



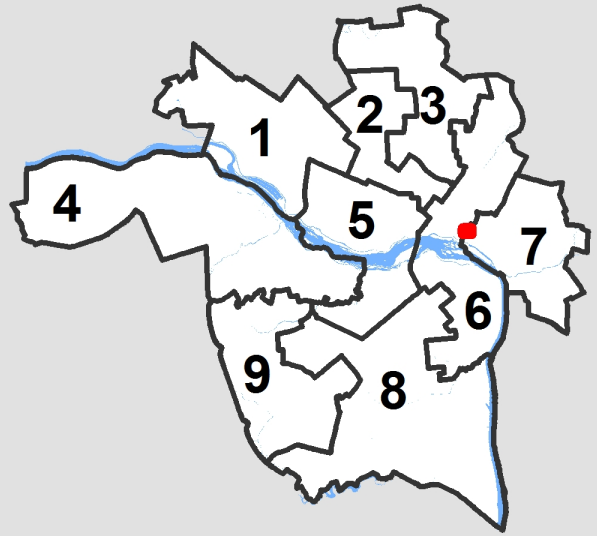
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

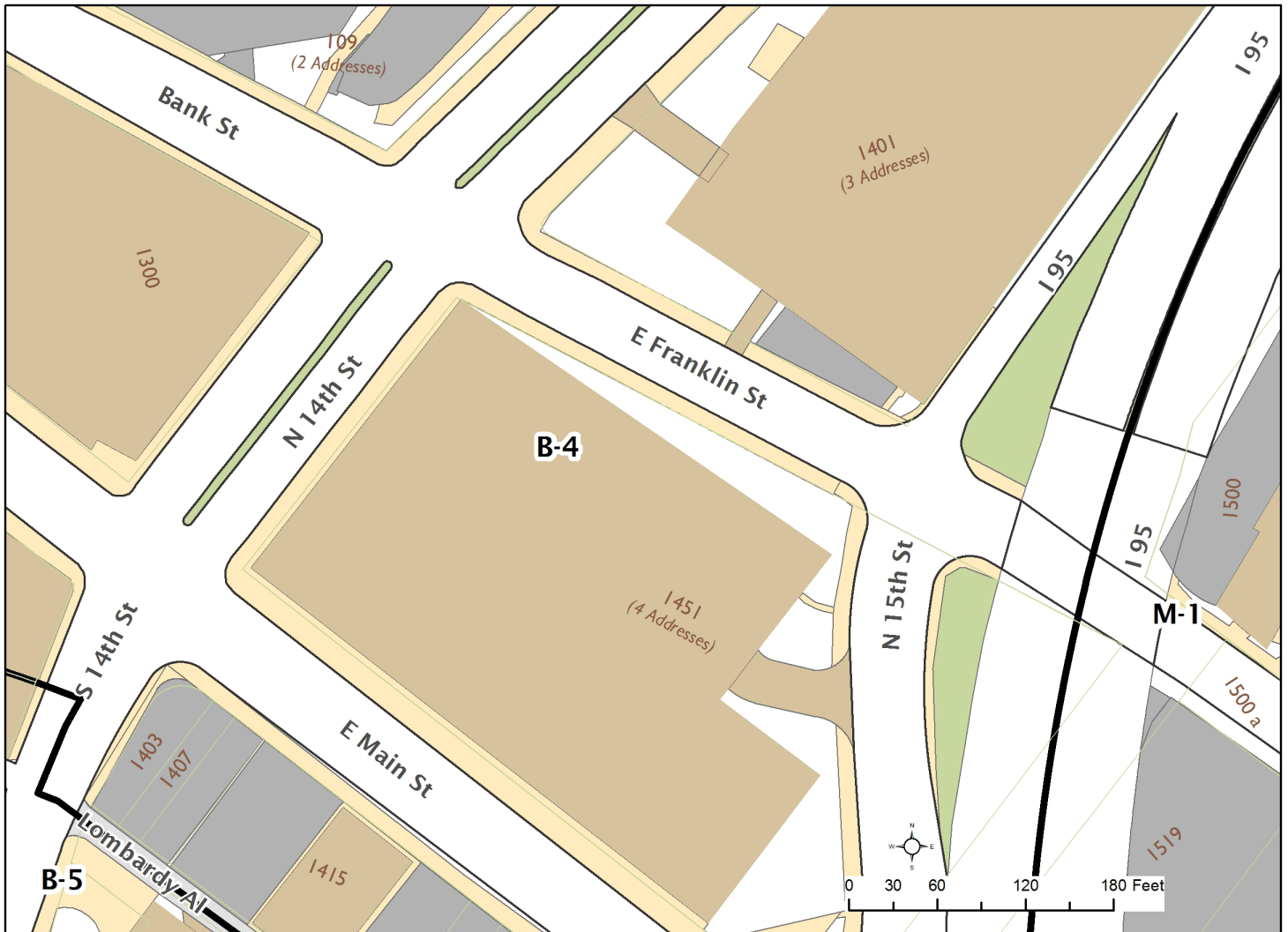
LOCATION: E Franklin St between 15th and 14th St

COUNCIL DISTRICT: 6

PROPOSAL: Streetscape improvements



For questions, please contact Kathleen Onufer
at 646-5207 or Kathleen.Onufer@richmondgov.com





Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

- Addition/Alteration to Existing Structure
 New Construction
 Streetscape
 Site Amenity

- Encroachment
 Master Plan
 Sign
 Other

Review Type

- Conceptual
 Final

Project Name: _____

Project Address: _____

Brief Project Description (this is not a replacement for the required detailed narrative) : _____

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: _____ Email: _____

City Agency: _____ Phone: _____

Address: _____

Main Contact (if different from Applicant): _____

Company: _____ Phone: _____

Email: _____

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



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Submission Requirements

- 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

For Conceptual Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

For Final Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

Once an application is received, it is reviewed by staff, who compiles a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.



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MEETING SCHEDULE 2015-2016

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
December 10, 2015	November 12, 2015*	January 4, 2016
January 7, 2016	December 10, 2015**	January 19, 2016 ¹
February 4, 2016	January 14, 2016	February 16, 2016 ²
March 10, 2016	February 18, 2016	March 21, 2016
April 7, 2016	March 17, 2016	April 18, 2016
May 5, 2016	April 14, 2016	May 16, 2016
June 9, 2016	May 19, 2016	June 20, 2016
July 7, 2016	June 16, 2016	July 18, 2016
August 4, 2016	July 14, 2016	September 6, 2016 ³
September 8, 2016	August 18, 2016	September 19, 2016
October 6, 2016	September 15, 2016	October 17, 2016
November 10, 2016	October 20, 2016	November 21, 2016
December 8, 2016	November 10, 2016*	January 3, 2017 ⁴

¹ Monday, January 18th is a City of Richmond Holiday

² Monday, February 15th is a City of Richmond Holiday

³ Monday, September 5th is a City of Richmond Holiday

⁴ Monday, January 2nd, 2017 is a City of Richmond Holiday

* Moved forward to account for Thanksgiving Holiday Schedule

** Moved forward to account for Winter Holiday Schedule

For further information or assistance, please contact the Planning and Preservation Division by phone at (804) 646-6335 or by email at DCDCCompPlan@RichmondGov.com.

Information about the UDC along with the application and meeting schedule is available at the City of Richmond website, <http://www.richmondgov.com/CommitteeUrbanDesign>

Franklin Street (14th Street to 15th Street) Streetscape Project (UPC 104284)

Project Narrative for Richmond UDC Final Review Meeting – Submitted May 19, 2016

Project Purpose

The purpose of this project is to implement streetscape infrastructure improvements along Franklin Street between 14th and 15th Streets in the City of Richmond.

The streetscape improvements along Franklin Street (14th Street to 15th Street) include: ornamental pedestrian streetlights (Charleston style poles), ADA-compliant curb ramps at intersections, traffic sign relocations, street trees in sidewalk, and tree wells for proposed trees. The proposed improvements along Franklin Street maintain the existing roadway width, travel lanes, and number of parking and loading zones. The concrete loading dock on the north side of street for the Monroe Building will not be modified.

Project Background

The project is located in the City of Richmond near the eastern edge of Richmond's central business district and close to Shockoe Bottom and Shockoe Slip. Project limits generally include the sidewalks on both the north and south side of the Franklin Street and include the areas of ADA ramps at the northeast and southeast corner at 14th Street and the northwest and southwest corners of 15th street. Construction is anticipated to begin in Fall 2016 with an estimated construction period of 90 days.

This is a City of Richmond Department of Public Works project managed by Kevin T. Newcomb, P.E. (City Project Manager – Engineer III). As part of their on-call engineering services contract with the City, RK&K was hired in Fall 2015 to provide engineering design services.

Project Budget / Funding Sources

The total City project budget is \$300,000.

Funding source is 50% City and 50% VDOT revenue sharing.

Description of Construction / Proposed Modifications

Proposed construction and modifications for the project include the following (see the corresponding engineering plans for additional details):

- On Franklin Street, Charleston style (Philips 1229 or equivalent) black streetlights will be installed at a 60' +/- interval, depending on lighting design, and placed 30" from back of curb per City lighting standard on a 24"x24" concrete pole foundation. Some ornamental

Franklin Street 14th St. to 15th St. Streetscape Project (UPC 104284)

lights of this type are already in place along this corridor outside City right of way and will remain in service and will be included in the lighting design. For Franklin Street, three (3) streetlights are proposed on the north side of Franklin Street. No additional streetlights will be added on the southside as the existing pedestrian lighting adjacent the parking garage will be sufficient.

- On Franklin Street, tree wells are proposed for existing and proposed street trees. Three proposed trees with tree wells on approximately 65' +/- spacing are planned for the north side of Franklin and five proposed trees and tree wells on approximately 57' +/- spacing are planned on the south side. The proposed tree type will be determined by the City arborist. Tree spacing will be alternated and dependent upon the lighting design for pedestrian level ornamental lighting and shall be consistent with existing trees in adjacent blocks.
- On Franklin Street, ADA-compliant curb ramps will be installed on the northeast corner of Franklin Street at 14th Street, and also along the northwest corner of the intersection of Franklin Street at 15th Street. Truncated dome strips will be installed on the exposed aggregate ramp on the southeast corner for Franklin and 14th Street. Underground conduit work may require the ADA ramp at the southwest corner of Franklin and 15th Street be reset. Work will match existing brick paver arrangement along 15th Street. At all curb ramps along the project corridor, truncated domes will be colonial red / maroon color (Federal color no. 20109). Any existing yellow truncated domes at ADA-compliant ramps will also be replaced with colonial red for color consistency.
- On the north side of Franklin Street, the concrete loading dock entrance to the Monroe Building will NOT be modified.

