

INTRODUCED: April 8,

Expedited Consideration

A RESOLUTION No. 2024-R014

To support an economically mixed project to be located on the property known as 500 Maury Street pursuant to Va. Code § 36-55.30:2.

Patron – Ms. Robertson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 8 2024 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2(B) of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the Virginia Housing Development Authority may provide financing for an economically mixed project that is not within a revitalization area if the governing bodies of localities determine, by resolution, that, with respect to any such project, (i) either (a) the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income or (b) the surrounding area of such project is, or is expected in the future to be, inhabited predominantly by lower income persons and families and will benefit from an economic mix of residents in such

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: APRIL 8 2024 REJECTED: _____ STRICKEN: _____

project and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that, with respect to the economically mixed project to be located on the property known as 500 Maury Street, which is not within a revitalization area, identified as Tax Parcel No. S000-0220/003 in the 2024 records of the City Assessor and as shown on the plan entitled “500 - 506 Maury Street, Mixed Used Development, City of Richmond, VA,” prepared by sekivsolutions, dated November 11, 2022, and last revised October 18, 2023, a copy of which is attached to this resolution, (i) the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income, and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within the surrounding area of such project and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council support the aforementioned project pursuant to section 36-55.30:2(B) of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby supports the economically mixed project to be located on the property known as 500 Maury Street, identified as Tax Parcel No. S000-0220/003 in the 2024 records of the City Assessor and as shown on the plan entitled “500 - 506 Maury Street, Mixed Used Development, City of Richmond, VA,” prepared by sekivsolutions, dated November 11, 2022, and last revised October 18, 2023, a copy of which is attached to this resolution, pursuant to section 36-55.30:2(B) of the Code of Virginia (1950), as amended.

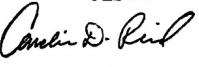
BE IT FURTHER RESOLVED:

That the Council hereby determines that, with respect to the aforementioned economically mixed project, the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income.

BE IT FURTHER RESOLVED:

That the Council hereby determines that, with respect to the aforementioned economically mixed project, private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the surrounding area of such project and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

A TRUE COPY:
TESTE:


Connie D. Reid
City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Laura Drewry, City Attorney

THROUGH LaTesha Holmes, Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Ellen Robertson, 6th District Council Member
Tabrica Rentz, Deputy City Attorney
Adam Poser, Deputy Council Chief of Staff

DATE March 27, 2024

PAGE/s 2

TITLE Determination of City Council required by Section 36-55.30:2.B of the Code of Virginia of 1950, as amended, in order for the Virginia Housing to finance the economically mixed project.

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

Councilmember E. Robertson (by Request)

SUGGESTED STANDING COMMITTEE

Expedited

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution be drafted to show City Council's desire to make the determination required by Section 36-55.30:2.B of the Code of Virginia of 1950, as amended, in order for the Virginia Housing to finance the economically mixed project at 500 Maury Street. Virginia Housing is authorized to fund projects that meet certain criteria. Specifically, if City Council finds that the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units in the Project are occupied or held available for occupancy by persons and families who are not of low and moderate income; and private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the surrounding area of the Project and will induce

other persons and families to live within such area and thereby. A sample resolution from VHDA is attached.

BACKGROUND

The developer of the project at 500 Maury Street intends to demolish an existing blighted building and construct a 162-unit residential building in its place with associated parking and amenities for the neighborhood. The new building will include a fitness center that will be available to the public, a club room, a courtyard, and parking under the building. The increase in housing options that will occur as a result of this development will meet the criteria required by Virginia Housing to fund the project and be a promulgation of investment in the area that will support construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the surrounding area. The City Council has previously rezoned the property to allow for the development via Ord. No. 2022-159.

FISCAL IMPACT STATEMENT

Fiscal Impact Yes No

Budget Amendment Required Yes No

Estimated Cost or Revenue Impact \$ N/A

Note: There are no costs to the city for this declaration.

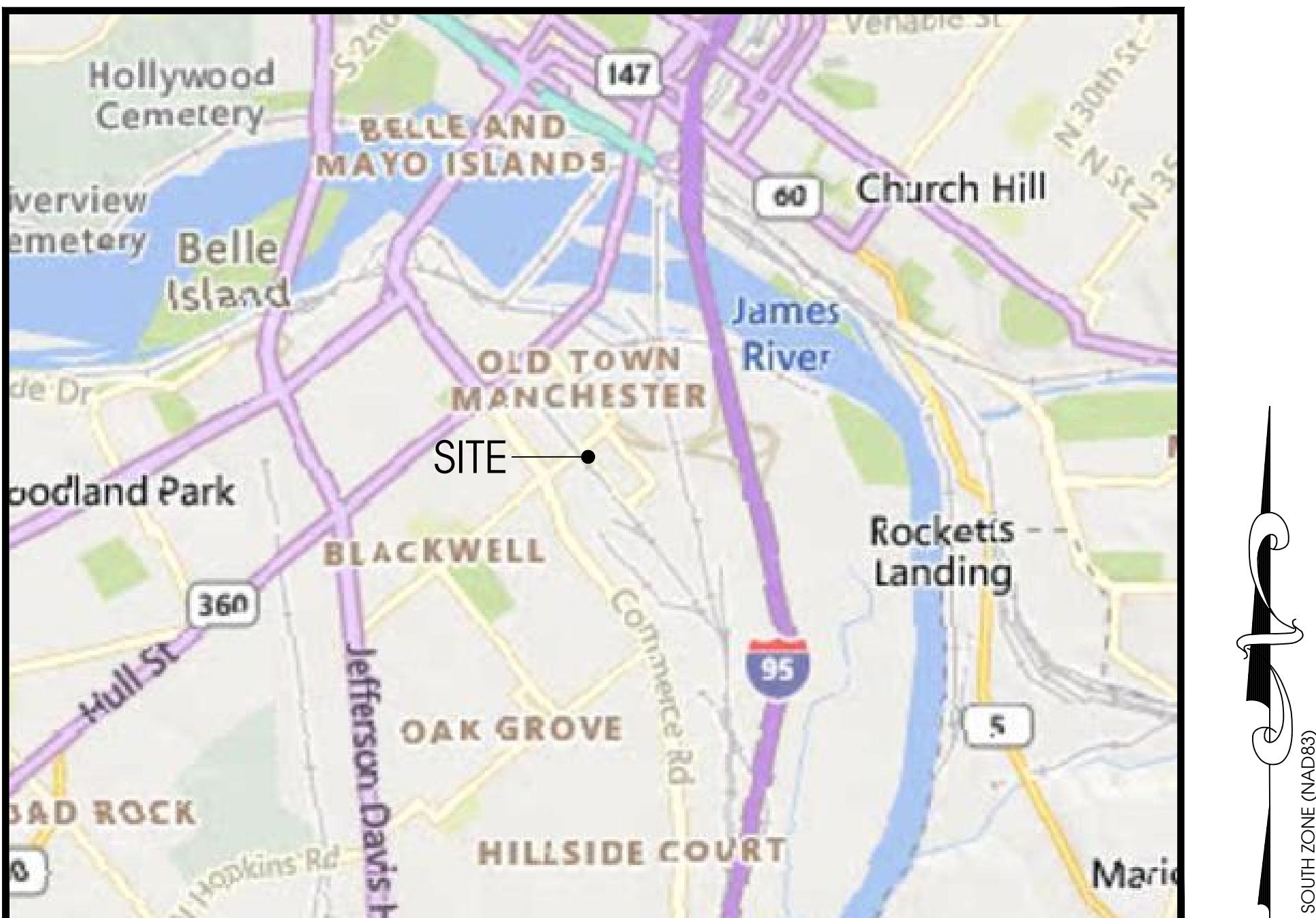
Attachment/s Yes No Developer information about the project.

GENERAL NOTES

- OWNER/DEVELOPER: THE 95 APTS, LLC
409 E MAIN ST, SUITE 301
RICHMOND, VA 23219
ATTN: ADAM TILLER
EMAIL: ATILLER@DODSONDEV.COM
PHONE: 804.301.3184
- ARCHITECT: WALTER PARKS ARCHITECTS
313 N. ADAMS STREET
RICHMOND, VA 23230
ATTN: SEAN WHEELER
EMAIL: SEAN@PARKS.COM
PHONE: 804.552.1612
- ENGINEER: SEKIV SOLUTIONS
14207 POND CHASE PLACE
MIDLOTHIAN, VA 23113
ATTN: KEITH STANLEY
EMAIL: KSTANLEY@SEKIVSOLUTIONS.COM
PHONE: 804.363.0394
- PROPERTY ADDRESS: 506 MAURY STREET
RICHMOND, VA 23224
- PROPERTY ZONING: TOD-1 TRANSIT ORIENTED DEVELOPMENT
- MAP REFERENCE NUMBER: 50000220003
- PROJECT SUMMARY: THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF A MIXED USE COMMERCIAL AND RESIDENTIAL BUILDING WITH GARAGE PARKING.
- EXISTING USE: LIGHT INDUSTRIAL
- PROPOSED USE: MIXED USES. SEE PROJECT SUMMARY ABOVE
- PROJECT AREAS: SITE AREA - 0.62 ACRES - THE SITE IS IN A COMBINED SEWER AREA
- BUILDINGS: 6-STORY BUILDING
SQUARE FOOTAGE: ±142,974 SF GROSS AREA OF ALL FLOORS
LEVEL 1 - COMMERCIAL AND PARKING
LEVEL 2-6 RESIDENTIAL
- PARKING: NONE REQUIRED PER RECENTLY ADOPTED CHANGE TO ZONING ORDINANCE
SPACES PROVIDED = 69 SPACES PROVIDED
BICYCLE PARKING
41 LONG TERM SPACES IN BIKE PARKING ROOM ON GROUND FLOOR
8 SHORT TERM SPACES ADJACENT TO LEASING OFFICE
- ITE TRIP GENERATION: MIXED USE APARTMENT BUILDING = 1,130 ADT

PLAN OF DEVELOPMENT AND PERMIT DRAWINGS 500-506 MAURY STREET

CITY OF RICHMOND, VIRGINIA
COUNCIL DISTRICT 6



Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	EROSION AND SEDIMENT CONTROL PLAN
C-103	LAYOUT AND UTILITY PLAN
C-501	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C-502	UTILITY NOTES AND DETAILS
C-503	UTILITY NOTES AND DETAILS
C-701	EXISTING COMBINED SEWER RUNOFF MAP
C-702	PROPOSED SEWER RUNOFF MAP

SCALE : AS SHOWN
PROJECT NO.: 10631
SOUTH ZONE (NAD83)

VICINITY MAP

SCALE: 1" = 2000'

EROSION AND SEDIMENT CONTROL QUANTITIES

- CONSTRUCTION ENTRANCE - 1 EA
- INLET PROTECTION - 3 EA
- SILT FENCE - 612 LF
- LIMITS OF CONSTRUCTION = 0.62 AC

WATER QUANTITIES

PUBLIC:

- 8"X6" TEE - 1 EA
- 6" DI WATERLINE - 32 LF
- 6" DETECTOR CHECK
- 6"X3" TEE - 1 EA
- 3" GATE VALVE - 1 EA
- 3" DI WATERLINE - 20 LF
- 2" DOMESTIC WATER METER - 1 EA

PRIVATE:

- 6" FIRE RPZ - 1 EA
- 3" DOMESTIC RPZ - 1 EA
- 6" DI FIRE LINE - 10 LF
- 3" DI WATERLINE - 10 LF

COMBINED SEWER NOTE

THERE SHALL BE NO INCREASE IN THE TOTAL COMBINED SEWER OUTFLOW (10-YEAR STORM + SANITARY FLOW) FOLLOWING THE DEVELOPMENT COMPARED TO THE EXISTING COMBINED SEWER OUTFLOW. AT THE TIME OF CONSTRUCTION DRAWINGS/PERMIT SUBMITTAL, A DETENTION SYSTEM OR OTHER MEASURES TO REDUCE THE TOTAL FLOW MUST BE SHOWN TO ACHIEVE THIS REQUIREMENT. PERMITS WILL NOT BE ISSUED WITHOUT SHOWING COMPLIANCE.

