate one year from the effective date and any continuations thereof.

EXHIBIT "A"

ALL THAT certain lot, piece of parcel of land, with the improvements thereon, known and designated as "N/F RIVERSIDE BEHAVIORAL CENTER, INC. OLD AREA = 11.6274 AC. NEW AREA = 13.7726 AC." As shown on that certain plat dated October 3, 2005, made by LandTech Resources, Inc., and entitled "PROPERTY LINE VACATION PLAT OF 2244 EXECUTIVE DRIVE FOR: RIVERSIDE BEHAVIORAL CENTER, INC. HAMPTON, VIRGINIA", which said plat is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, as [Instrument No. 050032733](#).

IT BEING the same property conveyed by deed dated March 31, 2000 from Virginia Psychiatric Company, Inc., a Virginia corporation, to Riverside Behavioral Center, Inc., a Virginia corporation, recorded March 31, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in [Deed Book 1323, Page 1580](#).

NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE
SCHEDULE B

The property described in Schedule A is subject to the following exceptions:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, not appearing in the public records or attaching subsequent to the effective date hereof.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Any encroachment, encumbrance, violation, variation or circumstance that would be disclosed by an accurate and complete land survey of the Land.
 - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Taxes or special assessments which are not shown as existing liens by the public records.
3. Special Exceptions:
 - (a) Real Estate taxes accruing from the beginning of the first half of the fiscal year 2023-2024, and subsequent semi-annual payments.
 - (b) Storm Water assessments.
 - (c) Rights of municipalities and utility companies to access their service lines.
 - (d) Declaration of Covenants for Storm Water and Surface Water Facility and Systems Maintenance dated June 21, 2005, recorded April 7, 2006 as [Instrument No. 060010731](#).
 - (e) Easement to Virginia Electric and Power Company dated January 17, 2023, recorded February 9, 2023 as [Instrument No. 230001551](#).
 - (f) Declaration of Covenants for Storm Water and Surface Water Facility and Systems Maintenance dated January 9, 2023, recorded January 12, 2023 as [Instrument No. 230000469](#).
 - (g) Emergency Access Agreement dated December 21, 2022, recorded January 18, 2023 as [Instrument No. 230000646](#).

NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE
SCHEDULE B (Continued)

REAL ESTATE TAX INFORMATION - For Informational Purposes only

Current Tax Year: 2023/2024

Land Assessment:	\$4,199,500
Building Assessment:	\$6,761,500
Total Assessment:	\$10,961,000
Annual tax amount:	EXEMPT
Stormwater Assessment:	\$7,596.85 next due 12-5-23

**Riverside Hospital, Inc.
d/b/a Riverside Mental Health and Recovery Center
2244 Executive Drive, Hampton, Virginia
Outpatient Services**

Application for Use Permit - Narrative

Riverside Hospital, Inc. d/b/a Riverside Mental Health and Recovery Center ("RMHRC") is improving the physical environment of its Behavioral Health Outpatient Services. The growth, development, and improvement of the services currently offered requires the renovation and expansion of the existing facility. This project will allow RMHRC to continue to provide the excellent care and treatment to this group of patients.

The programs included in the Outpatient Services will benefit greatly from the proposed dedicated entrance and waiting area. Because of the configuration of the existing spaces, a small addition is proposed. This solution will create the best efficiency for patient flow and management of patients, as well as contribute to the best experience for the patients. It will also eliminate the need to reduce treatment spaces to achieve the improved entrance and waiting areas.

RMHRC proposes to add approximately 420 Square Feet to the current floor plan to achieve the new entrance and waiting area. The current facility has an Area of 104,502 Square Feet. This includes the new Emergency Department which was completed this Fall.

This additional square footage will not impact the onsite parking. The current parking is not fully utilized and provides additional space for future expansion of services. Additional parking is being added in conjunction with the Emergency Department addition currently under construction.