Project Schedule

- | | |
|--|------------------------|
| • Project scoping meeting | December 2, 2015 |
| • RK&K submitted review plans to City | Spring 2016 |
| • RK&K UDC final review submittal package submitted | May 19, 2016 |
| • City preparing MBE goal and RFQ waiver | May-June 2016 |
| • UDC final review meeting | June 9, 2016 |
| • Planning Commission final review meeting | June 20, 2016 |
| • RK&K 100% complete plans, quantities & cost estimate | September 2016 |
| • City 100% complete plan final review meeting | September-October 2016 |
| • Final submittal to City Procurement | October 2016 |

Application Attachments

Franklin Street 14th St. to 15th St. Streetscape – 100% Review Engineering Plans, dated May 2016

CONSTRUCTION NOTES:

ATTENTION: UTILITY WORK IN THE STREETS PERMITS FROM: DEPARTMENT OF PUBLIC WORKS-DIVISION OF RIGHT OF WAY MANAGEMENT - OFFICE OF THE PERMITS ENGINEER

- 1. ALL CUTS IN THE STREETS AND SIDEWALKS SHALL BE PERFORMED UNDER A PERMIT AND MONITORED BY THE PERMIT INSPECTOR.
2. WORK SHALL NOT COMMENCE UNTIL THE PERMIT INSPECTOR HAS BEEN NOTIFIED, A PRE-CONSTRUCTION CONFERENCE HELD AND MISS UTILITY CLEARS.
3. CUTS SHALL BE AS CLEAN AND STRAIGHT AS POSSIBLE, WITH NO OUTLINE DIMENSIONS LESS THAN 3 FEET WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT'S INSPECTOR.
4. THE DETAILS OF TRENCHING CUTS FOR UTILITY STRIPS MUST BE SHOWN IN A TYPICAL SECTION ON THE DRAWINGS OR PROVIDED IN A SUBMITTAL WITH CONSTRUCTION NOTES SPECIFYING WIDTHS, DEPTHS, METHODS, MATERIALS, COMPACTION REQUIREMENTS AND PAVEMENT RESTORATION OF ABIDING BY THE DPW ATTACHMENT STANDARD.
5. ALL ASPHALT PAVEMENT RESTORATION THICKNESS SHALL BE 1 1/2 TIMES THE EXISTING SECTION OR A MINIMUM OF 8 INCHES WHICHEVER IS GREATER. SEE THE DPW TRENCH RESTORATION ILLUSTRATION FOR THE TYPICAL CONFORMANCE STANDARDS.
6. THE FINAL RESTORATION ON OPEN TRENCH CUTS REQUIRES THE DISTURBED ASPHALT PAVEMENT ZONE TO BE A SQUARE POINTED OFF AND STRAIGHT LINE. THE AREA OF PAVEMENT RESTORATION IS TO BE FULLY ENVELOPED BY THE FINAL SURFACE COURSE REPAIRS.
7. CONTRACTOR MUST PROVIDE AND COORDINATE THE NECESSARY GEOTECHNICAL SERVICES FROM A QUALIFIED FIRM TO INSURE COMPACTION APPROVAL. APPROVAL OF IN-PLACE MATERIAL MUST BE FOLLOWED UP WITH A WRITTEN SUMMARY REPORT. COMPACTION REQUIREMENTS WILL BE REVIEWED FOR APPROVAL BY THE PERMITS ENGINEER OR HIS REPRESENTATIVE.
8. ALL DISTURBED SIDEWALK AND CURB SHALL BE REPAIRED AND REPLACED IN ACCORDANCE WITH CITY STANDARDS.
9. ALL UTILITY CUTS ARE TO BE EXAMINED AND APPROVED BY THE APPROPRIATE UTILITY INSPECTOR/REPRESENTATIVE.
10. ALL ENCROACHMENTS MUST BE SATISFIED BY ORDINANCE.
11. CONTRACTOR TO COORDINATE WITH THE CITY OF RICHMOND DPW 48 HOURS IN ADVANCE OF CLOSING TRAVELWAYS TO GENERAL VEHICULAR TRAFFIC. ALL TRAFFIC CLOSURES SHALL BE IN COMPLIANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL (VWAPM), 2011 EDITIONS.
12. PARKING METERS REMOVED DURING WORK ON VIRGINIA STREET WILL BE TURNED INTO THE CITY AT A PLACE DETERMINED DURING PRE-CONSTRUCTION MEETING.

ROAD SUBGRADE

- 1. INSPECTION AND APPROVAL OF THE SUBGRADE WILL BE REQUIRED PRIOR TO THE PLACEMENT OF THE APPROVED PAVEMENT SECTION MATERIAL.
2. ANY CLAY DEPOSITS IN THE TOP TWO FEET OF THE SUBGRADE MUST BE REMOVED OR ADDRESSED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
3. SUBGRADE APPROVAL SHALL BE ACCOMPANIED BY THE SUPPORTING DOCUMENTATION VERIFYING DENSITY TEST RESULTS OF 92% OR GREATER.
THE ENTIRE SUBGRADE WILL HAVE BEEN PROOFROLLED IN THE PRESENCE OF THE SITE INSPECTOR AND GEOTECHNICAL REPRESENTATIVE. PROOFROLLING SHALL BE A RUBBER TIRE VEHICLE SUCH AS A LOADED TEN (10) TON TRUCK OR APPROVAL COMPACTION EQUIPMENT.
THE FINAL SUBGRADE SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND SITE INSPECTOR BEFORE PLACEMENT OF PAVEMENT SECTION MATERIALS.

SEEDING NOTES

- 1. ALL STABILIZATION/SEEDING WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
2. ANY DISTURBED AREA NOT PAVED, SODDED, OR BUILT UPON, WILL HAVE A VEGETATIVE COVER PRIOR TO FINAL INSPECTION, AND IN THE OPINION OF THE ENVIRONMENTAL ENGINEER, WILL BE MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND SURVIVE SEVERE WEATHER CONDITIONS.
3. STREAM DIVERSION AREAS, WATERWAYS, BANKS AND RELATED AREAS WILL BE SEEDED AND MULCHED IMMEDIATELY AFTER WORK IN WATERCOURSE IS COMPLETED. IN NO CASE SHALL WETLAND AREAS BE RESEEDED WITH ANY SPECIES OF FESCUE.
4. WINTERIZATION - ANY DISTURBED AREA NOT PAVED, SODDED OR BUILT UPON BY OCTOBER 15 IS TO BE SEEDED AND MULCHED ON THAT DATE UNLESS WAIVED BY THE ENVIRONMENTAL ENGINEER.
5. TEMPORARY SEEDING WILL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. FOR TEMPORARY SEEDING USE 50% OF THE RECOMMENDED RATES OF FERTILIZER, LIME AND FULL AMOUNT OF SEED AND MULCH REQUIRED FOR REGULAR SEEDING.
6. ELECTRIC POWER, TELEPHONE, AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
7. ALL TEMPORARY EARTH BERMS, DIVERSIONS, AND SILT DAMS ARE TO BE MULCHED AND SEEDED FOR VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES TO ALL STOCKPILES, ON SITE AS WELL AS SOIL (INTENTIONALLY) TRANSPORTED FROM THE PROJECT SITE.

TRAFFIC CONTROL AND CONSTRUCTION HOUR NOTES

- 1. RESIDENT AND EMERGENCY ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION REGARDLESS OF WHETHER A STREET CLOSURE IS OR IS NOT IN EFFECT.
2. FROM 9 AM TO 4 PM, MONDAY THROUGH FRIDAY, NO MORE THAN TWO TRAFFIC LANES CAN BE CLOSED, ON ANY ONE STREET AT A TIME.
3. NIGHT WORK IS NOT PERMITTED ON THIS PROJECT. ALL CONSTRUCTION OPERATIONS MUST BE COMPLETE BY 9 PM.
4. WORK IS PERMITTED ON THIS PROJECT FROM 8 AM TO 9 PM, SATURDAY AND SUNDAY. NO MORE THAN TWO TRAFFIC LANES CAN BE CLOSED, ON ANY ONE STREET AT A TIME.
5. A MINIMUM OF ONE TRAVEL LANE MUST BE MAINTAINED AT ALL TIMES ALONG FRANKLIN STREET.
6. NO WORK IS PERMITTED ON THE PROJECT BETWEEN THANKSGIVING DAY AND NEW YEARS DAY WITHOUT WRITTEN PERMISSION FROM THE CITY MANAGER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRAFFIC CONTROL AND WORK-IN-STREETS PERMITS WITHIN THE CITY.

CITY OF RICHMOND STANDARD EROSION CONTROL NOTES

- 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 FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
2. DURING CONSTRUCTION, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. TEMPORARY PROTECTION AND PERMANENT STABILIZATION SHALL BE APPLIED TO ALL SOIL STOCKPILES ON SITE AND BORROW AREAS OR SOIL INTENTIONALLY TRANSFERRED OFF SITE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP SLOPE LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
7. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
8. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
9. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS IN ADDITION TO OTHER APPLICABLE CRITERIA.
10. 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.
11. 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 LOCAL PROGRAM 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.
12. 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 RUN-OFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. (REFER TO SITE PLAN FOR FULL STORMWATER MANAGEMENT PLAN AS IT APPLIES TO MS-19.)
13. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL THE SEDIMENT CARRYING RUNOFF FROM THE SITE WILL NOT ENTER STORM DRAINAGE FACILITIES.
14. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL THE DISTURBED AREA IS STABILIZED.
15. PROPERTIES ADJOINING THE SITE SHALL BE KEPT CLEAN OF MUD OR SILT CARRIED FROM THE SITE BY VEHICULAR TRAFFIC OR RUNOFF.
16. 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.
17. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES 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.

GENERAL E&S 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 VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

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 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.

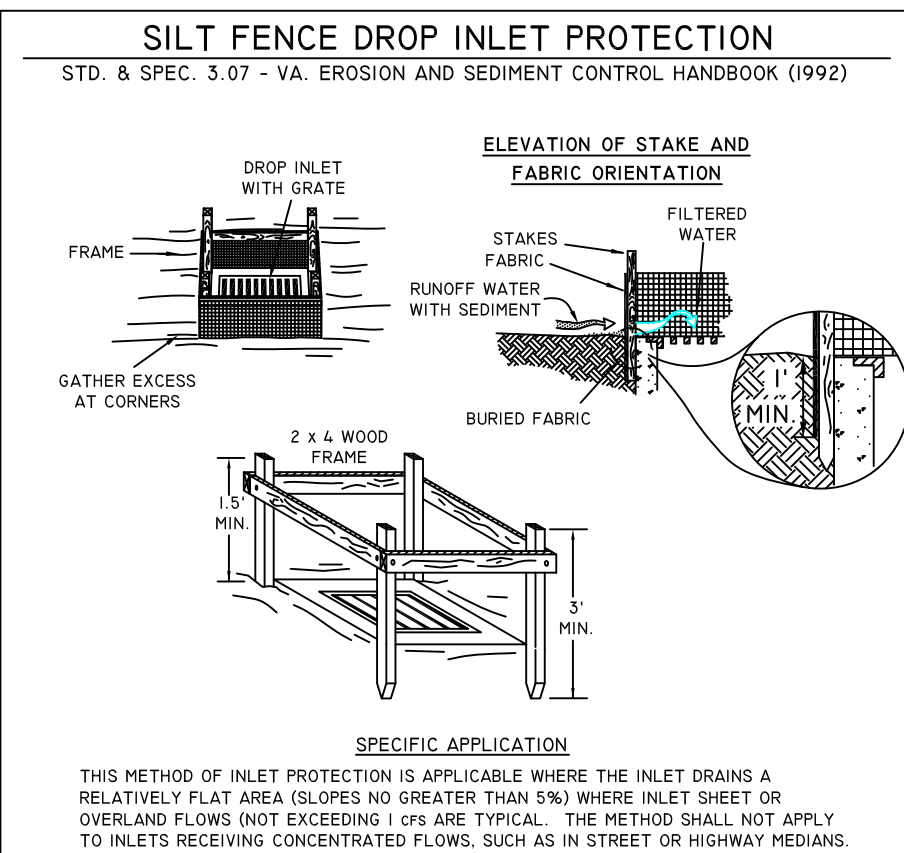
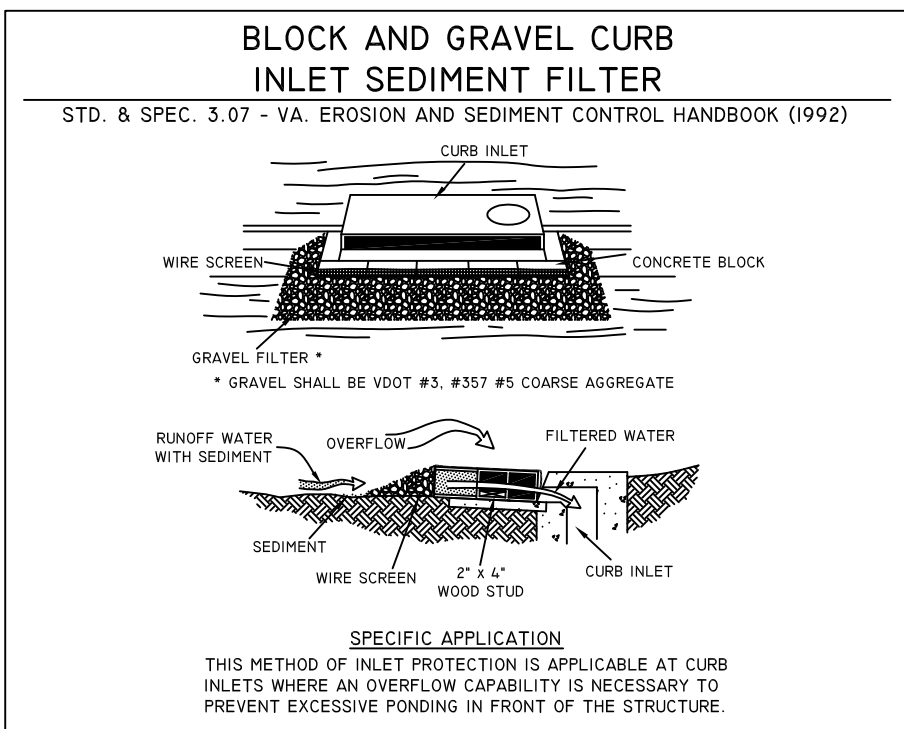
ES-9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

