

VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- OWNER/APPLICANT: JEFFREY C. & CARRIE PARIS
16413 OLD CASTLE ROAD
MIDLOTHIAN, VA 23113
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EMAIL: CARRIEPARIS3@AOL.COM
CONTACT: CARRIE PARIS
- ENGINEER: SEKIV SOLUTIONS
14207 POND CHASE PLACE
MIDLOTHIAN, VA 23113
PHONE: (804) 363-0394
EMAIL: KSTANLEY@SEKIVSOLUTIONS.COM
CONTACT: KEITH STANLEY, P.E.
- PERMITS REQUIRED: BUILDING PERMIT
RICHMOND STORMWATER MANAGEMENT PERMIT
- EROSION AND SEDIMENT CONTROL QUANTITIES
1 EA - CONSTRUCTION ENTRANCE
530 LF - SILT FENCE
- CHESAPEAKE BAY PRESERVATIONS AREAS: ALMOST ENTIRE SITE IS WITHIN RPA, THE REMAINDER IS IN RMA
- PARCEL AREA/SITE AREA: 0.61 ACRES (0% IMPERVIOUS) - PID# W0220253017
- DISTURBED AREA: 0.27 ACRES (10,000 SF IN RPA + 1,761 SF OUTSIDE RPA = 11,761 SF TOTAL = 0.27 ACRES)
RPA DISTURBANCE
1,500 SF SEAWARD PORTION (DRIVEWAY ONLY)
8,500 SF LANDWARD PORTION
- STORMWATER AREAS:
MANAGED TURF - 0.15 ACRES
IMPERVIOUS COVER - 0.12 ACRES
- SITE CALCULATIONS:
A. GROSS SQUARE FOOTAGE OF RESIDENCE - 6,280 SF
B. TOTAL LAND AREA COVERED BY BUILDINGS - 3,908 SF
C. TOTAL AMOUNT OF OPEN SPACE ON SITE - 21,350 SF
D. TOTAL IMPERVIOUS COVER - 0.12 ACRES - 20%
E. TOTAL RESIDENCES - 1 - SINGLE FAMILY
- NO SOIL STOCKPILE IS PROPOSED WITH THIS PLAN
- NO LAND DISTURBANCE IS ALLOWED WITHIN THE SEAWARD 50' OF THE RPA BUFFER WITH THE EXCEPTION OF A PERPENDICULAR ENTRANCE.
- THE PROJECT WILL PURCHASE NUTRIENT OFFSET CREDITS TO SATISFY WATER QUALITY REQUIREMENTS. CREDITS WILL BE PURCHASED FOLLOWING APPROVAL OF RPA ENCROACHMENT BY PLANNING COMMISSION.

Project Name: **335 Charmian Road - Single Family Residence**
Date: **8/12/2021**
CLEAR ALL (Ctrl+Shift+F8)
data input cells
constant values
calculation cells
final results

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be				0.15	0.15
Impervious Cover (acres)				0.12	0.12
					0.27

Constants	Runoff Coefficients (Rv)			
	A Soils	B Soils	C Soils	D Soils
Annual Rainfall (inches)	43			
Target Rainfall Event (inches)	1.00			
Total Phosphorus (TP) EMC (mg/l)	0.26	0.02	0.03	0.04
Total Nitrogen (TN) EMC (mg/l)	1.86	0.15	0.20	0.22
Target TP Load (lb/acre/yr)	0.41	0.95	0.95	0.95
P (unitless correction factor)	0.90			