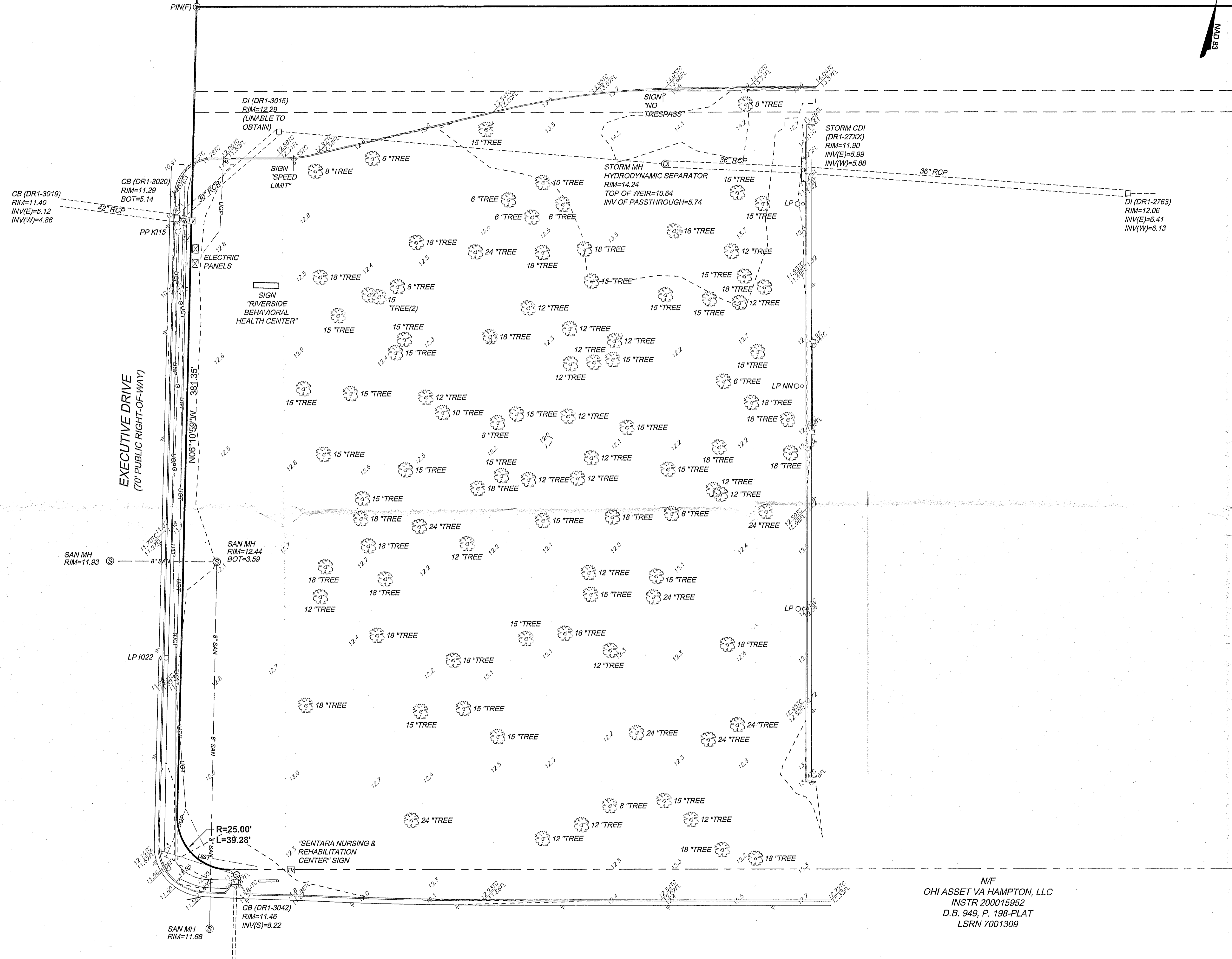
The new Outpatient Services department will be open during the same time as the current programs being offered. The facility is currently open 24/7 due to the inpatient service that are offered.

A new entrance to the site has been installed from Coliseum Drive to allow easier access to the Emergency Department. This addition will improve the traffic flow on the campus as well as the surrounding public roadways. The additional square footage proposed for the Outpatient Services will not increase the traffic flow or detrimentally affect the circulation on or around the property.

Impact and/or Demand for City's Public Services and Facilities

The proposed 420 square foot increase in the total square footage of the facility will not increase the demand for any of the city's public services or facilities.