APPLICABLE MINIMUM STANDARDS (EROSION AND SEDIMENT CONTROL LAW AND REGULATIONS)

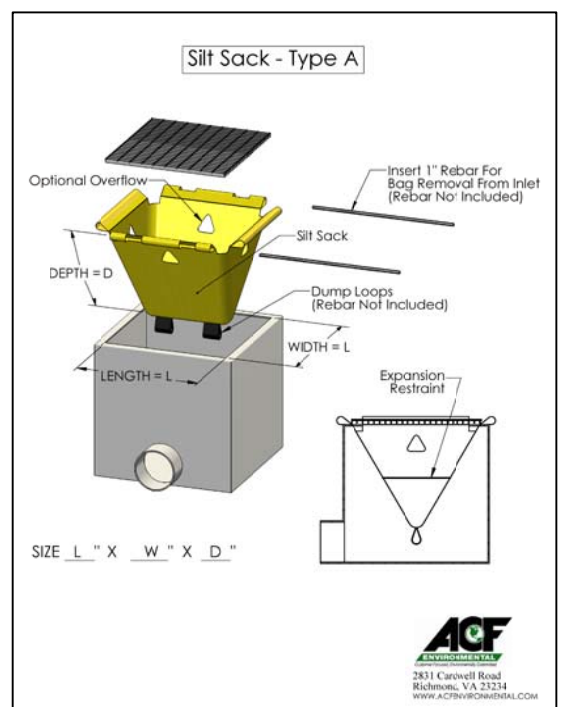
- MS-1: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
MS-2: DURING CONSTRUCTION, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. TEMPORARY PROTECTION AND PERMANENT STABILIZATION SHALL BE APPLIED TO ALL SOIL STOCKPILES ON SITE AND BORROW AREAS OR SOIL INTENTIONALLY TRANSFERRED OFF SITE.
MS-3: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
MS-4: SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP SLOPE LAND DISTURBANCE TAKES PLACE.
MS-5: STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
MS-7: CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
MS-10: ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
MS-11: BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
MS-16: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS IN ADDITION TO OTHER APPLICABLE CRITERIA.
MS-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.
MS-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 LOCAL PROGRAM 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.
MS-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 RUN-OFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. (REFER TO SITE PLAN FOR FULL STORMWATER MANAGEMENT PLAN AS IT APPLIES TO MS-19.)

NOTE:

DUE TO THE NATURE OF THIS SPECIFIC PROJECT, THE FOLLOWING MINIMUM STANDARDS ARE NOT APPLICABLE: MS-4, MS-5, MS-11



OR APPROVED EQUAL



9VAC25-840-40. 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 FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS 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 BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE FROM DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.
B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NON-ERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NON-ERODIBLE COVER MATERIALS.
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 NON-ERODIBLE 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.

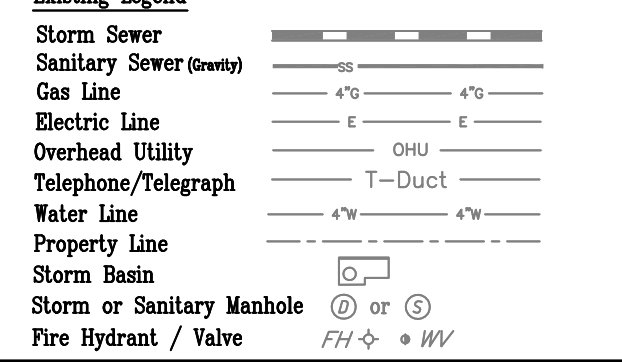
- 19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND 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:
A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR
(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.
(B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND
(C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
C. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
D. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND PIPES SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
E. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
F. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
G. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
H. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.
I. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (i) DETAIN THE WATER QUANTITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (ii) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE-YEAR, 24-HOUR STORM; AND (iii) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15:24 OR 62.1-44.15:25 OF THE ACT.
M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:22 OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15:24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) REGULATIONS.
N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF SUBDIVISION 19 OF THIS SUBSECTION.
STATUTORY AUTHORITY § 62.1-44.15:22 OF THE CODE OF VIRGINIA.
HISTORICAL NOTES FORMER 9VAC50-30-40, DERIVED FROM VR625-02-00 § 4; EFF SEPTEMBER 13, 1990; AMENDED, VIRGINIA REGISTER VOLUME 11, ISSUE 11, EFF. MARCH 22, 1995; VOLUME 29, ISSUE 4, EFF. NOVEMBER 21, 2012; AMENDED AND RENUMBERED, VIRGINIA REGISTER VOLUME 30, ISSUE 2, EFF. OCTOBER 23, 2013.

UDC SUBMITTAL MAY 2016 NOT FOR CONSTRUCTION

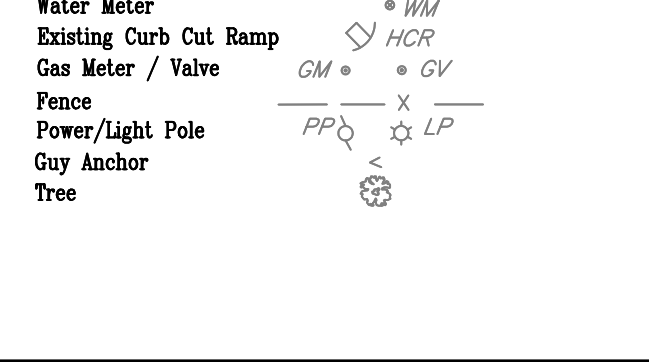
NOTES

- 1. Lot dimensions in parentheses are from deed.
2. Property owners correct as of 5/20/16.
3. Ordinance Number.
4. Adopted.
5. Accepted.

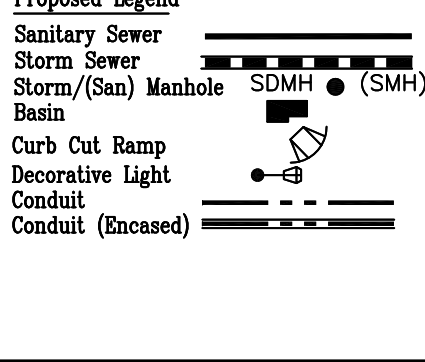
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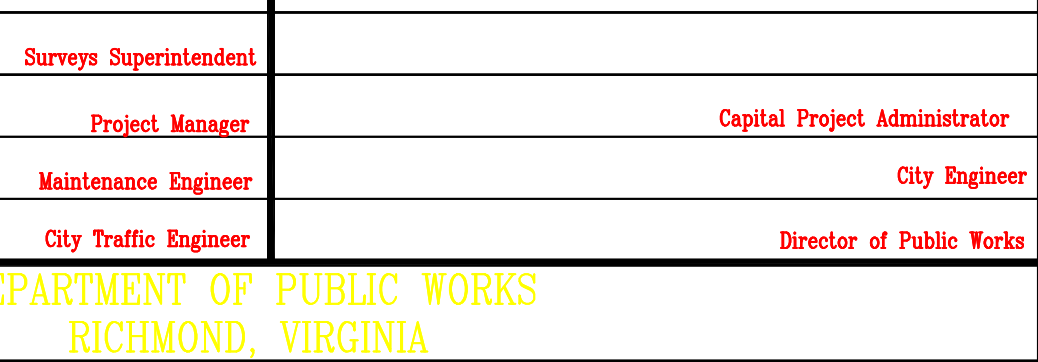
Water Meter



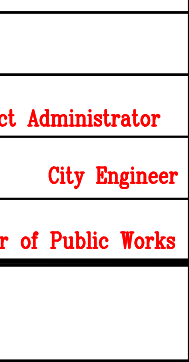
Proposed Legend



Technical



Administrative



RK&K logo with tagline 'Responsive People - Creative Solutions'.

FRANKLIN STREET 14th TO 15th STREETScape NOTES. Authority: CITY OF RICHMOND, DPW, PROJECT NO.: 104240. Design by: Kibberry, Drayton, Howell, Abrom, Checked by: Peery. Reviewed by: [blank]. Field notes: [blank]. Scale: N/A. Date: MAY 2016. Project: SUBST 2. Drawing No. # 0-28693.

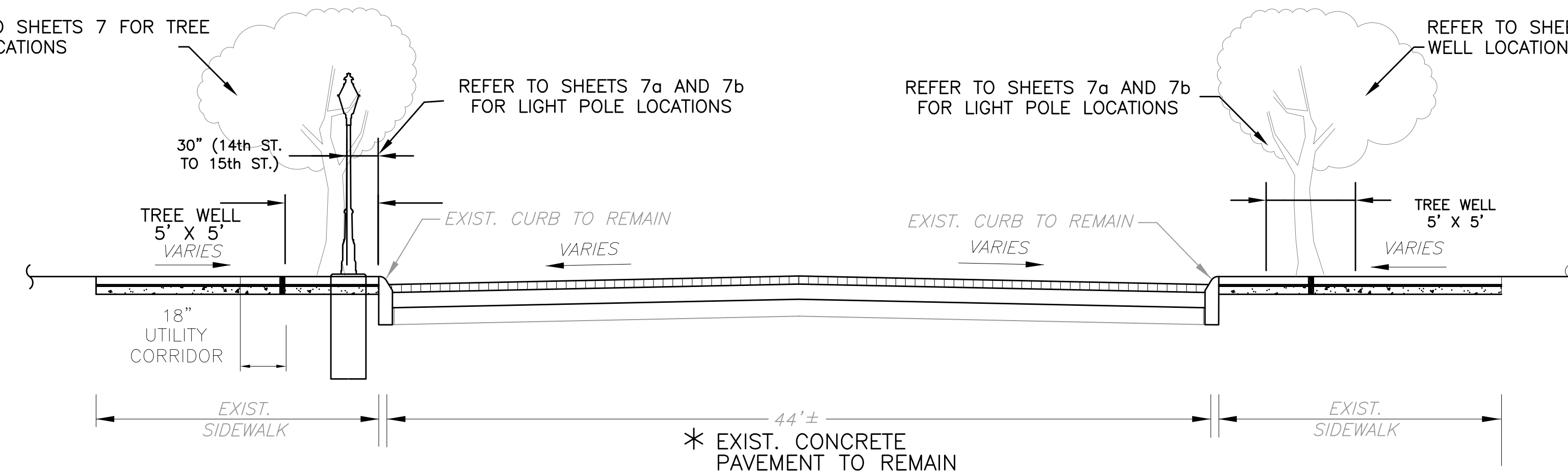
RK7878 SYS - S:\PROJECTS\15033_richmond.dpw\Task 9 Franklin Street, 14th-15th Streetscape\CADD\Construction Drawings\0.0 - UDC - NOTES - UDC.dwg May 17, 2016 3:44pm Plot By: kwebron Tab: Layout1