REQUIRED PERMITS
BUILDING PERMIT
LAND DISTURBANCE PERMIT
TRADE PERMITS
WORK IN STREET PERMIT

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14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com

QUALITY ASSURANCE : STIG OWENS



DATE : NOVEMBER 11, 2022

REVISION BLOCK

DATE | DESCRIPTION

2023-01-13 | PER CITY COMMENTS

2023-05-08 | PER CITY COMMENTS

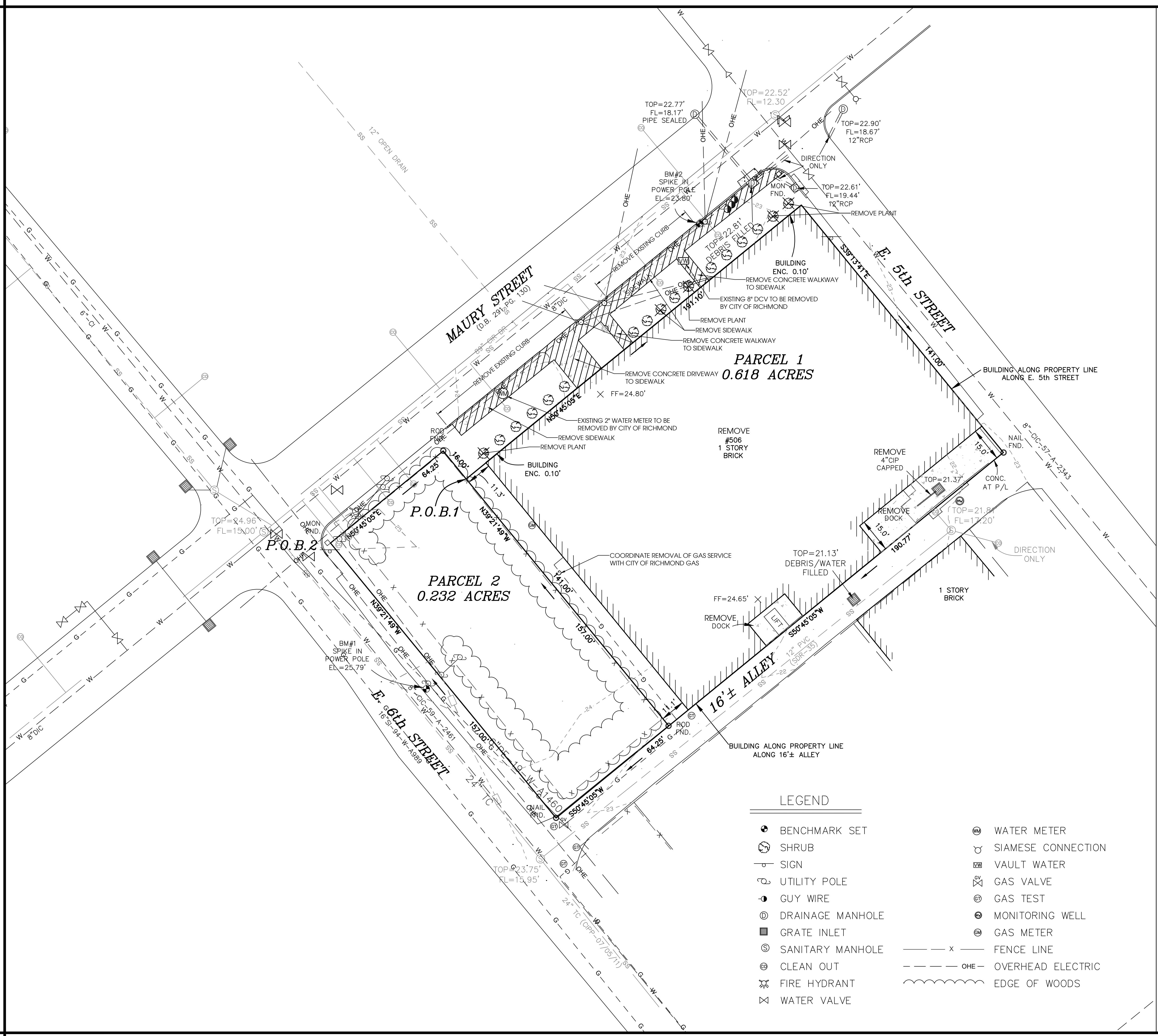
2023-10-18 | 85% PERMIT PLANS

THE 95 APTS, LLC
409 E MAIN ST, SUITE 301
RICHMOND, VA 23219
ATTN: ADAM TILLER
EMAIL: ATILLER@DODSONDEV.COM
PHONE: 804.301.3184

**500-506 MAURY
STREET
MIXED USED
DEVELOPMENT**
CITY OF RICHMOND, VA

COVER SHEET

SHEET NO.
C-001



DEMOLITION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
4. BEGIN BUILDING DEMOLITION. DEMOLITION OF BUILDING SHALL INCLUDE THE REMOVAL OF ALL ABOVE GROUND APPURTENANCES, FOOTINGS AND FOUNDATIONS, AND BUILDING SLAB TO THE BASE STONE. THE CONTRACTOR SHALL NOT REMOVE BASE STONE SO AS TO AVOID CREATING LAND DISTURBANCE. ANY VOIDS LEFT FROM FOOTING AND FOUNDATION REMOVAL SHALL BE BACKFILLED WITH #57 STONE.
5. REMOVE ALL EXISTING SANITARY SEWER LATERALS UP TO EXISTING CLEANOUT (PRIVATE PORTION). BACKFILL ANY LATERAL TRENCHES WITH #57 STONE.
6. REMOVE ALL EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE. BACKFILL ANY WATER SERVICE LINES WITH #57 STONE. COORDINATE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF METER BOX AND SERVICE IN RIGHT OF WAY.
7. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
8. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS.
9. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE PAVEMENT, ASPHALT PAVEMENT, WALKS, STAIRS, AND LOADING DOCKS. REMOVAL OF PAVEMENT ITEMS IS TO BE REMOVED TO BASE STONE BUT NOT BELOW BASE STONE SO AS TO PREVENT LAND DISTURBANCE.
10. UNDERGROUND TANK IS TO BE EXCAVATED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL STANDARDS AND BACKFILLED WITH #57 STONE.
11. THIS DEMOLITION PLAN IS AN ATTEMPT TO IDENTIFY ITEMS THAT ARE TO BE REMOVED BY THE CONTRACTOR BASED ON FIELD OBTAINED SURVEY INFORMATION AND SITE OBSERVATIONS. ITEMS THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE PLAN BUT THAT EXIST ON THE SITE AND MUST BE REMOVED FOR FUTURE CONSTRUCTION ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
12. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS. VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE BACKFILLED WITH #57 STONE BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

ADDITIONAL DEMOLITION NOTES FOR POD

1. THE NOTES ABOVE ARE AS PROVIDED HEREIN AS REFERENCE AND SHOULD BE COMPLETED VIA THE DEMOLITION PERMIT. CONTRACTOR FOR BUILDING CONSTRUCTION MUST CONFIRM THE DEMOLITION AS NOTED ABOVE AND ON THIS PLAN HAS BEEN COMPLETED TO THEIR SATISFACTION SUCH THAT BUILDING CONSTRUCTION CAN COMMENCE. ANY ITEMS NOT DEMOLISHED SHALL BE IDENTIFIED TO THE OWNER IMMEDIATELY FOR THE COORDINATION OF THEIR REMOVAL.

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QUALITY ASSURANCE : STIG OWENS



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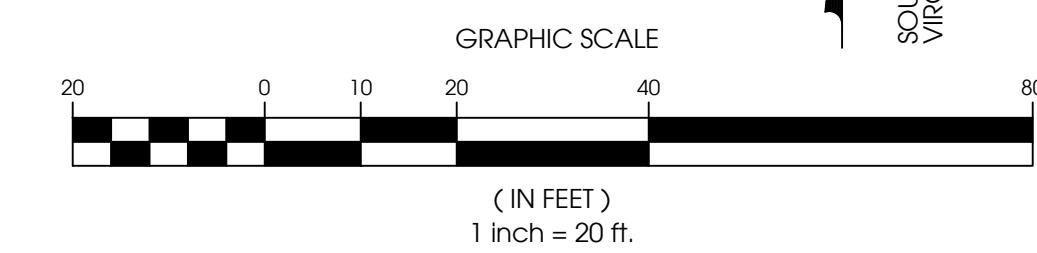
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500-506 MAURY STREET
MIXED USED DEVELOPMENT
CITY OF RICHMOND, VA

EXISTING CONDITIONS AND DEMOLITION PLAN

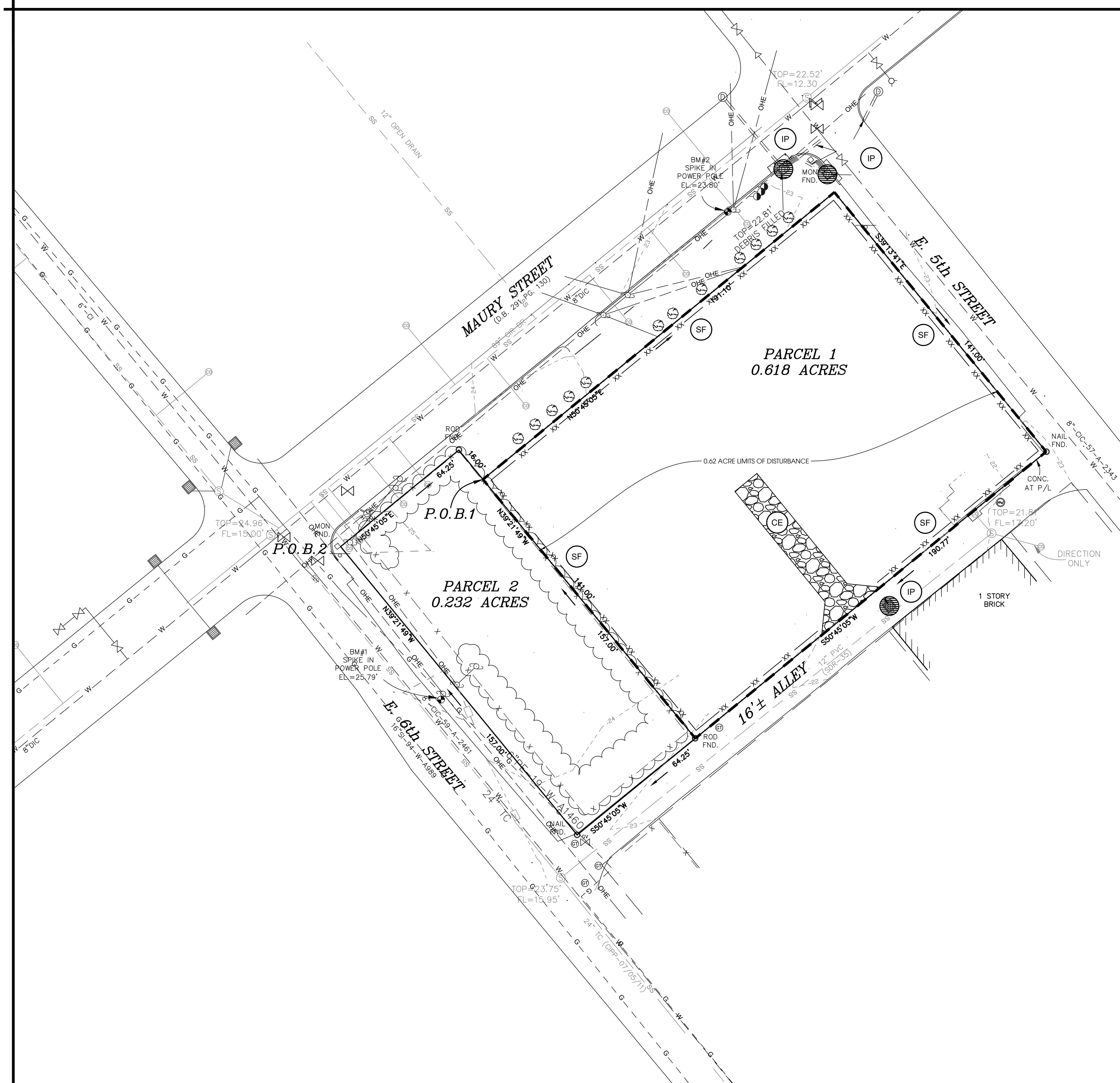
SHEET NO.