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.23
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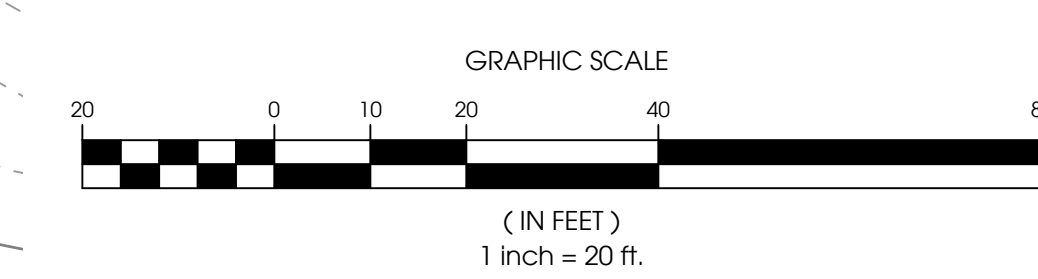
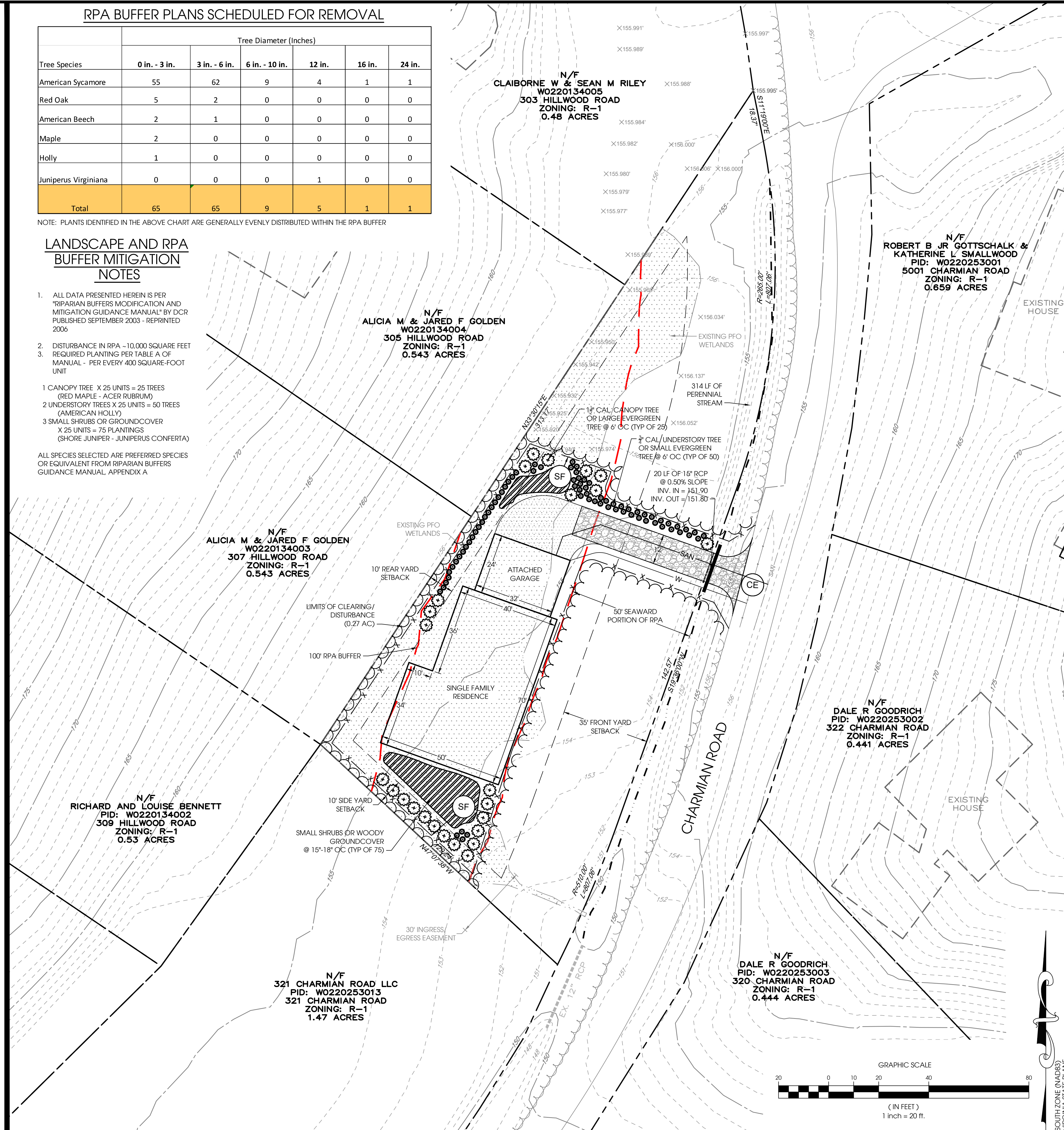
RPA BUFFER PLANS SCHEDULED FOR REMOVAL

Tree Species	Tree Diameter (Inches)					
	0 in. - 3 in.	3 in. - 6 in.	6 in. - 10 in.	12 in.	16 in.	24 in.
American Sycamore	55	62	9	4	1	1
Red Oak	5	2	0	0	0	0
American Beech	2	1	0	0	0	0
Maple	2	0	0	0	0	0
Holly	1	0	0	0	0	0
Juniperus Virginiana	0	0	0	1	0	0
Total	65	65	9	5	1	1

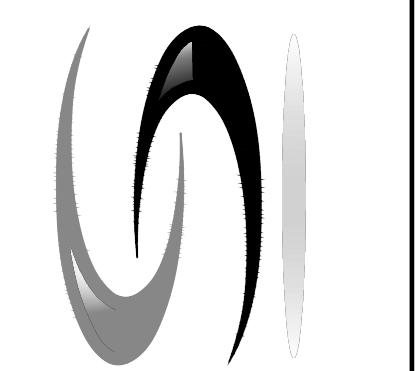
NOTE: PLANTS IDENTIFIED IN THE ABOVE CHART ARE GENERALLY EVENLY DISTRIBUTED WITHIN THE RPA BUFFER

LANDSCAPE AND RPA BUFFER MITIGATION NOTES

- ALL DATA PRESENTED HEREIN IS PER "RIPARIAN BUFFERS MODIFICATION AND MITIGATION GUIDANCE MANUAL" BY DCR PUBLISHED SEPTEMBER 2003 - REPRINTED 2006
 - DISTURBANCE IN RPA - 10,000 SQUARE FEET REQUIRED PLANTING PER TABLE A OF MANUAL - PER EVERY 400 SQUARE-FOOT UNIT
 - 1 CANOPY TREE X 25 UNITS = 25 TREES (RED MAPLE - ACER RUBRUM)
2 UNDERSTORY TREES X 25 UNITS = 50 TREES (AMERICAN HOLLY)
3 SMALL SHRUBS OR GROUND COVER X 25 UNITS = 75 PLANTINGS (SHORE JUNIPER - JUNIPERUS CONFERTA)
- ALL SPECIES SELECTED ARE PREFERRED SPECIES OR EQUIVALENT FROM RIPARIAN BUFFERS GUIDANCE MANUAL, APPENDIX A



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DATE: JUNE 03, 2020

DATE	DESCRIPTION
04/13/2021	CITY COMMENTS
08/12/2021	CITY COMMENTS

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335 CHARMIAN ROAD - SINGLE FAMILY RESIDENCE
CITY OF RICHMOND, VA

SITE, LANDSCAPE, AND RPA BUFFER MITIGATION PLAN

SHEET NO.
1 OF 3

PROJECT NO.:
SCALE: AS SHOWN
PROJECT MANAGER: KEITH STANLEY
QUALITY ASSURANCE: STIG OWENS