REFER TO SHEETS 7 FOR TREE WELL LOCATIONS

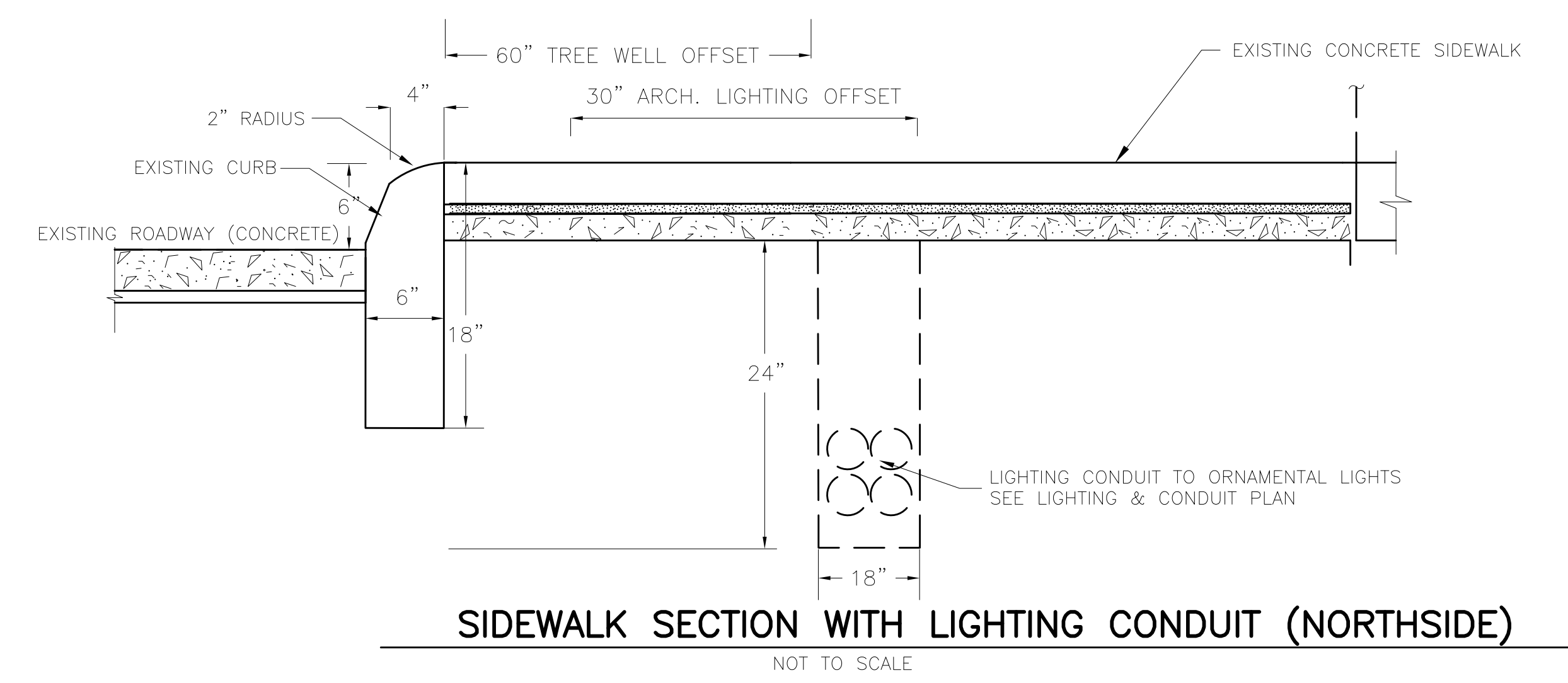
REFER TO SHEETS 7a AND 7b FOR LIGHT POLE LOCATIONS

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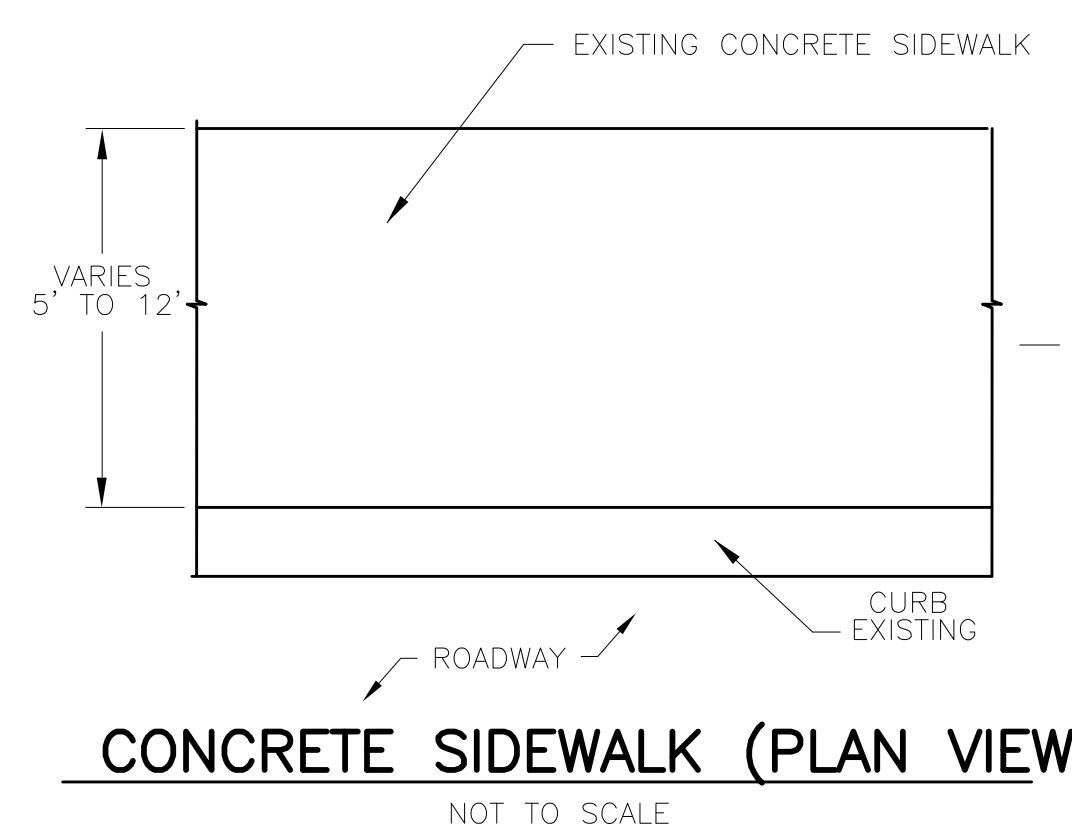
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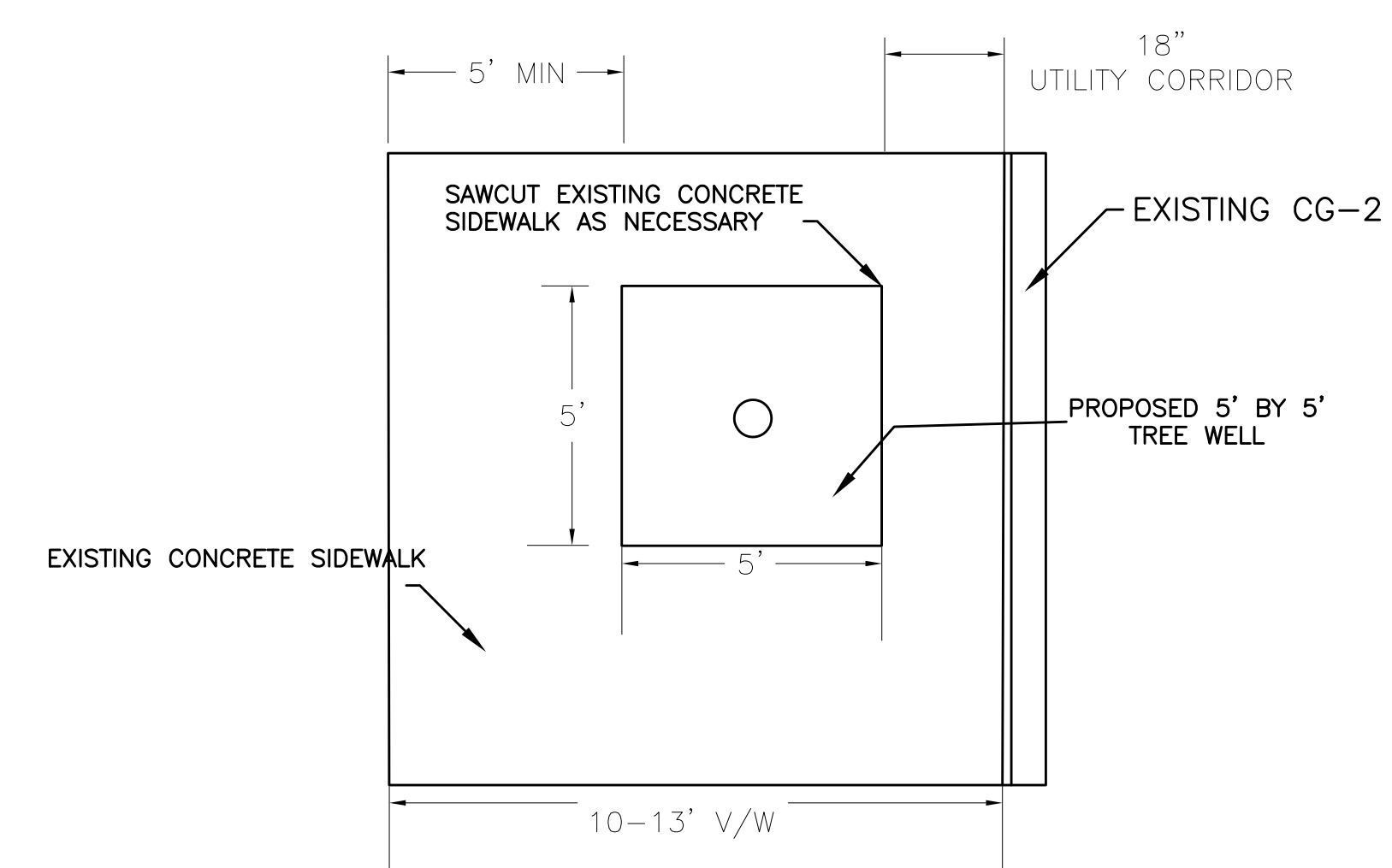
FRANKLIN STREET TYPICAL SECTION
NOT TO SCALE