C-101



SOUTH ZONE (NAD83)
VIRGINIA STATE PLANE

80



EROSION CONTROL LEGEND

	CONSTRUCTION ENTRANCE		3.02
	SILT FENCE		3.05
	INLET PROTECTION		3.07

* VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
SPECIFICATION NUMBER

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TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com

QUALITY ASSURANCE : STIG OWENS
PROJECT MANAGER : KEITH STANLEY
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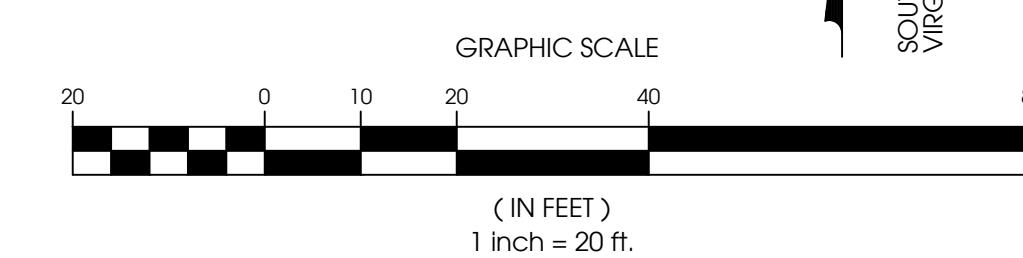
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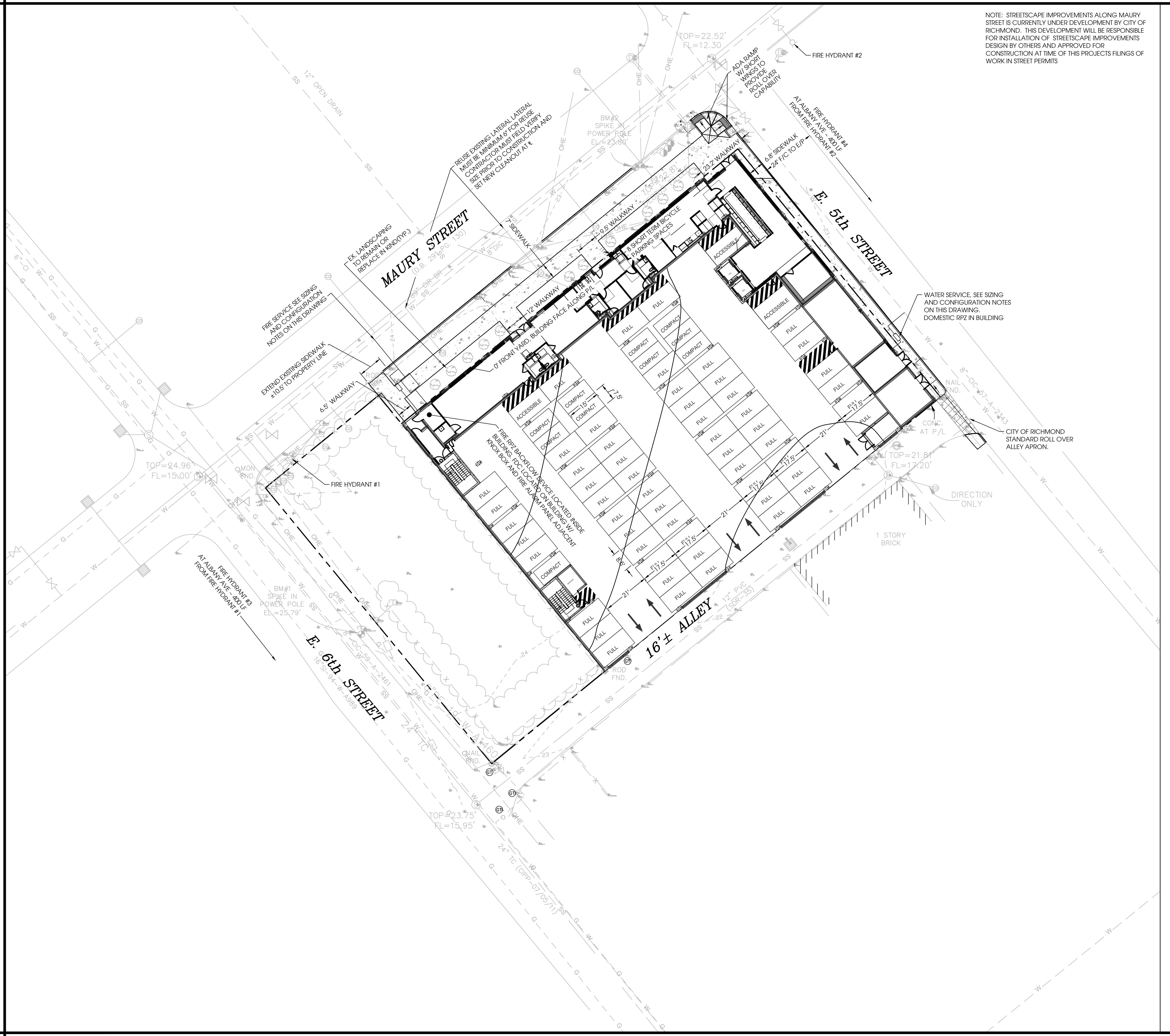
**500-506 MAURY
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MIXED USED
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CITY OF RICHMOND, VA

**EROSION AND
SEDIMENT
CONTROL PLAN**

SHEET NO.

C-102





UTILITY NOTES AND MATERIAL SPECIFICATIONS

GENE

1. CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
2. SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
3. WATER AND FIRE SERVICE, INCLUDING ANY FIRE HYDRANTS, FROM THE MAIN UP TO AND INCLUDING THE THE METER BOX/DETECTOR VAULT IS TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN

PUBLIC UTILITIES

1. ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
3. SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-35 PVC
4. WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

PIPE SIZE	THICKNESS CLASS
3"	54
4"	53
6"	54
8"	54
12"+	51

5. WATER SERVICES 2" AND UNDER ARE COPPER. BELOW GROUND TUBING IS TO BE TYPE K SOFT DRAWN COPPER, AND ABOVE GROUND TUBING IS TO BE TYPE L HARD DRAWN COPPER.

PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)

PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)

1. ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2015 VERSION OF THE INTERNATIONAL PLUMBING CODE
2. ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
3. ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
4. ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2015 VERSION OF THE INTERNATIONAL PLUMBING CODE
5. ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
6. ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

FIRE SERVICE CONFIGURATION NOTE

TO BE INSTALLED BY THE CITY OF RICHMOND
8"X6" TEE
+32 LF 6" DL PIPE

WATER SERVICE CONFIGURATION NOTE
(TO BE INSTALLED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES)

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**500-506 MAURY
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CITY OF RICHMOND, VA**

GRADING, LAYOUT, AND UTILITY PLAN

SHEET NO.

C-103

A graphic scale for the map of South Virginia. The scale is marked at 0, 10, 20, 40, and 80. The distance between 0 and 10 is indicated by a black and white checkered pattern. The distance between 10 and 20 is indicated by a solid black line. The distance between 20 and 40 is indicated by a solid black line. The distance between 40 and 80 is indicated by a solid black line. The text "GRAPHIC SCALE" is centered above the scale, and "(IN FEET)" is centered below it. The text "1 inch = 20 ft." is also present below the scale. The text "SOUTH VIRGINIA" is located in the top right corner of the map area.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF INSTALLING AN APPROXIMATELY 27,000 SQUARE FOOT FOOTPRINT MIXED USE BUILDING WITH 163 DWELLING UNITS, RETAIL OFFICE AND GARAGE PARKING. THE TOTAL DISTURBANCE AREA FOR THE PROJECT IS APPROXIMATELY 0.62 ACRES INCLUDING WORK IN THE RIGHT OF WAY AND WORK OFF-SITE. THE ENTIRE AREA IS WITHIN A COMBINED SEWER AREA.

EXISTING SITE CONDITIONS
THE EXISTING SITE IS ZONED TOD-1 TRANSIT ORIENTED DEVELOPMENT. THE EXISTING SITE HAS A BUILDING LOCATED ON THE LOT THAT IS INDUSTRIAL MANUFACTURING. THE ENTIRE SITE IS IMPERVIOUS WITH THE BUILDING. THE SITE IS COLLECTED IN INLETS ON MAURY STREET, 5TH STREET, AND AN ALLEY LOCATED BEHIND THE BUILDING.

ADJACENT AREAS
THE SITE IS AT THE INTERSECTION OF MAURY STREET AND 5TH STREET IN A COMPLETELY DEVELOPED AREA AND IS SURROUNDED BY OTHER INDUSTRIAL BUILDINGS OF VARIOUS SCALE AND INTENSITY.

OFF-SITE AREAS
NO OFF-SITE AREAS ARE USED FOR THE PROJECT. THE SITE WILL USE PROPERTY OWNED BY THE DEVELOPER ACROSS THE ALLEY FOR ADDITIONAL PARKING AND AMENITIES.

SOILS
ACCORDING TO THE WEB SOIL SURVEY BY NRCS, THE SITE IS ENTIRELY WITHIN THE URBAN LAND (SOIL UNIT 41) SOIL CLASSIFICATION. URBAN LAND IS GENERALLY LAND THAT HAS BEEN OR IS CURRENTLY IN AN INTENSELY DEVELOPED STATE WITH SIGNIFICANT IMPERVIOUS COVER. SINCE THERE HAS BEEN NO SIGNIFICANT COMPACTION TO THE SOIL WE ASSUME THIS SOIL CLASSIFICATION RESULTS IN TYPE D SOILS.

Critical Areas
THEY DO NOT APPEAR TO BE ANY CRITICAL MEASURES IN THE PROJECT LIMITS. THE SITE DISCHARGES TO A COMBINED SEWER SYSTEM SO NO INCREASE IN COMBINED STORM AND SANITARY FLOW WILL BE ALLOWED TO RUNOFF THE SITE.

EROSION & SEDIMENT CONTROL MEASURES
SEE THE CONSTRUCTION SEQUENCE FOR SEQUENCE OF INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

1. CONSTRUCTION ENTRANCE (3.02): STONE PAD WITH A FILTER FABRIC UNDERLAYER USED TO REDUCE MUD TRANSPORTED TO PUBLIC ROADS
2. SILT FENCE (3.05): TEMPORARY SEDIMENT BARRIER MADE OF SYNTHETIC FILTER FIBER USED TO FILTER SEDIMENT FROM RUNOFF AND REDUCE SHEET FLOW VELOCITY DURING CONSTRUCTION OPERATIONS
3. INLET PROTECTION (3.07): A SEDIMENT FILTER OR EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET USED TO PREVENT SEDIMENT FROM ENTERING STORM DRAINAGE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA.

PERMANENT STABILIZATION
THE EXISTING SITE IS CURRENTLY ENTIRELY IMPERVIOUS. WITH THE DEMOLITION OPERATION, THE BUILDINGS AND ASPHALT WILL BE REMOVED DOWN TO THE BASE STONE A NON-EROSIVE CONDITION. THROUGHOUT CONSTRUCTION THE STONE COVER WILL NEED TO BE MAINTAINED TO AVOID CREATING EROSION CONDITIONS AND THE NEED FOR TEMPORARY SEEDING.

STORMWATER RUN-OFF CONSIDERATIONS
THE LAND DISTURBANCE AND INSTALLATION OF THE DEVELOPMENT WILL NOT CAUSE AN INCREASE IN THE STORMWATER RUNOFF AS THE EXISTING SITE IS ENTIRELY IMPERVIOUS.

CALCULATIONS
AS THE LAND DISTURBANCE IS WITHIN THE COMBINED SEWER AREA OF THE CITY, NO SPECIFIC CALCULATIONS ARE REQUIRED WITH THE EXCEPTION OF CALCULATIONS TO SHOW THERE IS NO PEAK RUNOFF IN THE 10-YEAR STORM EVENT.

Maintenance
EROSION CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT BY THE CONTRACTOR. THEY WILL BE REPAIRED/REINSTALLED AS NECESSARY TO PREVENT ANY SILT OR MUD FROM LEAVING THE CONSTRUCTION AREA FOR THE DURATION OF CONSTRUCTION. INSPECTIONS OF THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE PERFORMED BY THE CONTRACTOR ONCE EVERY FOUR (4) BUSINESS DAYS, OR ONCE EVERY (5) BUSINESS DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT IN EXCESS OF 0.25 INCHES.

1. CONSTRUCTION ENTRANCE (3.02)
 - 1.1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORK OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT.
 - 1.2. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY
 - 1.3. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. 3.07 STORM DRAIN INLET PROTECTION
 - 2.1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 - 2.2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - 2.3. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

VESCH GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS 9VAC25-840.

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

EROSION CONTROL SEQUENCE

PHASE 1

1. THE OWNER AND/OR CONTRACTOR SHALL ARRANGE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE EROSION CONTROL INSPECTOR FOR THE PURPOSE OF REVIEWING THE PLAN. THE MEETING SHALL BE ARRANGED BY CALLING THE INSPECTOR 5 DAYS PRIOR TO THE DESIRED MEETING.
2. HOLD PRE-CONSTRUCTION MEETING, POST PERMIT.
3. INSTALL INLET PROTECTION AND CONSTRUCTION ENTRANCE.
4. NO STOCKPILE IS PROPOSED WITH THIS PLAN.
5. CALL INSPECTOR TO APPROVE INITIAL WORK BEFORE PROCEEDING WITH NEXT PHASE.
6. SINCE THE DEMOLITION WILL BE COMPLETED PRIOR TO ANY LAND DISTURBANCE, THE CONTRACTOR IS TO CONFIRM ALL EXISTING ELEMENTS NECESSARY FOR THE COMPLETION OF THE PROJECT HAVE BEEN REMOVED OR ABANDONED PER CITY OF RICHMOND REQUIREMENTS.
7. CONTINUE CONSTRUCTION ONLY AFTER PERIMETER EROSION CONTROL MEASURES ARE INSTALLED

NOTE:
NO EROSION CONTROL MEASURES ARE TO BE REMOVED WITHOUT PERMISSION FROM THE ENVIRONMENTAL INSPECTOR

13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - a. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - b. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - c. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - e. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
 - f. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.
17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS.