S:\1018047-Riverside Behavioral Health Center\DWG\Sheet\CDX\9047 - C1.1.1 - EX COND.dwg | Plotted on 02/22/2023 9:59 AM by Lamps, Matthew



N/F
 RP HAMPTON
 EXCHANGE, LLC
 INSTR 150014095
 D.B. 703, P. 602-PLAT
 LSRN 7003016

N/F
 OHI ASSET VA HAMPTON, LLC
 INSTR 200015952
 D.B. 949, P. 198-PLAT
 LSRN 7001309

- GENERAL NOTES:**
1. THE MERIDIAN SOURCE OF THIS SURVEY IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983(2011). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
 2. THE ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). CITY OF HAMPTON BENCHMARK USED: 250, ELEVATION = 14.67.
 3. A TITLE COMMITMENT WAS NOT SUPPLIED FOR THIS PROJECT AND THEREFORE ALL EASEMENTS AND OTHER MATTERS AFFECTING THE PROPERTY MAY NOT BE SHOWN.
 4. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF HAMPTON, VIRGINIA, COMMUNITY PANEL NUMBER 51527 0017. A MAP REVISED MAY 16, 2016. FLOOD ZONE DETERMINATION IS BASED ON F.I.R.M. AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. F.I.R.M. TIMMONS GROUP IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
 5. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE OR HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY, IF ANY, WERE ESTABLISHED USING ABOVE GROUND STRUCTURES (VALVES, MANHOLES, ETC.). NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ACCURACY OF THE UTILITY INFORMATION SHOWN CANNOT BE GUARANTEED, AND ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR MUST VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. (SEE SEE NOTES)
 6. DATE OF LAST SURVEY: AUGUST 17, 2021.

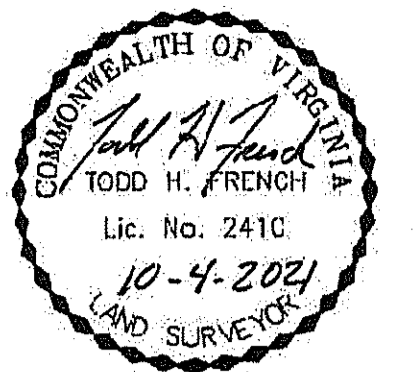
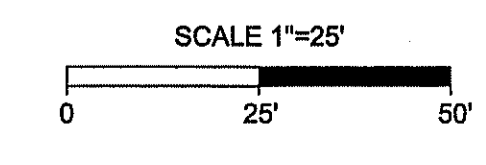
- UNDERGROUND UTILITY NOTES:**
1. SUE SURVEY COMPLETED IN SEPTEMBER OF 2021.
 2. ALL SIZES AND TYPES OF UNDERGROUND UTILITY LINES ARE TAKEN FROM REFERENCE MAPPING OR PRE-EXISTING MISS UTILITY MARKINGS.
 3. ALL UNDERGROUND UTILITIES LOCATED DEPICTED AS QLB UNLESS OTHERWISE NOTED.

LEGEND

EOI = END OF INFORMATION FOR UNDERGROUND UTILITY LINE - SIGNAL ENDED AT THIS LOCATION.

SURVEY LEGEND

CLS	CENTERLINE SWALE
CONC	CONCRETE
C.T.	COOLING TOWER
D.B.	DEED BOOK
"E"	EMPLOYEE PARKING SIGN
FFE	FINISHED FLOOR ELEVATION
F.T.	FUEL TANK
"F"	FIRE LANE SIGN
GEN	GENERATOR
GM	GAS METER
INSTR	INSTRUMENT
INV	INVERT
MH	MANHOLE
"N"	NO PARKING SIGN
P.	PAGE
P.B.	PLAT BOOK
RCP	REINFORCED CONCRETE PIPE
"R"	RESERVED PARKING SIGN
SAN	SANITARY
TOB	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TB	TELEPHONE BOX
UTO	UNABLE TO OPEN
WPF	WOOD PANEL FENCE