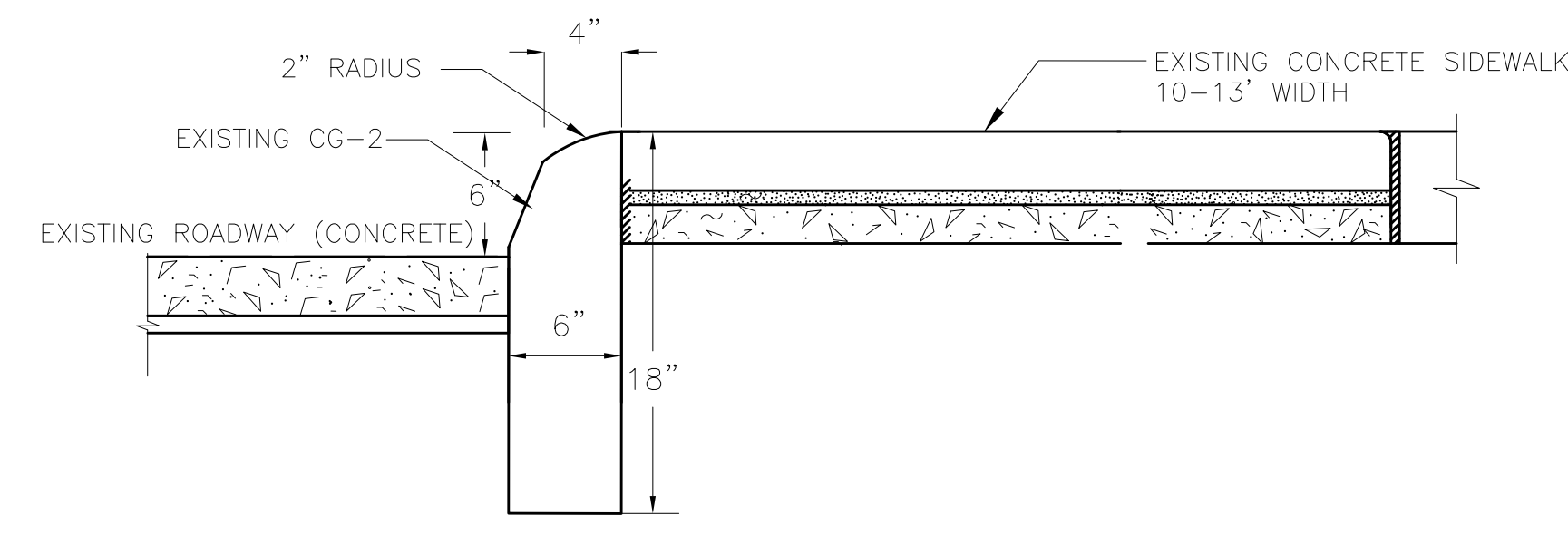
SIDEWALK SECTION WITH LIGHTING CONDUIT (NORTHSIDE)
NOT TO SCALE



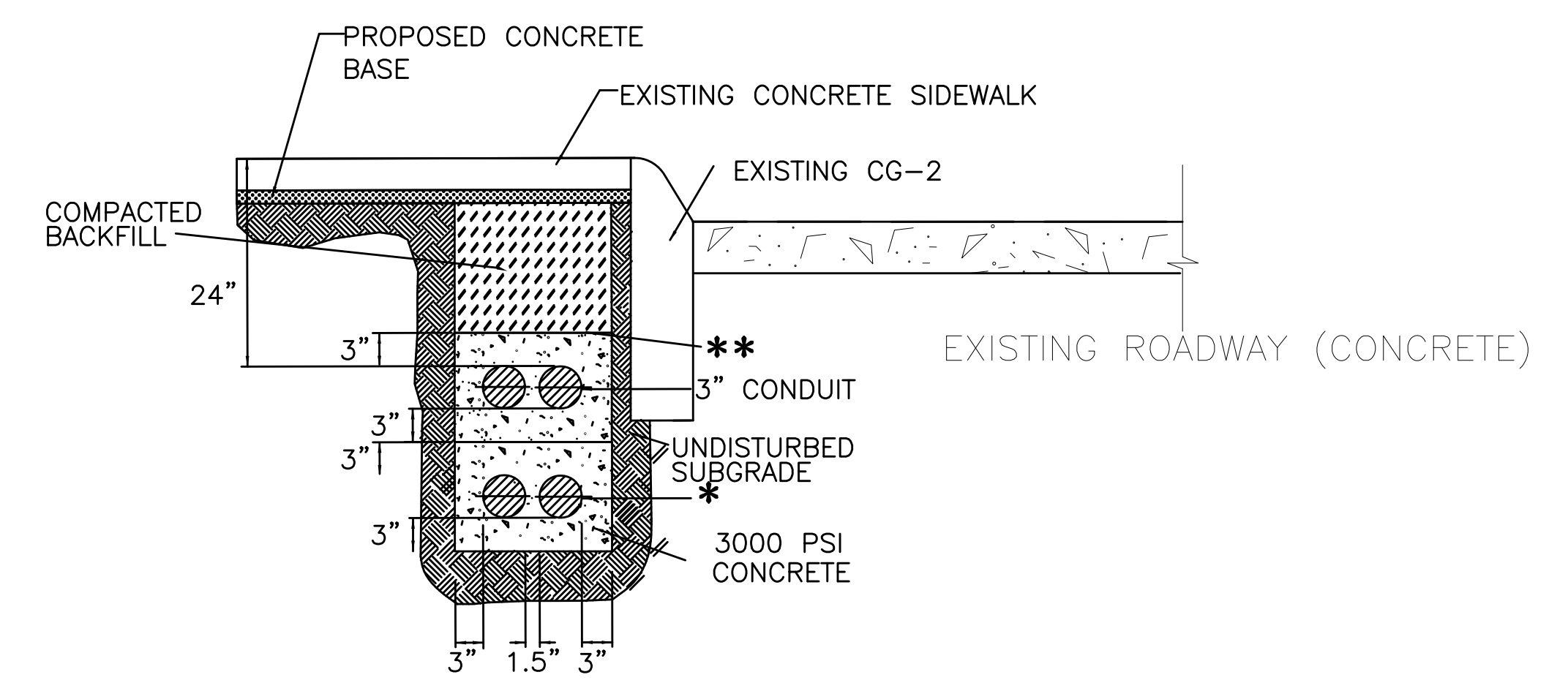
CONCRETE SIDEWALK (PLAN VIEW)
NOT TO SCALE



PROPOSED TREE WELL (PLAN VIEW)
NOT TO SCALE



SIDEWALK (SECTION VIEW)
NOT TO SCALE



LIGHTING/SIGNAL CONDUIT TRENCH DETAIL (SIDEWALK INSTALLATION)
NOT TO SCALE

*TWO OR MORE CONDUITS AS REQUIRED BY CONDUIT DETAILS ABOVE.
**BACKFILL MATERIAL BELOW THIS LEVEL SHALL BE SANDY FILL (FREE OF ANY STONES, CINDERS, WOOD, ROOTS, DEBRIS, ETC.)

R:\PROJECTS\150333_richmond_dpw\Task 9 Franklin Street 14th-15th Streetscape\CADD\Construction Drawings\01D_UDC_Submittal\33-03_TYP SECTS_UDC.dwg
 May 17, 2016 4:28pm
 RKK\kbrwn Tab:Layout1

NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of _____, 20__.
- Ordinance Number _____
- Adopted _____
- Accepted _____

REFERENCES

REVISIONS

Existing Legend

Storm Sewer	—
Sanitary Sewer (San)	—
Gas Line	—
Electric Line	—
Overhead Utility	—
Telephone/Telegraph	—
Water Line	—
Property Line	—
Storm Basin	—
Storm or Sanitary Manhole	—
Fire Hydrant / Valve	—

Water Meter

Existing Curb Cut Ramp

Gas Meter / Valve

Fence

Power/Light Pole

Guy Anchor

Tree

Proposed Legend

Sanitary Sewer	—
Storm Sewer	—
Storm (San) Manhole	—
Basin	—
Curb Cut Ramp	—
Decorative Light Conduit (Encased)	—



Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Manager	City Engineer
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