19 MINIMUM STANDARDS

A VESCP MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

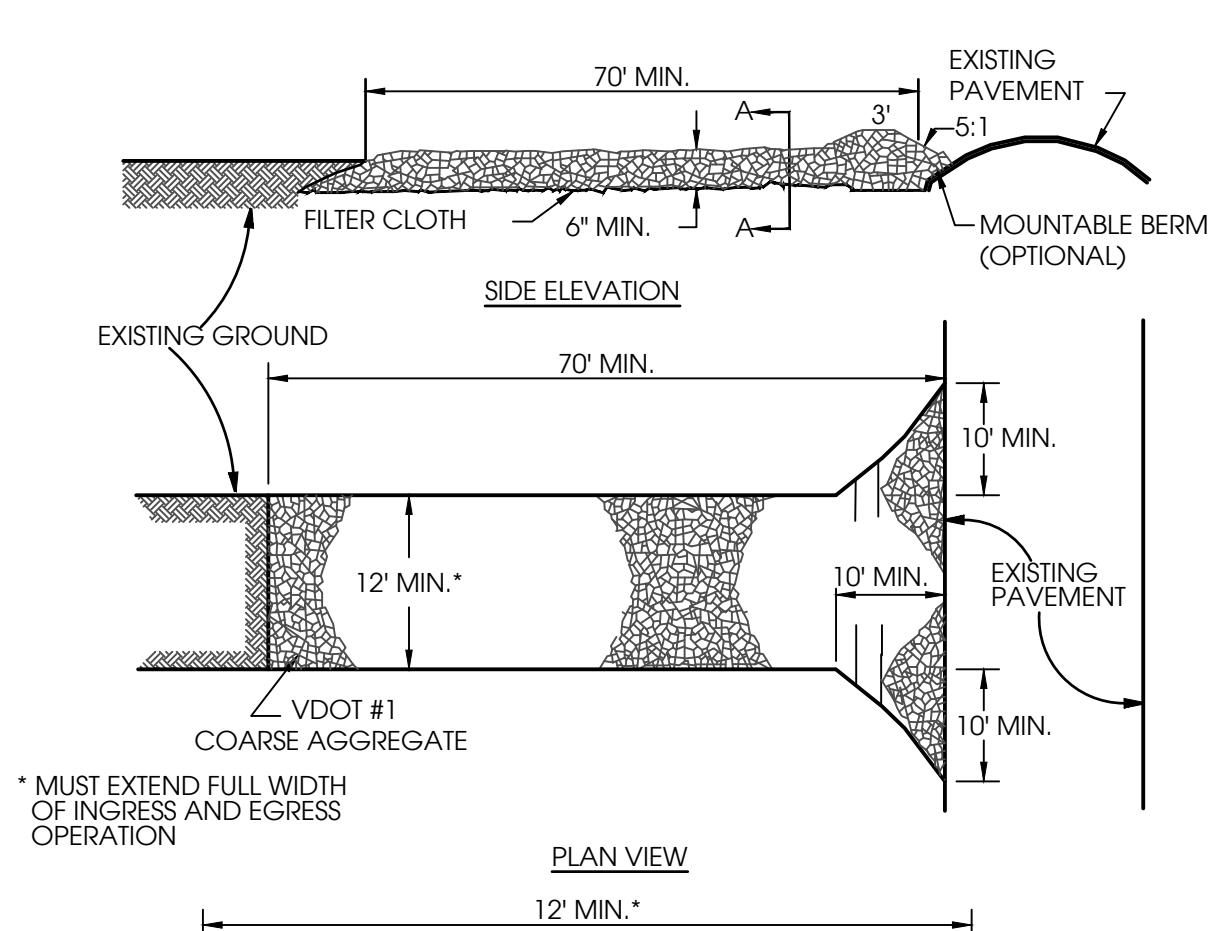
1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
2. EXCESS EXCAVATION DISPOSED OF OFF THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
3. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP OF THE LAND DISTURBING ACTIVITY.
4. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED SO THAT THE SEDIMENT CARRYING RUNOFF FROM THE SITE WILL NOT ENTER STORM DRAINAGE FACILITIES.
5. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL THE DISTURBED AREA IS STABILIZED.
6. PROPERTIES ADJOINING THE SITE SHALL BE KEPT CLEAN OF MUD OR SILT CARRIED FROM THE SITE BY VEHICULAR TRAFFIC OR RUNOFF.
7. THE DISPOSAL OF WASTE MATERIALS REMOVED FROM EROSION AND SEDIMENT CONTROL FACILITIES AND THE DISPOSAL OF THESE FACILITIES SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
8. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
9. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

CITY OF RICHMOND STANDARD E&S NOTES

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CHESAPEAKE BAY NARRATIVE

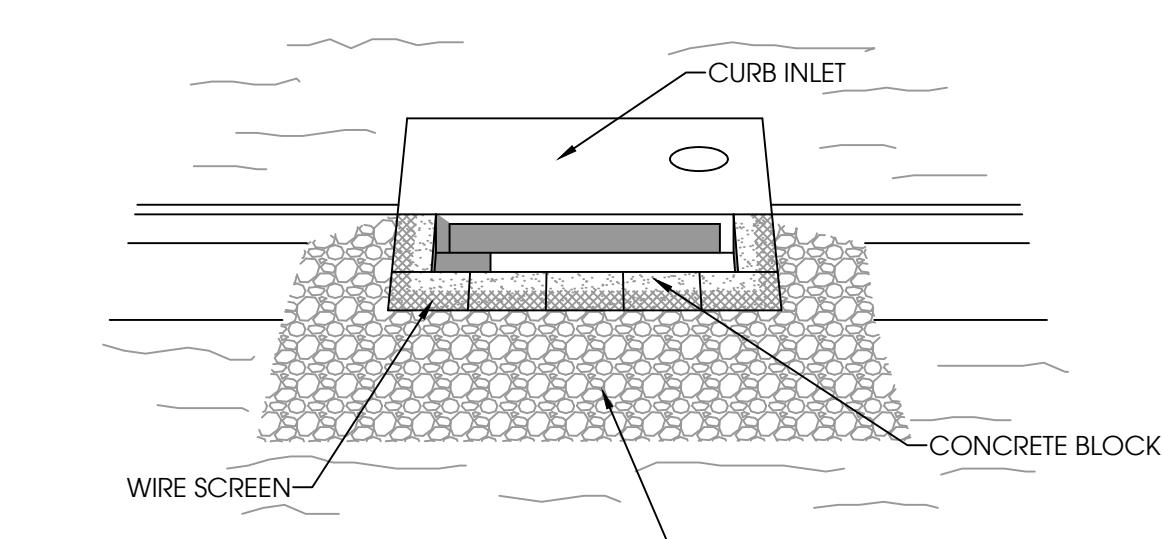
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF AN APPROXIMATELY 27,000 SQUARE FOOT APARTMENT BUILDING. ASSOCIATED SITE IMPROVEMENTS INCLUDE INSTALLING A SIDEWALK AND PUBLIC FIRE, WATER, AND SEWER. THE PROJECT IS WITHIN THE COMBINED SEWER AREA AND NOT WITHIN THE CHESAPEAKE BAY PROTECTION AREA. WE INTEND TO LIMIT THE LAND DISTURBANCE ON THE PROJECT TO ONLY THAT WHICH IS NECESSARY FOR THE IMPROVEMENTS BUT NO FORMAL CALCULATIONS ARE REQUIRED.



CONSTRUCTION ENTRANCE

NO SCALE

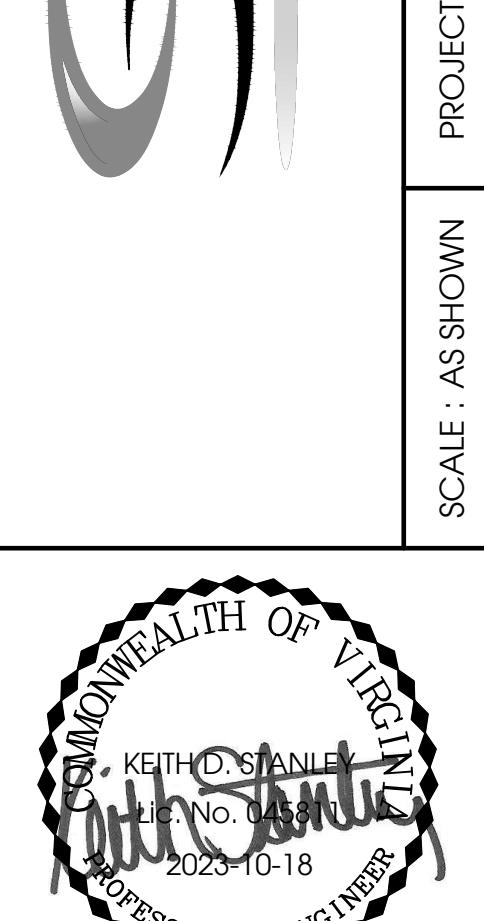
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BLOCK & GRAVEL CURB INLET SEDIMENT FILTER

NO SCALE

3.07-8



DATE : NOVEMBER 11, 2022

REVISION BLOCK

DATE | DESCRIPTION

2023-01-13 | PER CITY COMMENTS

2023-05-08 | PER CITY COMMENTS

2023-10-18 | 85% PERMIT PLANS

THE 95 APARTS, LLC
409 E MAIN ST, SUITE 301
RICHMOND, VA 23219
ATTN: ADAM TILLER
EMAIL: ATILLER@DODSONDEV.COM
PHONE: 804.301.3184

500-506 MAURY STREET
MIXED USED DEVELOPMENT
CITY OF RICHMOND, VA

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
SHEET NO.
C-501

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ISO (Insurance Service Office) Method of Calculating NFF (Needed Fire Flow)

Project Name: 506 Maury Street - Apartments

Type of Construction: **Wood Frame Construction** (Class 1) (ISO Classification) (Class Factor F = 1.5)

Ground Floor Area (SF): **27,000** # of Stories: **5** (Effective Area) **81000**

Fire Area Considered

Type of Occupancy: **Apartment** (Worst Case) Occupancy Factor: **0.85**

Occupancy Class: **C-2 Limited-combustible**

Calculate Exposure (X) and Communication (Pi): (calculate for each side and enter into the chart at right)

Distance (FT) to the Exposure Building: **0-10**
(LxH) of Facing Wall of Exposure Building: **1-100** (L=Length (ft), H=number of stories)
(Exposure Building Class): **Blank Wall** (D)
Calculated X(i) = **0**

Description of protection: **Unprotected**

Communication Type: **Open-Fire-resistant, Noncombustible, or Slow-burning Communications**

Length: **0-10**
Calculated P(i) = **0**

$(X + P)i = 1.0 + \sum_{i=1}^n (X_i + P_i)$ where n = number of sides of subject building
[Maximum $(X + P) = 1.75$: use $(X + P) = 1$]

Needed Fire Flow: **NFF = (C) x (O) x (X + P) = 6587.5**

Does Building Have Automatic Sprinklers? **Yes**

Reduction Factor: $50\% \times NFF = 50\%$
Required Fire Flow Total = **3294**

Required Fire Flow - Rounded
If <2500 nearest 250
If >2500 nearest 500 **3,500 GPM**

Number of Hydrants Required: **4**

[Minimum based on IFC calculation @ 1750 gpm]
Additional hydrants may be required based on 350' max hose lay (commercial area)
hose lay (commercial area)

Calculations of ISO Method Based on "Distribution System Requirements for Fire Protection"
American Water Works Association, AWWA Manual M31 (sections reprinted with permission - Insurance Services Office, Inc., Copyright 1989)

CITY OF RICHMOND
DEPARTMENT OF PUBLIC UTILITIES
Application for WATER, SANITARY, & STORM SEWER
DEVELOPMENT SERVICES
Tel: 804-646-8544 Fax: 804-646-3438