THIS DRAWING PREPARED AT THE
VIRGINIA BEACH OFFICE
 2901 S. Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
 TEL: 757.213.6679 FAX: 757.340.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	10/26/2022
DATE	04/18/2023
DRAWN BY	WAL
DESIGNED BY	--
CHECKED BY	ESP
SCALE	1" = 25'

TIMMONS GROUP

RIVERSIDE BEHAVIORAL HEALTH CENTER
 HAMPTON, VIRGINIA
 EXISTING CONDITIONS BMP AREA

JOB NO.
49047
 SHEET NO.
C1.1



HDR Architecture
Richmond
4880 Sadler Rd.
Glen Allen, Va. 23060

Project Number | 1336992

DESIGN DEVELOPMENT 04/28/2023

Outpatient Treatment

2244 Executive Drive
Hampton, Va. 23666

Riverside Behavioral Health Center

2244 Executive Dr.
Hampton, Va. 23666

DESIGN DEVELOPMENT 04/28/2023

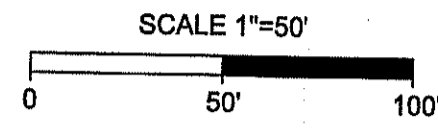
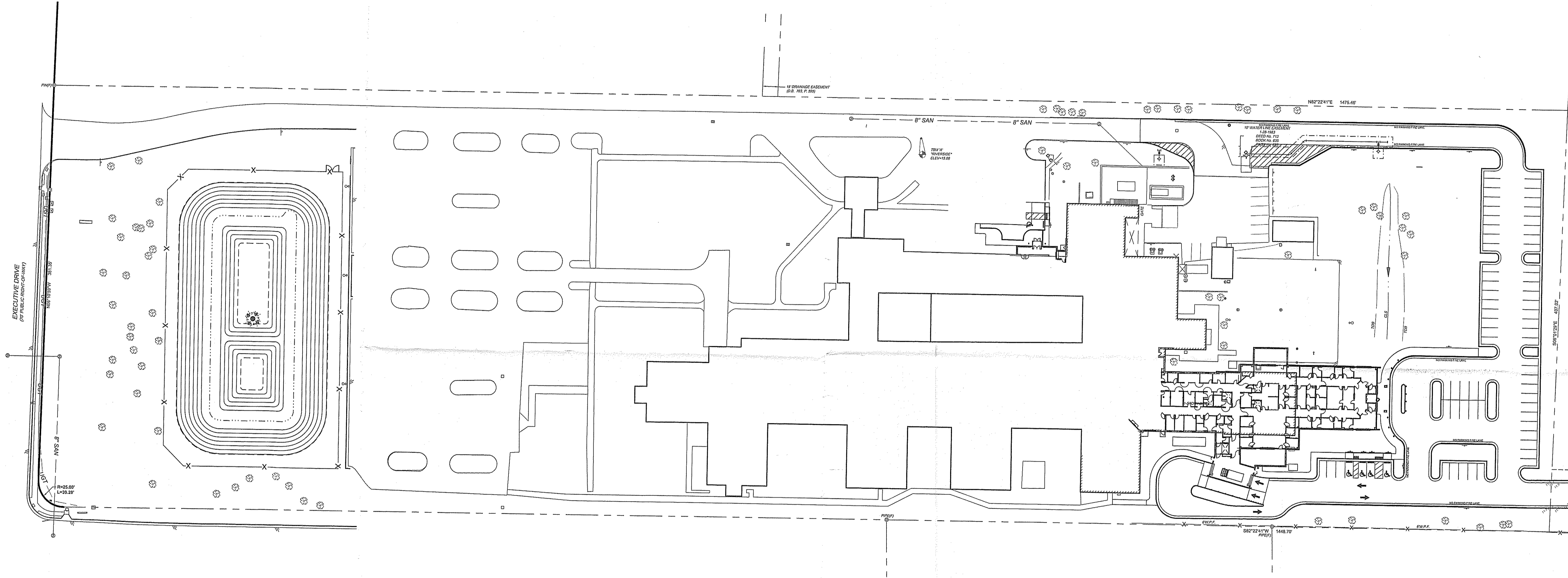