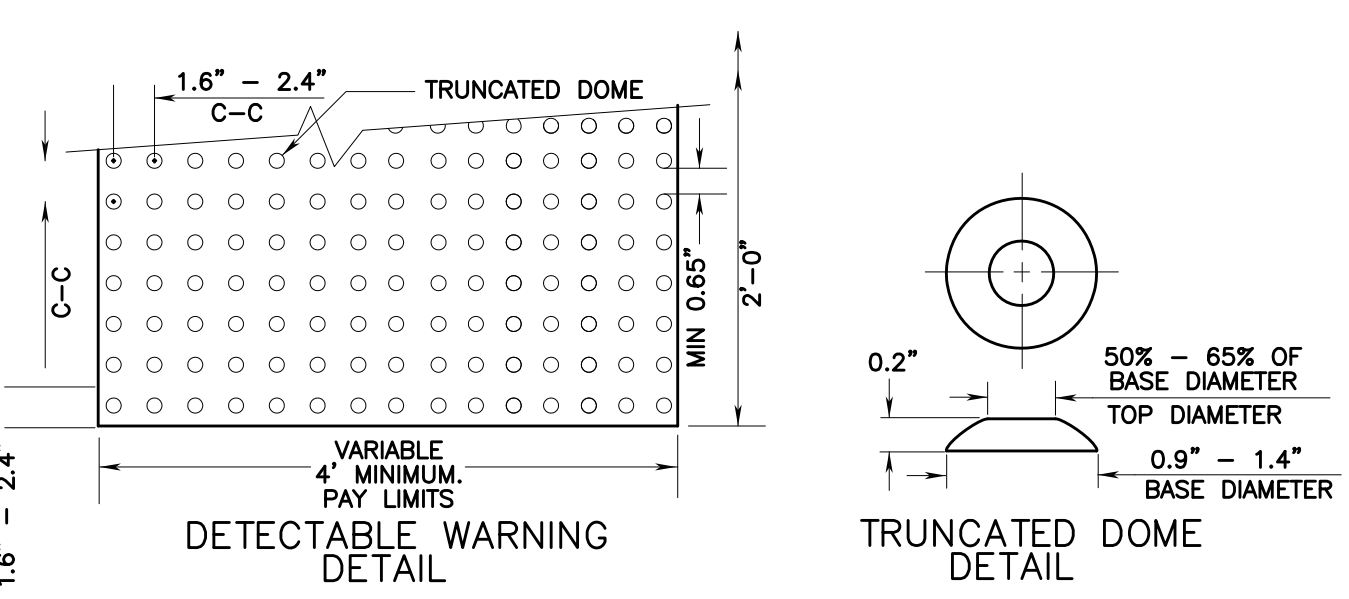
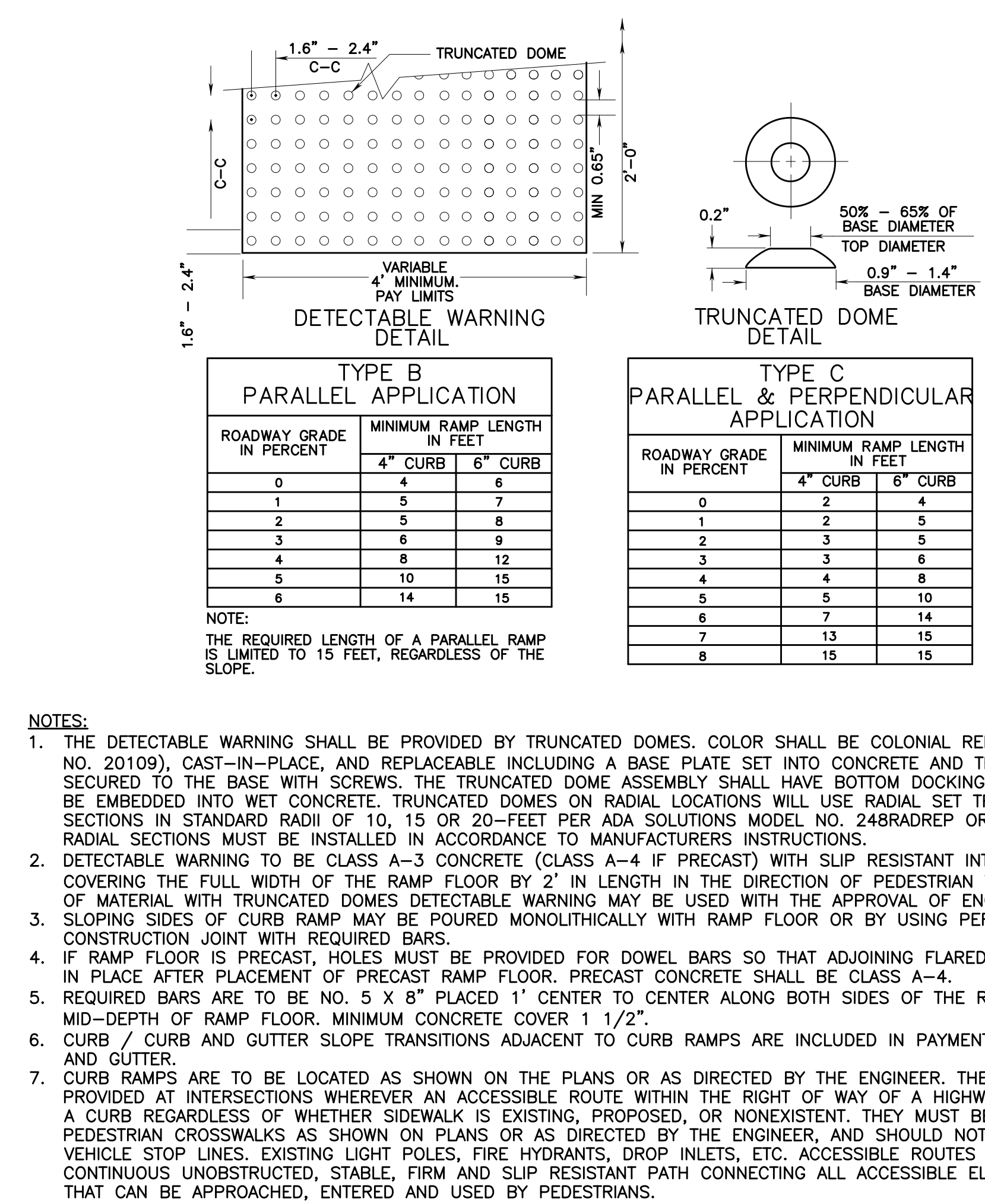
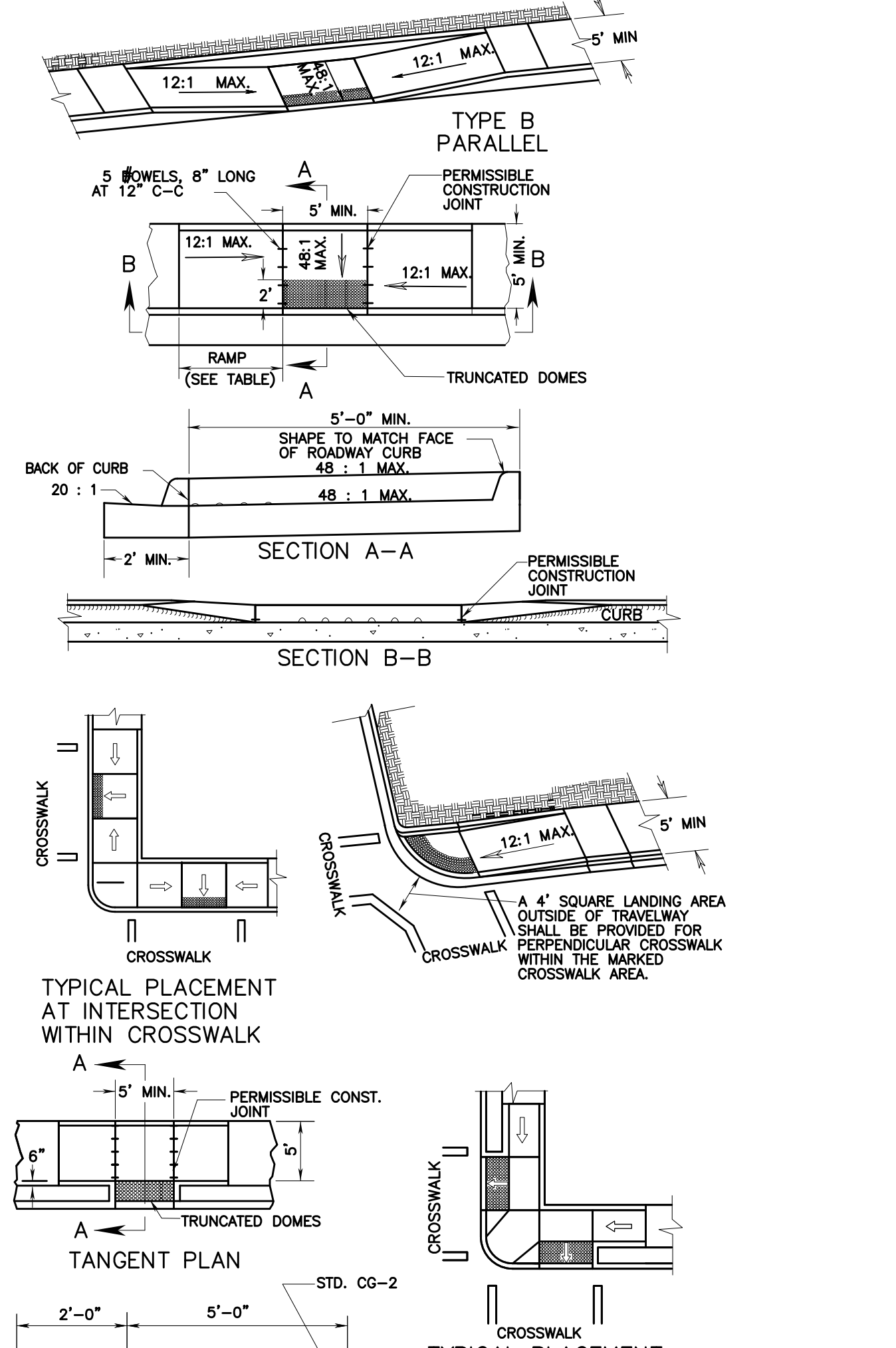
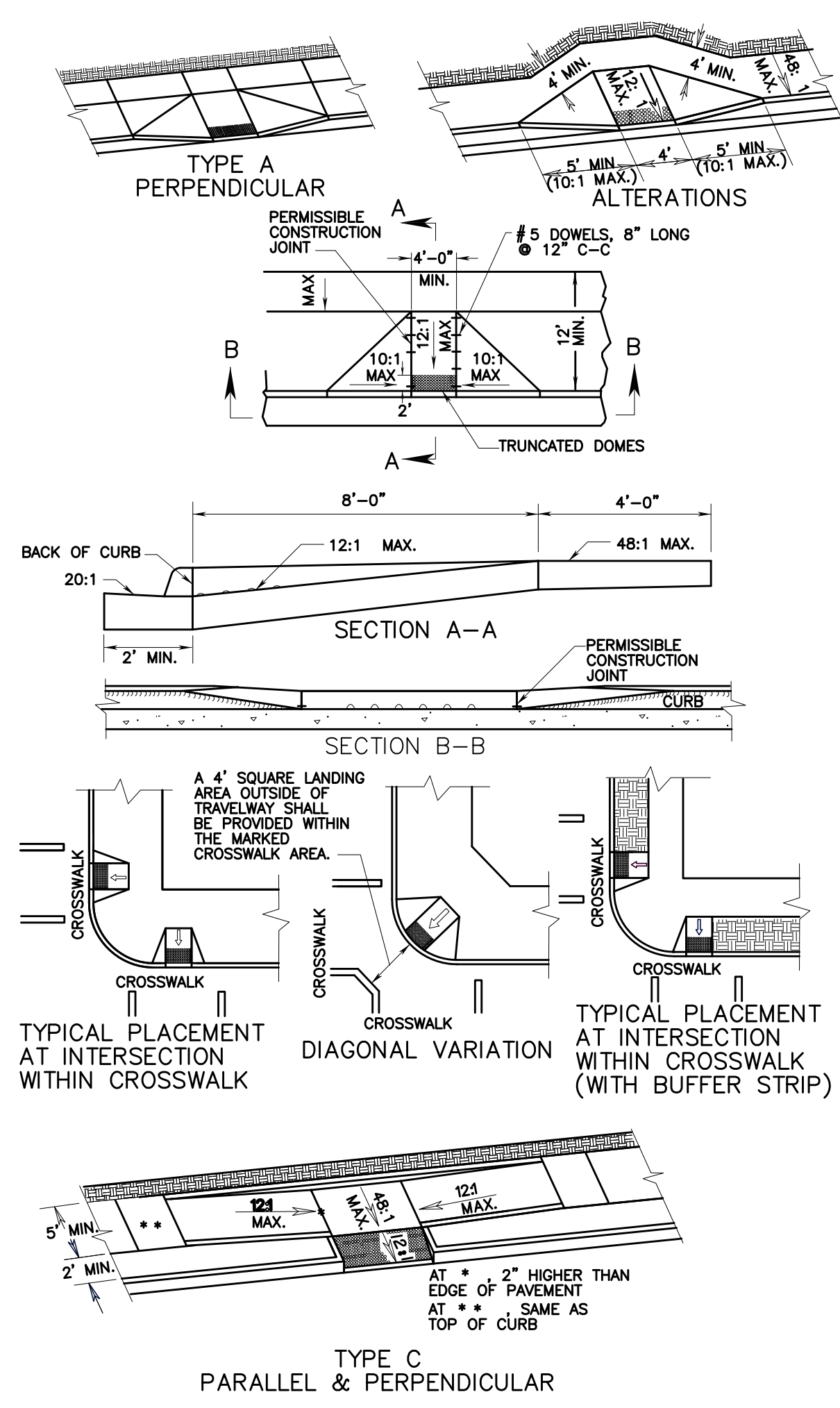


UDC SUBMITTAL
MAY 2016
NOT FOR CONSTRUCTION

FRANKLIN STREET 14th TO 15th STREETScape
TYPICAL SECTIONS AND PAVEMENT DETAILS

AUTHORITY: CITY OF RICHMOND, DPW, PROJECT NO.: 104240

DESIGN BY: K/Barberry	REVIEWED BY:	FIELD NOTES:	SCALE: N/A	DATE: MAY 2016	PROJECT: SHEET 3	DRAWING NO.: # 0-28693
DRAWN BY: T/Bewell/K/Brown	CHECKED BY: O/Peery					



TYPE B PARALLEL APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

TYPE C PARALLEL & PERPENDICULAR APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	2	4
1	2	5
2	3	5
3	3	6
4	4	8
5	5	10
6	7	14
7	13	15
8	15	15

NOTE: THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.