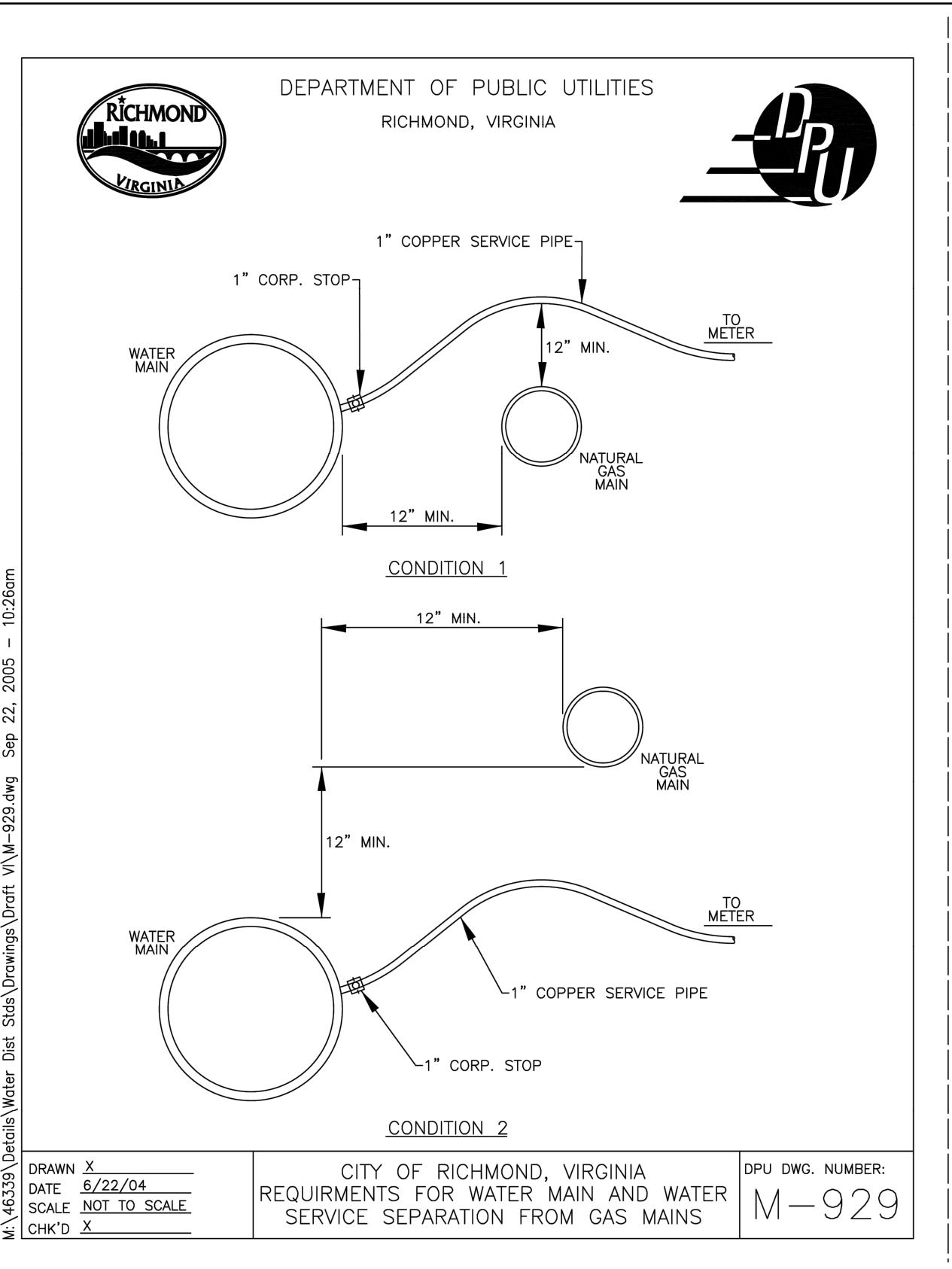
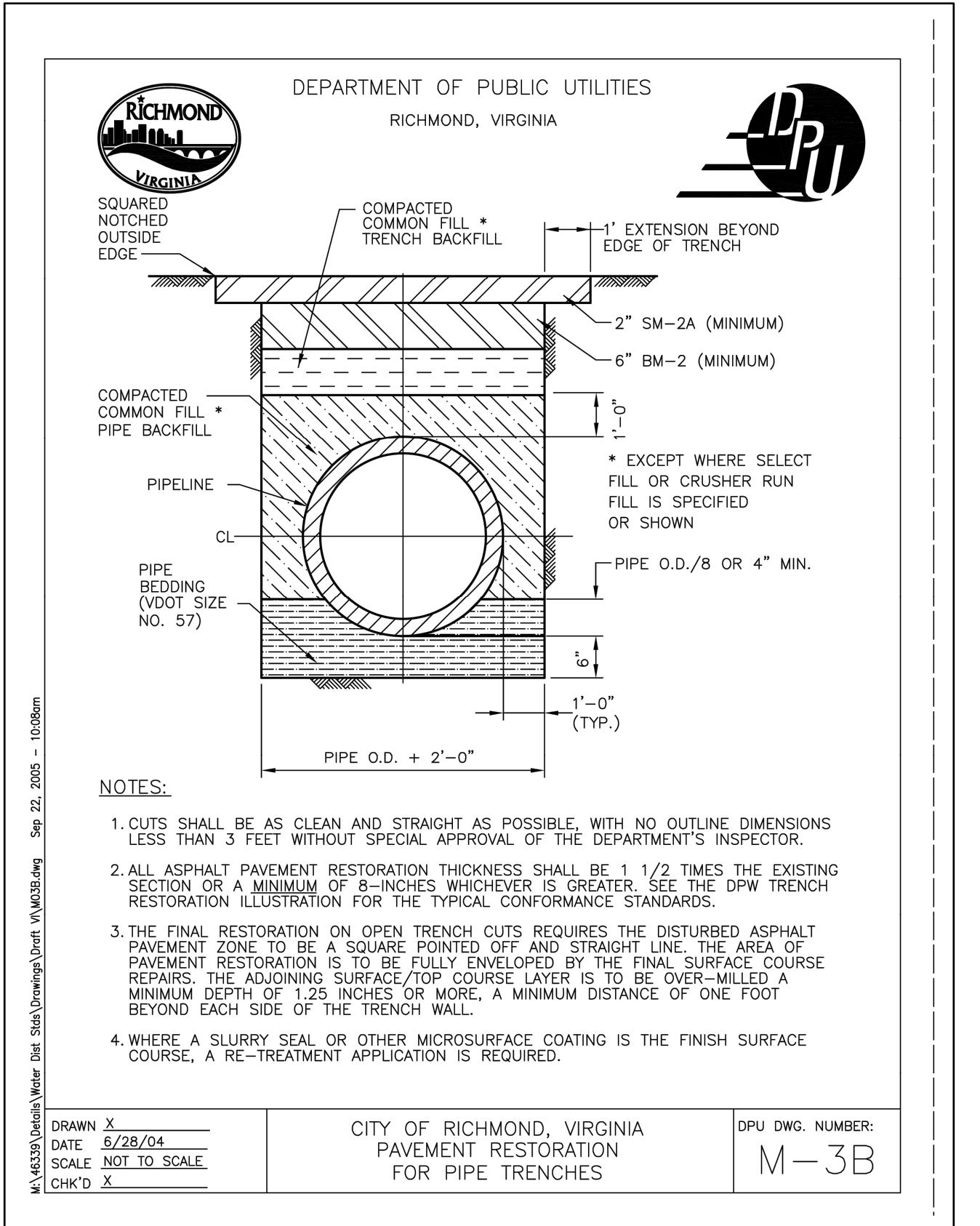
Applicant's Signature _____ Date _____
DPU Engineer or APSA Signature _____ Date _____
DPU Prog Ops Manager Signature _____ Date _____

City of Richmond DPU Fixture Values Meter Sizing

Fixture	Fixture Value @ 35 psf	No. of Fixtures (set to zero if none)	Fixture Value	Comments
Bathtub	8	x 183	= 1,464	
Whirlpool	8	x 183	= 1,464	
Shower Head (shower only)	4	x 183	= 72	
Toilet-Flush Valve	35	x 183	= 0	
Toilet-Tank Type	3	x 183	= 555	
Wash Sink (ea. set of faucets)	4	x 183	= 740	
Kitchen Sink 1/2" Connection	3	x 183	= 489	
Kitchen Sink 3/4" Connection	7	x 183	= 0	
Urinal	5	x 183	= 815	
Dishwasher- 3/4" Connection	10	x 183	= 0	
Washing Machine- 1/2" Conn	5	x 183	= 815	
Washing Machine- 3/4" Conn	12	x 183	= 0	
Washing Machine- 1" Conn	25	x 183	= 0	
Hose Bib- 1/2" Conn	6	x 183	= 0	
Hose Bib- 5/8" Conn	9	x 183	= 0	
Hose Bib- 3/4" Conn	12	x 183	= 0	
Lawn Sprinkler (per head)	1	x 183	= 0	
Bedpan Washers	10	x 183	= 0	
Combination Sink & Tray	3	x 183	= 0	
Lavatory- 3/8" Connection	2	x 183	= 0	
Lavatory- 1/2" Connection	4	x 183	= 0	
Laundry Tray- 1/2" Connection	3	x 183	= 0	
Laundry Tray- 3/4" Connection	7	x 183	= 0	
Service Sink- 1/2" Connection	3	x 183	= 0	
Service Sink- 1" Conn	7	x 183	= 0	
Urinal- Pedestal Flush Valve	35	x 183	= 0	
Urinal- Wall Flush Valve	12	x 183	= 0	
Trough (2ft unit)	2	x 183	= 0	
Fixture Value Total 4,790				
Meter Size	Fixture Value (GPM)	Meter Size	Fixture Value Total	Meter Size based on Fixture Value Total
5/8	1/6	1/6	20	10
1	5/8	5/8	50	50
1.5	1 1/8	1 1/8	80	80
2	1 1/4	1 1/4	160	160
3	2 1/2	2 1/2	320	320
4	2 5/8	2 5/8	1000	1000

FORM NO. DR_ServiceApp1014_1 Page 02_2003: Page 1 of 2 to be retained by Applicant

NOTE: Other factors, such as distance/length of service or elevation, may make it necessary to utilize a larger meter than that which is indicated by this calculation

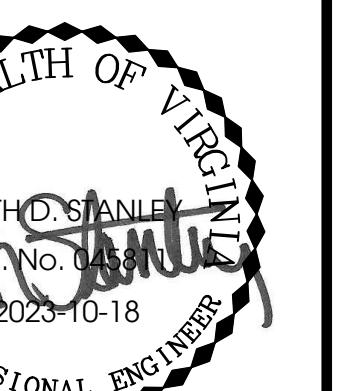
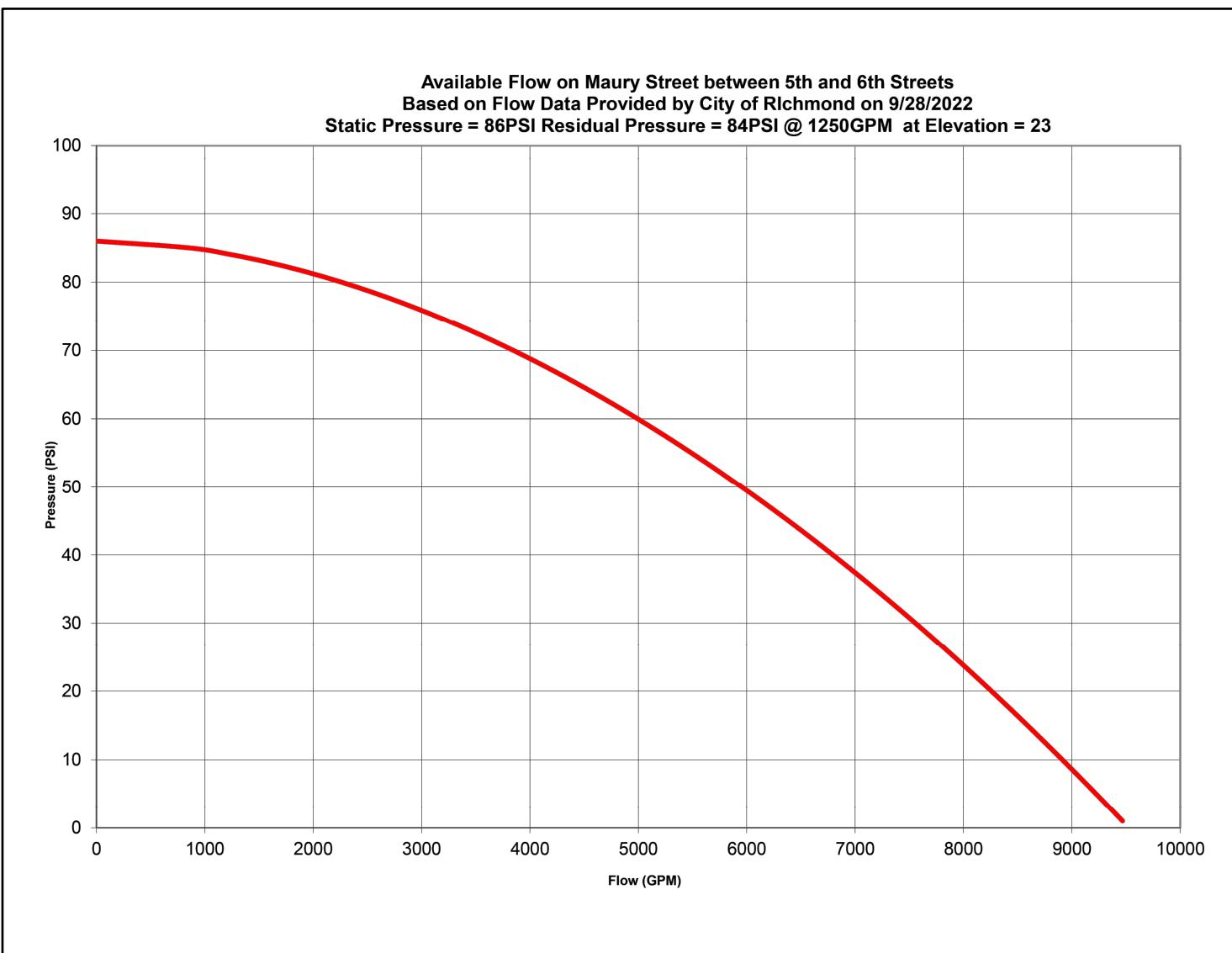


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14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com

QUALITY ASSURANCE : STIG OWENS

SCALE : AS SHOWN	PROJECT NO.: 10631	PROJECT MANAGER : KEITH STANLEY	TELEPHONE NO. 804.938.8864
DATE : NOVEMBER 11, 2022	REVISION BLOCK		
DATE	DESCRIPTION		
2023-01-13	PER CITY COMMENTS		
2023-05-08	PER CITY COMMENTS		
2023-10-18	85% PERMIT PLANS		
THE 95 APTS, LLC 409 E MAIN ST, SUITE 301 RICHMOND, VA 23219 ATTN: ADAM TILLER EMAIL: ATILLER@DODSONDEV.COM PHONE: 804.301.3184			
500-506 MAURY STREET MIXED USED DEVELOPMENT CITY OF RICHMOND, VA			
UTILITY NOTES AND DETAILS			
SHEET NO. C-502			