Drawing Index		
Sheet Number	Sheet Name	DATE
01-GENERAL		
G-000	COVER SHEET	04/28/2023
G-011	LIFE SAFETY	04/28/2023
02-STRUCTURAL		
S-001	STRUCTURAL NOTES	04/28/2023
S-002	STRUCTURAL NOTES AND ABBREVIATIONS	04/28/2023
S-101	FOUNDATION AND ROOF FRAMING PLANS	04/28/2023
S-501	TYPICAL DETAILS	04/28/2023
03-ARCHITECTURAL		
A-101	OVERALL PLAN - LEVEL 01	04/28/2023
AD-101	DEMOLITION PLAN - LEVEL 01	04/28/2023
A-111	FLOOR PLAN - NEW WORK - LEVEL 01	04/28/2023
AC-111	REFLECTED CEILING PLAN - NEW WORK	04/28/2023
A-201	EXTERIOR ELEVATIONS, EXTERIOR WALL TYPES	04/28/2023
A-251	INTERIOR ELEVATIONS	04/28/2023
A-301	SECTIONS - BUILDING	04/28/2023
A-720	SCHEDULES, PARTITION TYPES	04/28/2023
A-721	PARTITION HEAD DETAILS	04/28/2023
A-722	PARTITION FRAMING DETAILS	04/28/2023
12-PLUMBING		
P-001	LEGEND AND NOTES	04/28/2023
P-002	SCHEDULES	04/28/2023
P-101	NEW WORK PLAN - PLUMBING	04/28/2023
PD-101	DEMOLITION PLAN - PLUMBING	04/28/2023
14-MECHANICAL		
M-001	LEGEND AND NOTES	04/28/2023
M-002	SCHEDULES	04/28/2023
M-003	DETAILS	04/28/2023
M-101	NEW WORK PLAN - MECHANICAL	04/28/2023
M-102	NEW WORK PLAN - PIPING	04/28/2023
M-401	CONTROL SEQUENCE	04/28/2023
MD-101	DEMOLITION PLAN - MECHANICAL	04/28/2023
16-ELECTRICAL		
E-001	LEGEND AND NOTES	04/28/2023
E-002	ONE-LINE DIAGRAM	04/28/2023
E-110	NEW WORK PLAN - LIGHTING	04/28/2023
E-111	NEW WORK PLAN - POWER AND SYSTEM	04/28/2023
E-112	NEW WORK PLAN - SECURITY	04/28/2023
ED-100	DEMOLITION PLAN - ELECTRICAL	04/28/2023

PROJECT SUMMARY

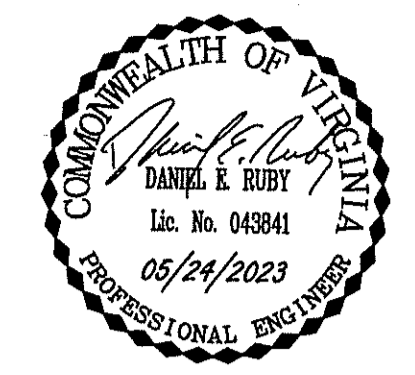
PROJECT SCOPE INCLUDES A NEW OUTPATIENT SERVICES DEPARTMENT WITHIN THE EXISTING INPATIENT BEHAVIORAL HEALTH CENTER. A NEW ADDITION (APPROX. 420 SQUARE FEET) WILL PROVIDE THE ENTRANCE, WAITING AREAS, AND CHECK-IN SERVICE FOR PATIENTS. INTERIOR RENOVATIONS (APPROX. 5,000 SQUARE FEET) TO EXISTING SPACE WITHIN THE FACILITY WILL PROVIDE ADDITIONAL GROUP ROOMS, A CONFERENCE ROOM, PATIENT CONSULTATION OFFICES, NOURISHMENT ROOM AND OTHER ASSOCIATED SUPPORT SPACES.

THE PROJECT ALSO HAS AN ADD-ALTERNATE SCOPE WHICH PROVIDES A STAFF SHOWER IN AN EXISTING RESTROOM ADJACENT TO THE RENOVATED OUTPATIENT TREATMENT SPACE.