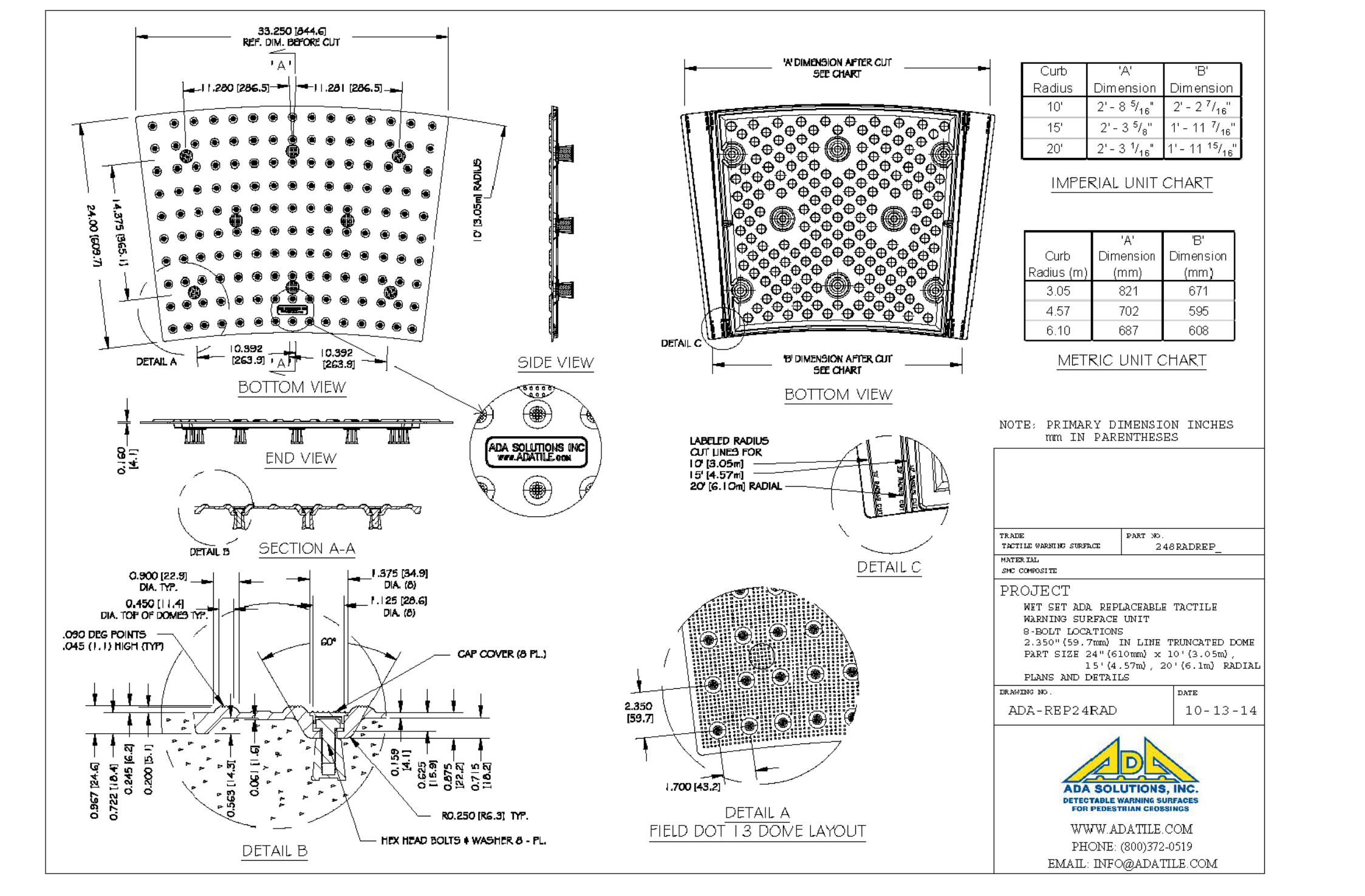
NOTES:

- THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES. COLOR SHALL BE COLONIAL RED. (FEDERAL COLOR NO. 20109), CAST-IN-PLACE, AND REPLACEABLE INCLUDING A BASE PLATE SET INTO CONCRETE AND THE PAVEMENT SHALL BE EMBEDDED INTO WET CONCRETE. TRUNCATED DOMES ON RADIAL LOCATIONS WILL USE RADIAL SET TRUNCATED DOME SECTIONS IN STANDARD RADII OF 10, 15 OR 20 FEET PER ADA SOLUTIONS MODEL NO. 248RADREP OR APPROVED EQUAL. RADIAL SECTIONS MUST BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS.
- DETECTABLE WARNING TO BE CLASS A-3 CONCRETE (CLASS A-4 IF PRECAST) WITH SLIP RESISTANT INTEGRAL SURFACE COVERING THE FULL WIDTH OF THE RAMP FLOOR BY 2' IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL. OTHER TYPES OF MATERIAL WITH TRUNCATED DOMES DETECTABLE WARNING MAY BE USED WITH THE APPROVAL OF ENGINEER.
- SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
- IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
- REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1 1/2".
- CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
- CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THEY ARE TO BE PROVIDED AT INTERSECTIONS WHEREVER AN ACCESSIBLE ROUTE WITHIN THE RIGHT OF WAY OF A HIGHWAY FACILITY CROSSES A CURB REGARDLESS OF WHETHER SIDEWALK IS EXISTING, PROPOSED, OR NONEXISTENT. THEY MUST BE LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER, AND SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. ACCESSIBLE ROUTES PROVIDE A CONTINUOUS UNOBSTRUCTED, STABLE, FIRM AND SLIP RESISTANT PATH CONNECTING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PEDESTRIANS.
- RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
- TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC THE CONCRETE SIDEWALK DEPTH SHOULD BE INCREASED TO 7".
- WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.

THE SELECTION OF CURB TYPE AND THE CONFIGURATION OF THE UTILITY STRIP MAY VARY TO MEET EXISTING FIELD CONDITIONS AND ROADWAY GEOMETRICS PROVIDING THE DIMENSIONS AND SLOPES ARE AS NOTED.

THIS COMBINED (PARALLEL & PERPENDICULAR) DESIGN FOR ALTERATIONS CAN BE USED WITH ADJOINING BUFFER STRIP LANDING AT BOTTOM OF TWO SLOPING SIDES WITH 60" X 60" MIN. DIMENSIONS. THE SHORT PERPENDICULAR RUN TO THE STREET CAN BE PROTECTED BY A LANDSCAPED SETBACK OR CONNECTED TO THE SIDEWALK WITH A WARPED SURFACE.

VDOT CG-12. HANDICAP RAMP
SPEC. REF. 105 502
DWG. NO. 203.05 203.06



ADA SOLUTIONS, INC.
View additional photos, drawings and specifications on our website: www.adatile.com. Please call (800) 372-0519 with any questions.

PRODUCT SPECIFICATION
ADA IN-LINE UNIVERSAL RADIUS REPLACEABLE WET SET COMPOSITE TACTILE UNIT (U.S. PATENT # 7,779,581 + One Or More U.S. Patents Pending)

DOME GEOMETRY
In accordance with ADA Regulations for Detectable Warning on Curb Ramps: truncated domes with a diameter of nominal 0.37", a height of nominal 0.2", and an in-line spacing of 1.60"-2.40" max.

TACTILE UNIT DIMENSIONS
Tactile Unit is available in 24"x33.25" size marked for 10", 15" and 20" radii. Tactile Units may also be custom configured to accommodate specific project requirements. Tactile Units measure 0.25" nominal thickness and features a 3/4" thick x 1" wide perimeter "flange" with air release vents.

MATERIAL
A homogenous glass and carbon reinforced composite which is colorfast and UV stable. Truncated domes are fiberglass reinforced for enhanced durability. The color of the Tactile Unit is uniform throughout and does not rely on any type of paint coating to achieve color stability. Standard colors include: Federal Yellow, Brick Red, Clay Red, Safety Red, Blue, Dark Gray, and Black.

INSTALLATION
Tactile Units are to be used on new curb ramp locations. With 1/2" diameter bolts and inserts attached, the Tactile Unit is firmly pressed into place in the freshly poured concrete. The Tactile Units may be replaced by removing the bolts and inserting a new interchangeable Tactile Unit in the existing recess. The original inserts remain in place. The Tactile Unit may be replaced in minutes.

PHYSICAL CHARACTERISTICS:

Compressive Strength	28,900 psi	ASTM D 695
Flexural Strength	29,300 psi	ASTM D 796
Slip Resistance	1.18 Dry, 1.05 Wet	ASTM C 1028
Chemical Stain Testing	No Decoloration	ASTM D 543
Abrasion Resistance	549	ASTM C 501
Accelerated Weathering	Delta E < 5.0 (2,000 hours)	ASTM G 155
Tensile Strength	11,600 psi	ASTM D 638
Load Bearing at 16,000 lbs.	No Damage	AASHTO-H20
Freeze/Thaw/Heat	No Disintegration	ASTM C 1026

RADIUS TACTILE - REPLACEABLE

Installation Procedure

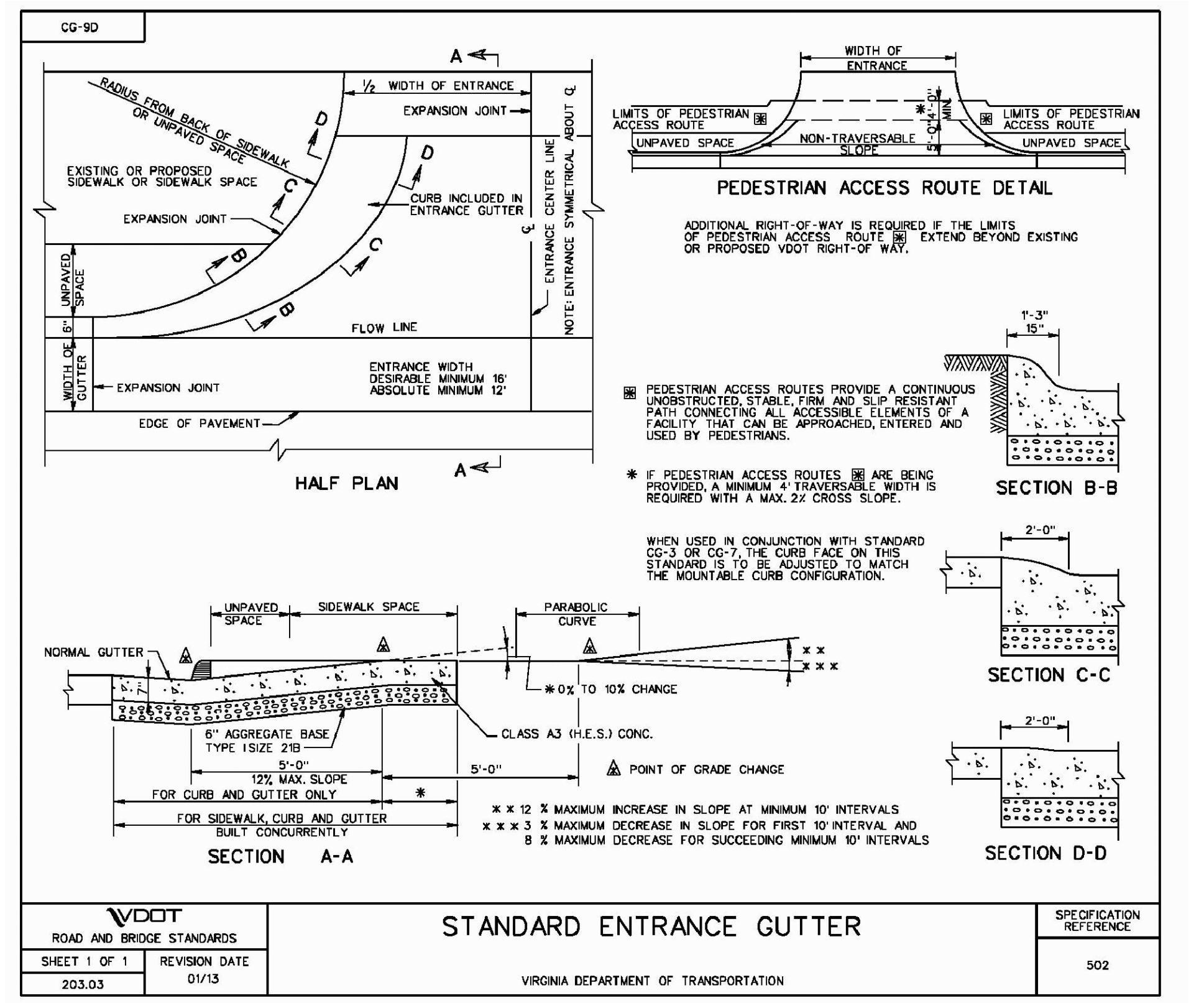
Be sure to read and understand all of these instructions before you begin.