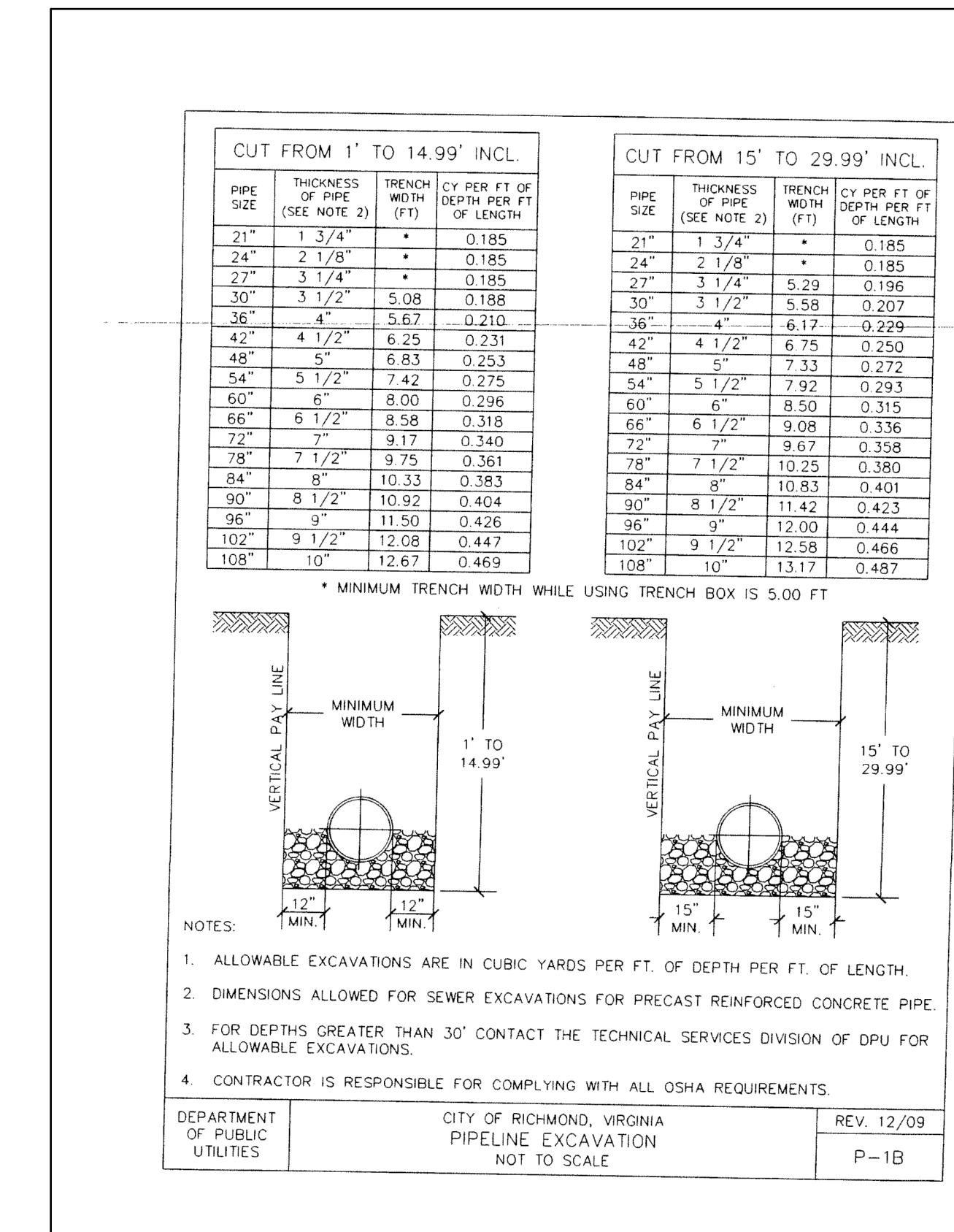
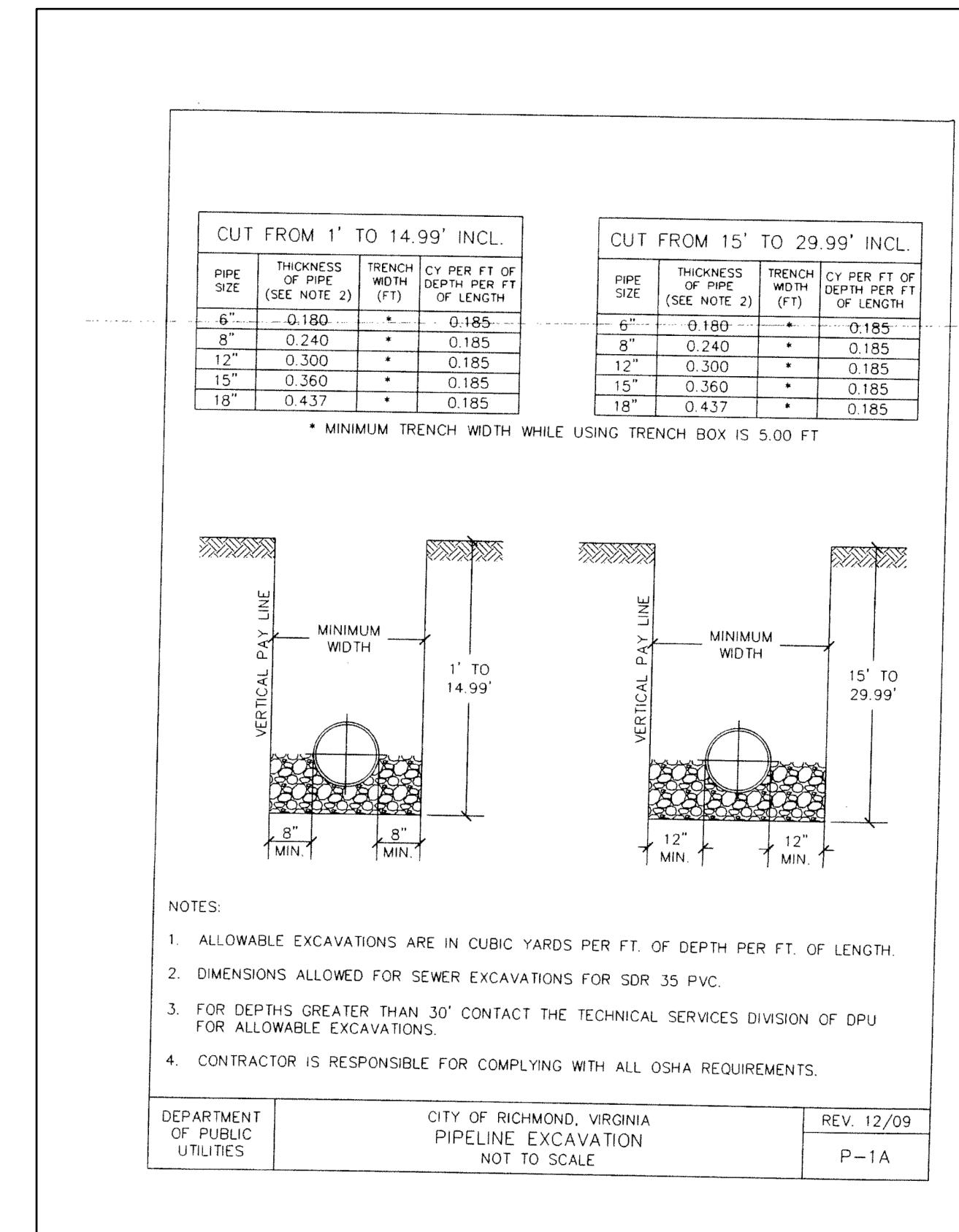
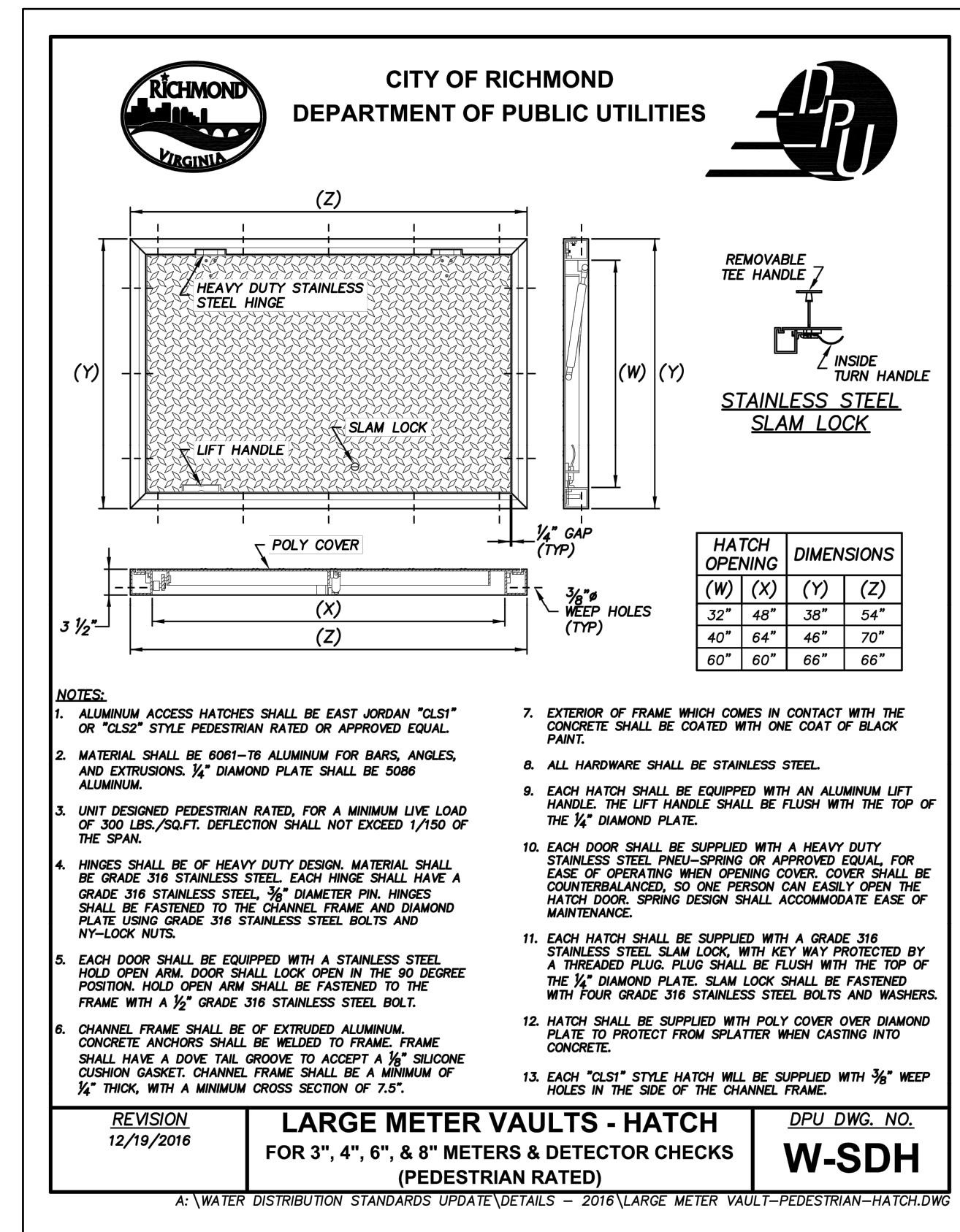
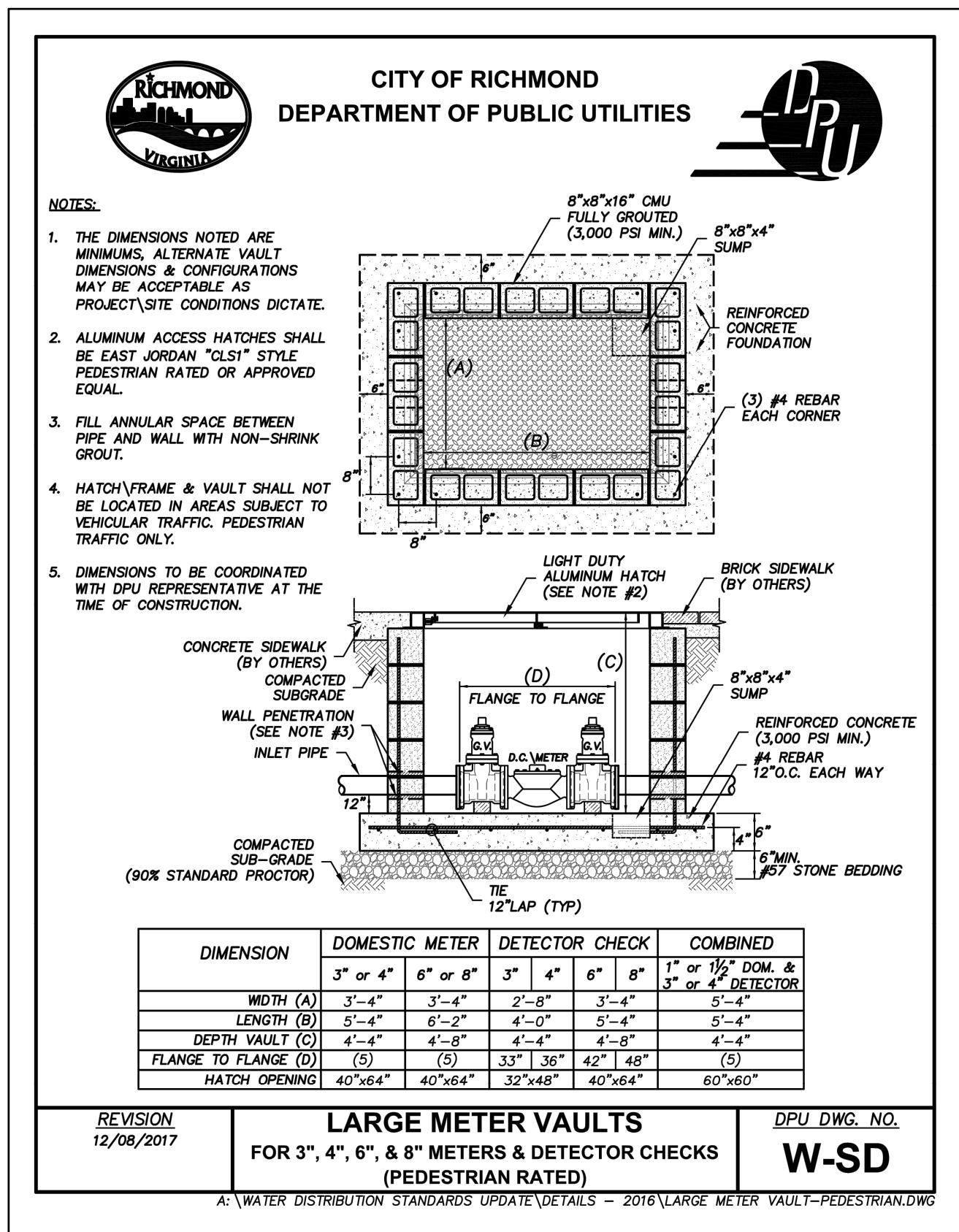
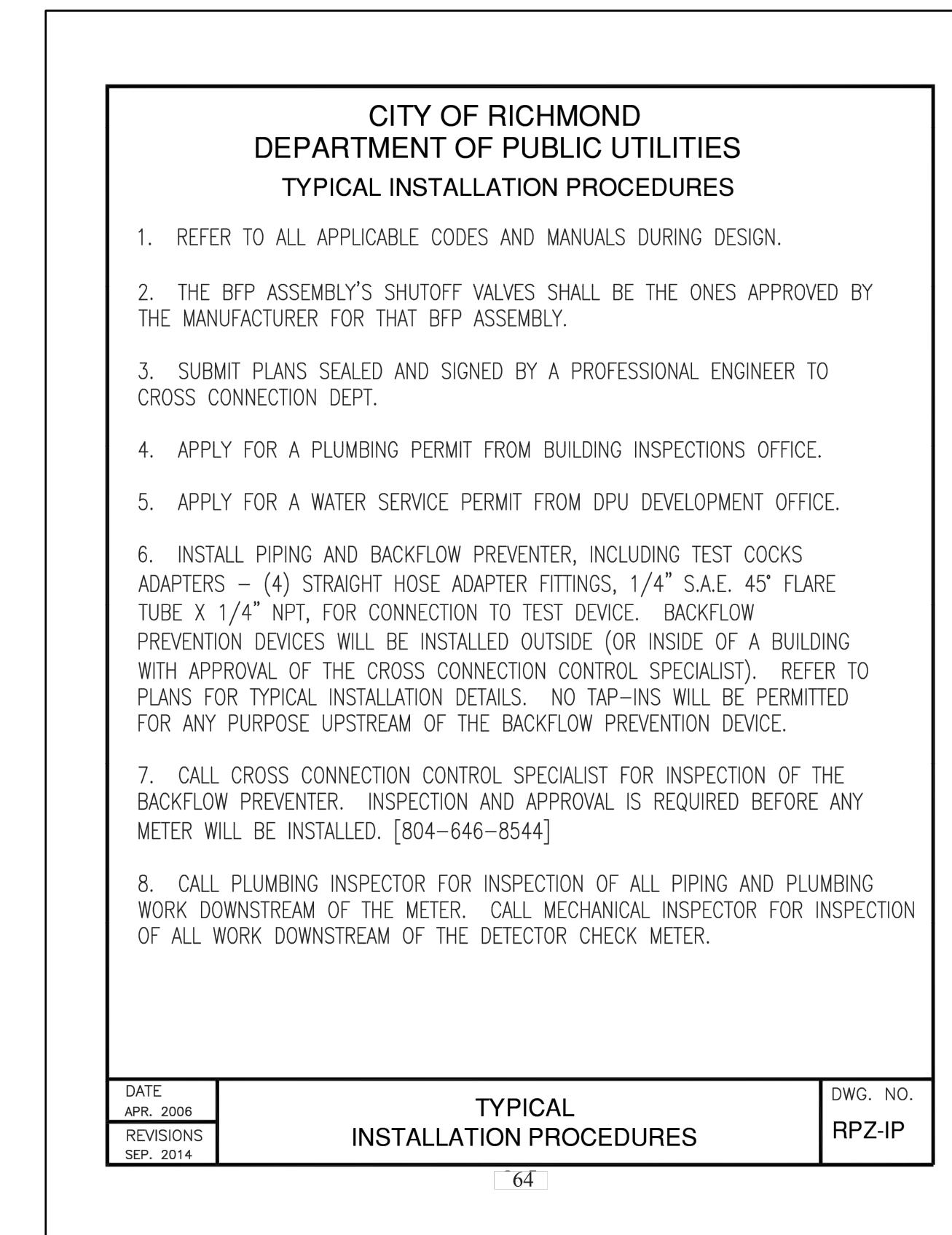
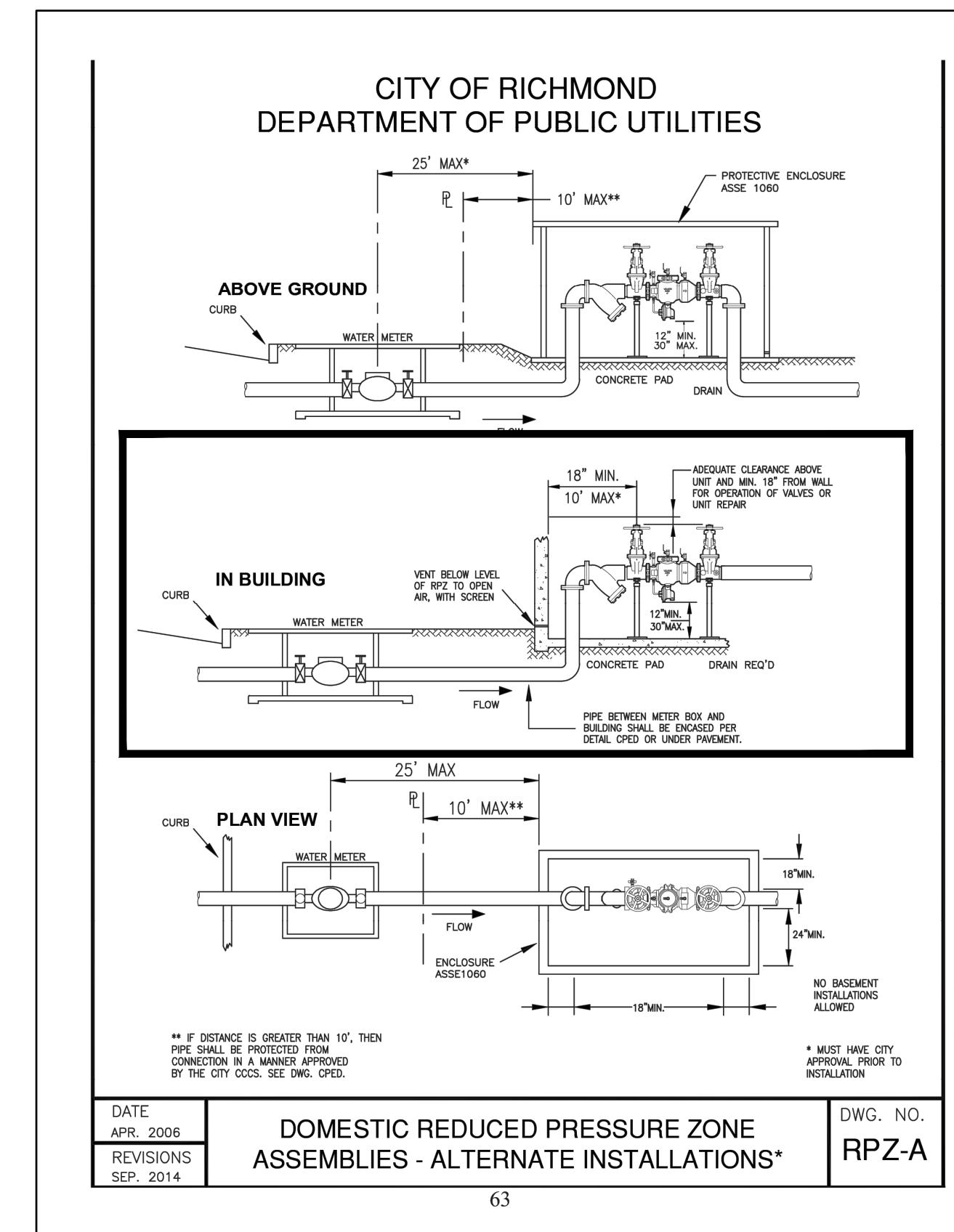