BEST MANAGEMENT PRACTICE (BMP) WET POND	DRAINAGE AREA (AC) TO BMP	IMPERVIOUS AREA (AC)	MANAGED TURF AREA (AC)	CURVE NUMBER, CN	PHOSPHORUS REMOVED* (LB/YR)	
PROP. BUILDING ADDITION	4.02	1.91	2.11	89	3.15	
ULTIMATE BUILDING EXPANSION	4.33	2.45	1.88	90	3.77	
* REFER TO VIRGINIA RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET IN DESIGN NARRATIVE FOR STORMWATER QUALITY CALCULATIONS.				REQUIRED PHOSPHORUS REMOVAL (DUE TO LAND COVER CHANGE WITHIN LOD)	BLDG. ADDITION	3.07
				ULTIMATE EXPANSION	4.00	

DRAINAGE AREA MAP LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
WET POND DRAINAGE AREA LIMITS	---
DRAINAGE AREA LABEL	BMP



THIS DRAWING PREPARED AT THE
VIRGINIA BEACH OFFICE
 2901 S. Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
 TEL 757.213.6679 FAX 757.340.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/24/2023 <td></td>	

DRAWN BY
L. MARTINEZ

DESIGNED BY
D. MCGETTIGAN

CHECKED BY
D. RUBY

SCALE
1" = 50'

TIMMONS GROUP

RIVERSIDE BEHAVIORAL HEALTH CENTER
 HAMPTON, VIRGINIA

BMP DAM AND WATER QUALITY

JOB NO.
49047

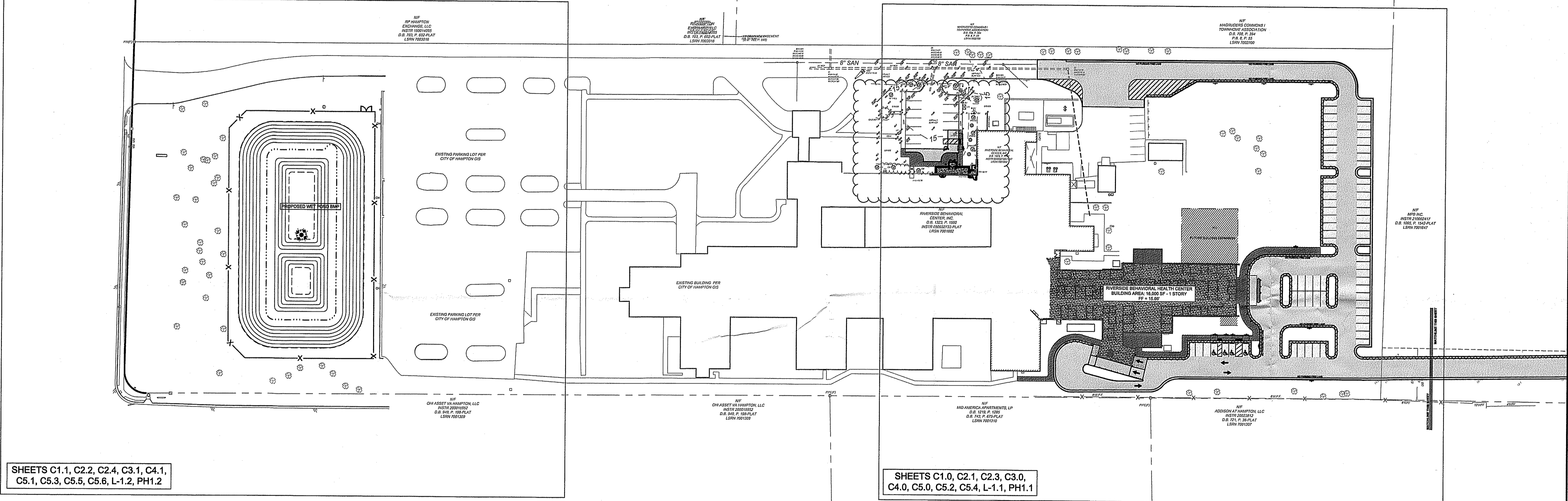
SHEET NO.
C5.6

These plans and associated documents are the exclusive property of TIMMONS GROUP and may be used only for the project and site specifically identified in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