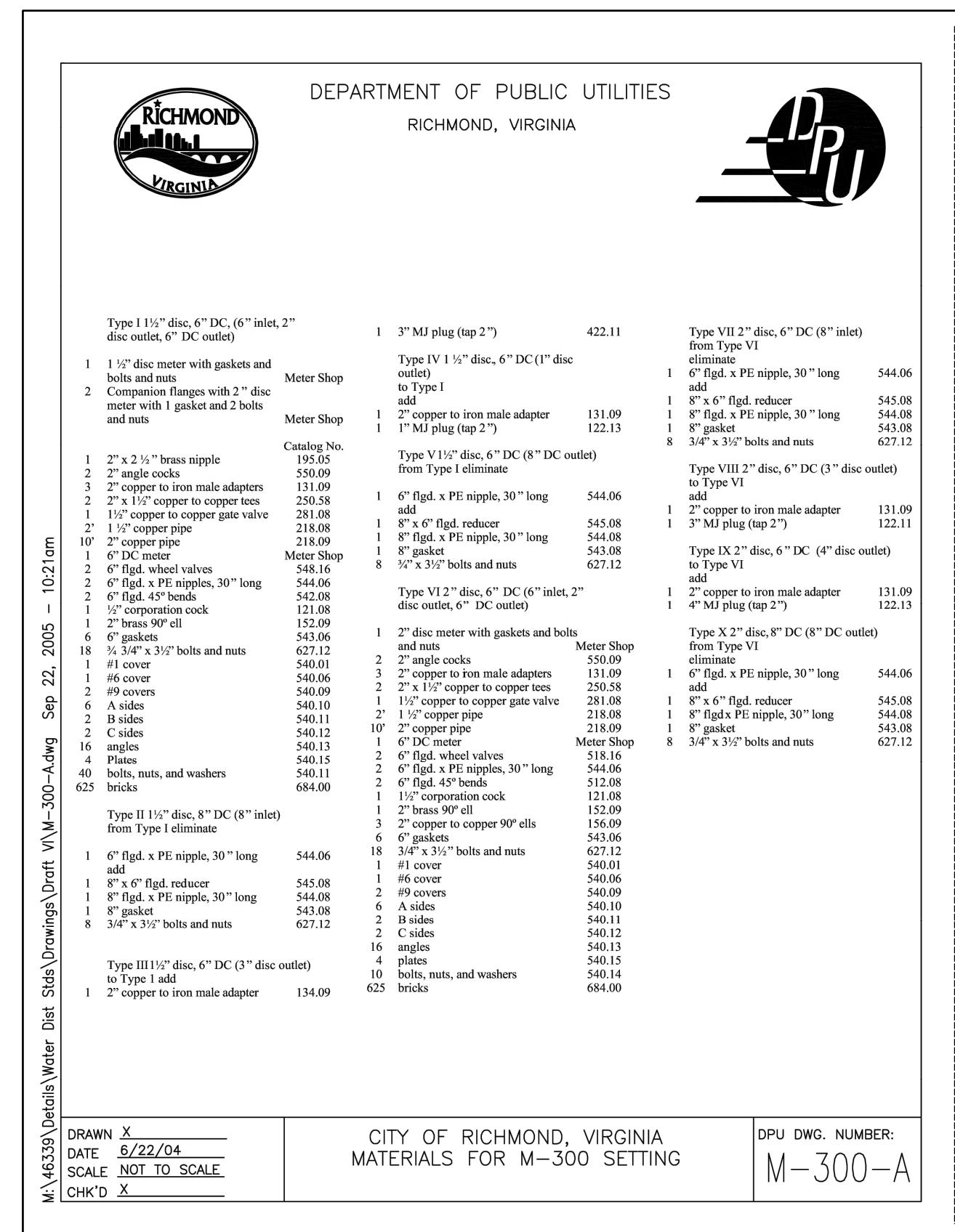
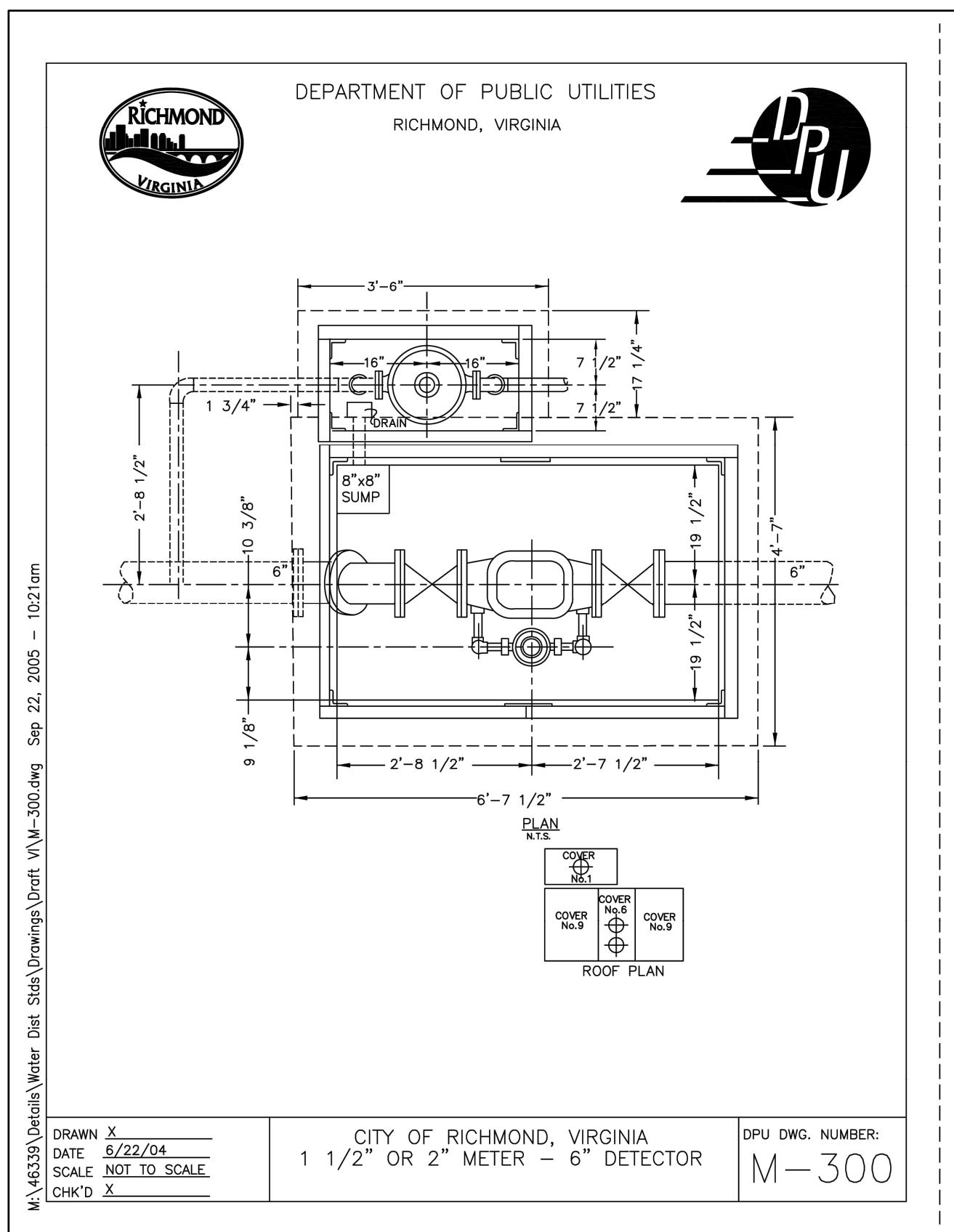
KEITH STANLEY
PROFESSIONAL ENGINEER
DATE: NOVEMBER 11, 2022
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**500-506 MAURY STREET
MIXED USED DEVELOPMENT
CITY OF RICHMOND, VA**

UTILITY NOTES AND DETAILS

SHEET NO. **C-502**



DATE : NOVEMBER 11, 2022

REVISION BLOCK	
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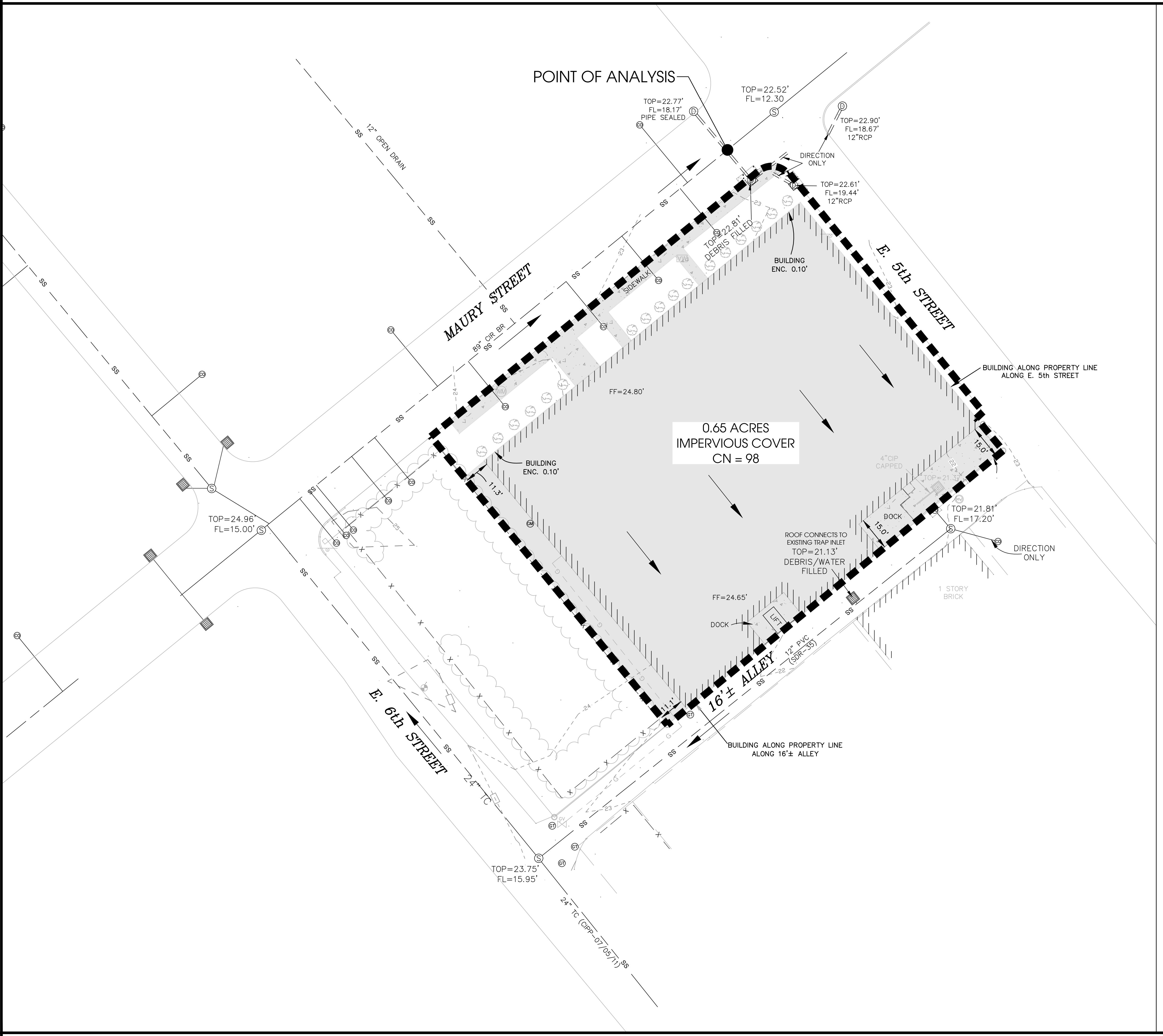
ENV. A/E/P. WILLENDODGE/DEVOCOM
PHONE: 804.301.3184

**500-506 MAURY
STREET
MIXED USED
DEVELOPMENT**

UTILITY NOTES AND DETAILS

SHEET NO.

C-503



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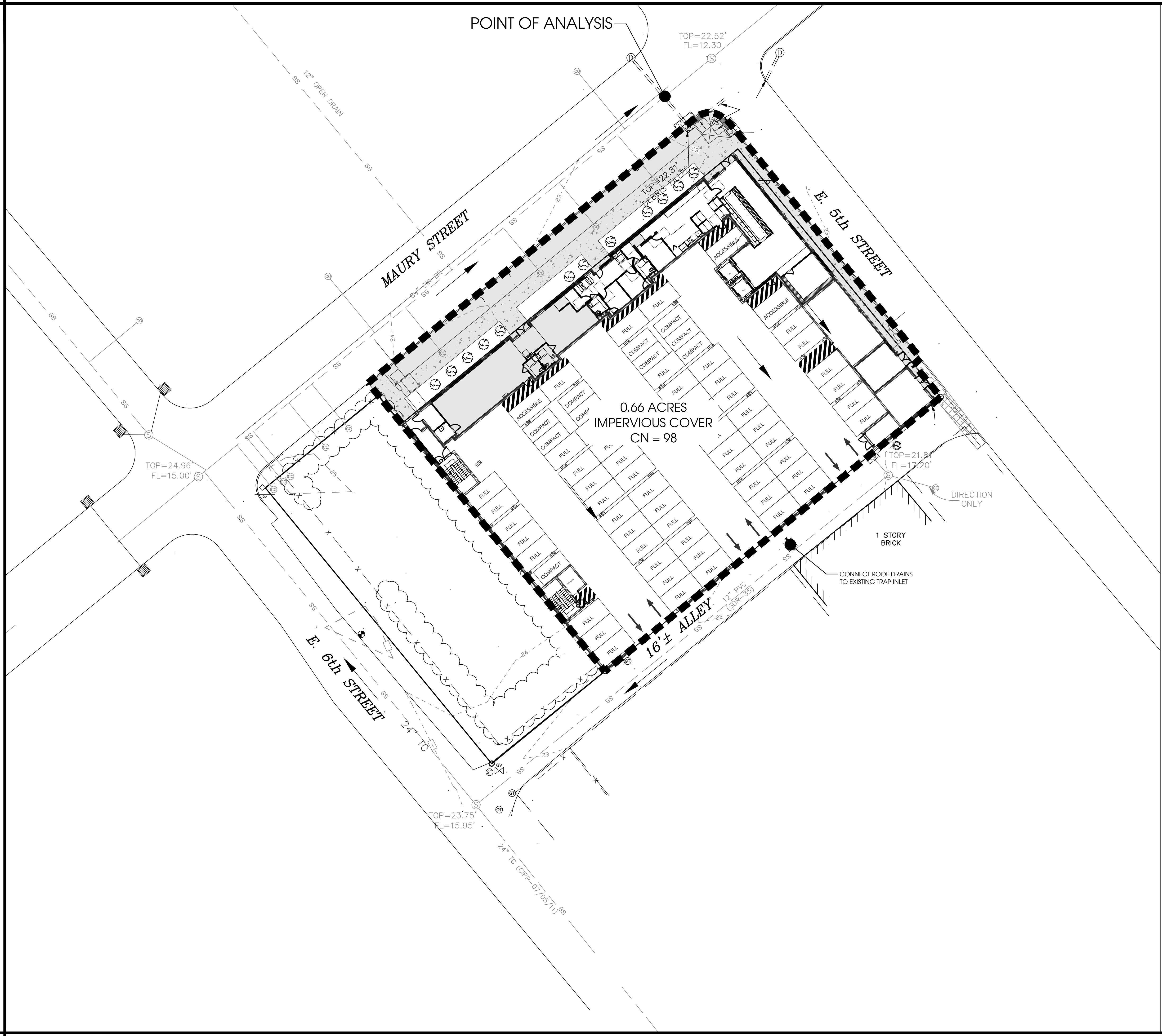
500-506 MAURY STREET MIXED USED DEVELOPMENT CITY OF RICHMOND, VA

EXISTING COMBINED SEWER RUNOFF MAP

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SHEET NO.
C-701

COMMONWEALTH OF VIRGINIA
KEITH STANLEY
P.L.C. NO. 00000000
2023-10-18
PROFESSIONAL ENGINEER



PROPOSED COMBINED SEWER CALCULATIONS

SEWER FLOW
5,032 SF COMMERCIAL SPACE x 200GPD / 1000 SF = 1000 GPD
145 - 1 BEDROOM UNITS X 200 GPD = 29,000 GPD
18 - 2 BEDROOM UNITS X 300 GPD = 5,400 GPD
TOTAL SANITARY FLOW = 35,400 GPD = 0.05 CFS

STORM FLOW
10-YEAR OUTFLOW = 4.99 CFS (SEE HYDROGRAPH BELOW)
TOTAL FLOW = 5.04 CFS