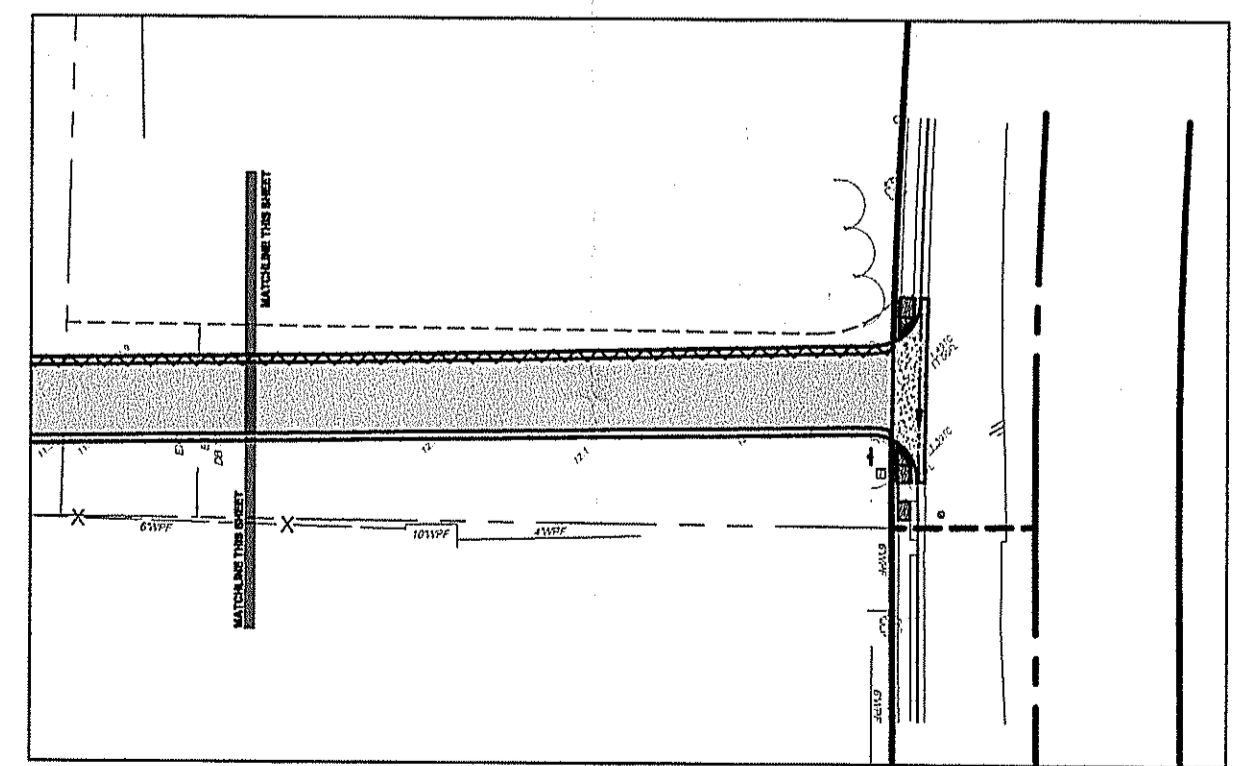
SCALE 1"=60'
0 60' 120'

NS
ES OWN



SHEETS C1.1, C2.2, C2.4, C3.1, C4.1, C5.1, C5.3, C5.5, C5.6, L-1.2, PH1.2

SHEETS C1.0, C2.1, C2.3, C3.0, C4.0, C5.0, C5.2, C5.4, L-1.1, PH1.1



THIS DRAWING PREPARED AT THE
VIRGINIA BEACH OFFICE
2901 S. Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
TEL 757.213.6679 FAX 757.340.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/24/2023 <td></td>	

DRAWN BY
L. MARTINEZ

DESIGNED BY
L. MARTINEZ

CHECKED BY
D. RUBY

SCALE
1" = 60'

TIMMONS GROUP

RIVERSIDE BEHAVIORAL HEALTH CENTER
HAMPTON, VIRGINIA
OVERALL SITE PLAN

JOB NO.
49047

SHEET NO.
C0.1