- The physical characteristics of the concrete shall be as specified in the contract documents while maintaining a slump range of 4-7 inches to permit the solid placement of the ADA Replaceable Tactile Unit (ADAREP) in the reinforcement.
- The concrete shall be poured and finished level, true and smooth to the required dimensions prior to the placement of the ADAREP unit.
- Working in a grid pattern, ramp the ADAREP unit into the wet concrete using rubber mallets made from wood. Continue the process until the unit has been seated within the ADAREP unit and flush with the surrounding concrete. **IMPORTANT:** Avoid striking the surface of the ADAREP unit directly.
- Following the placement, the ADAREP unit elevation should be checked to the adjacent surface with a straight edge. The ADAREP unit elevation should be consistent with the Contract Drawings and Specifications. Any required adjustments must be made prior to the time when the concrete begins to set.
- IMPORTANT NOTICE TO INSTALLERS:** To allow for expansion and contraction, after the unit is installed, use 1/4" finish edge rollers around each perimeter. On a continuous run, be sure to space each unit 1/8" apart.
- When you are confident that the ADAREP unit is in place and no further adjustments are needed, place a concrete block on both ends to hold the ADAREP unit in place while the concrete sets.
- During and after the ADAREP unit installation, as well as the concrete curing stage, no walking or external forces can be placed on the ADAREP unit. The area must be protected from pedestrian traffic and concrete is cured. The ADAREP Wearing Surface will be ready for pedestrian traffic within 2-4 hours.
- Be sure to remove plastic protective covering from the face of the ADAREP Unit once the concrete is cured.
*Not recommended or warranted for asphalt installation.

View additional photos, drawings and specifications on our website: www.adatile.com. Call (800) 372-0519 with any questions.

PRODUCT SIZES
2' x 33 1/4"

APPLICATION
Fresh Pour Concrete Ramps & Rep Placement



NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of 01/20/20
- Ordinance Number _____
- Adopted _____
- Accepted _____

REFERENCES

REVISIONS	REVISIONS

Existing Legend

- Storm Sewer
- Sanitary Sewer (8" min)
- Gas Line
- Electric Line
- Overhead Utility
- Telephone/Telegraph
- Water Line
- Property Line
- Storm Basin
- Storm or Sanitary Manhole
- Fire Hydrant / Valve

Water Meter

Existing Curb Cut Ramp

Gas Meter / Valve

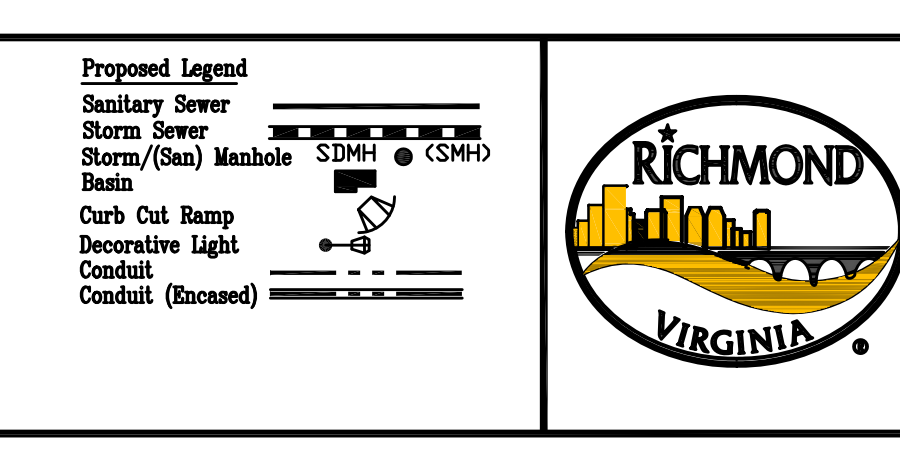
Power/Light Pole

Guy Anchor

Tree

Proposed Legend

- Sanitary Sewer
- Storm Sewer
- Storm (San) Manhole
- Basin
- Curb Cut Ramp
- Decorative Light
- Conduit (Encased)



Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Manager	City Engineer
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

RK&K
Responsive People • Creative Solutions

FRANKLIN STREET 14th TO 15th STREETSCAPE
VDOT DETAILS AND NOTES

AUTHORITY: CITY OF RICHMOND, DPW, PROJECT NO.: 104240

DESIGN BY:	REVIEWED BY:	FIELD NOTES	SCALE:	DATE:	PROJECT:	DRAWING NO.:
R. Harbort	R. Harbort		N/A	MAY 2016	SHEET 4	# 0-26893

COMBINED SEWER STRUCTURES

- #3005 COMBINED SEWER MANHOLE (STRUCTURE FULL OF WATER AND DEBRIS) RIM= 66.01' INV. IN= 60.97' (6" PVC FROM A.D.) ELEV TOP EXTERIOR OF OUTLET PIPE= 59.29' (PIPE UNDER WATER= SIZE AND TYPE UNKNOWN TO A.D.) PLUG INV.= 60.18' (12" RCP PLUGGED ABOVE & APPROX. PARALLEL W/ OUTLET PIPE) BOTTOM OF BOX= 57.61' TOP OF WATER= 60.18'

STORM DRAINAGE STRUCTURES

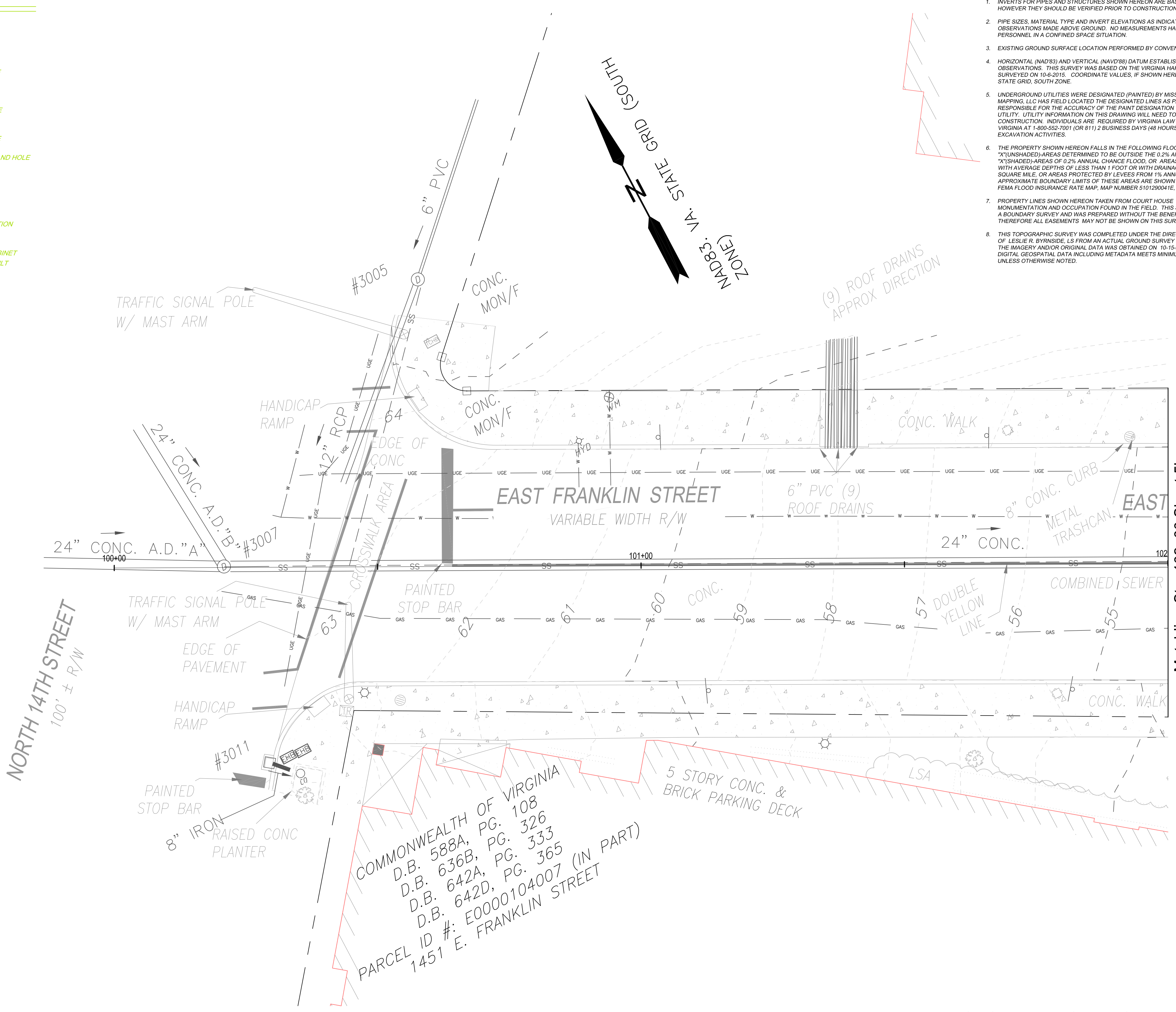
- #3003 STORM DRAINAGE INLET (SURCHARGED - FULL OF WATER AND DEBRIS) TOP= 49.76' INV. OUT= 42.07' (8" UNK. MATERIAL TO A.D.) PLUG INV.= 43.64' (15" RCP PLUGGED ABOVE & APPROX. PARALLEL W/ 8" OUTLET PIPE TO A.D.)

LEGEND

- These standard symbols will be found in the drawing.
PARKING METER
CLEANOUT
CONTROL POINT
ELECTRIC HAND HOLE
FIRE HYDRANT
LIGHT POLE
SEWER MANHOLE
MANHOLE TELEPHONE
PARKING METER
SHRUB
TRAFFIC SIGNAL POLE
TRASH CAN
TRAFFIC CONTROL HAND HOLE
WATER METER
WATER VALVE
TREE
SIGN
STORM MANHOLE
LANDSCAPING AREA
A.D. APPROXIMATE DIRECTION
ELECTRIC MANHOLE
FIRE HYDRANT
TRAFFIC CONTROL CABINET
TRAFFIC CONTROL VAULT
GAS METER

NOTES:

- 1. INVERTS FOR PIPES AND STRUCTURES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS. HOWEVER THEY SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
2. PIPE SIZES, MATERIAL TYPE AND INVERT ELEVATIONS AS INDICATED ARE BASED UPON OBSERVATIONS MADE ABOVE GROUND. NO MEASUREMENTS HAVE BEEN PERFORMED BY PERSONNEL IN A CONFINED SPACE SITUATION.
3. EXISTING GROUND SURFACE LOCATION PERFORMED BY CONVENTIONAL INSTRUMENT SURVEY.
4. HORIZONTAL (NAD83) AND VERTICAL (NAV88) DATUM ESTABLISHED THROUGH STATIC GPS OBSERVATIONS. THIS SURVEY WAS BASED ON THE VIRGINIA HARN MONUMENT V420 AS SURVEYED ON 10-15-2015. COORDINATE VALUES, IF SHOWN HEREON, ARE BASED ON VIRGINIA STATE GRID, SOUTH ZONE.
5. UNDERGROUND UTILITIES WERE DESIGNATED (PAINTED) BY MISS UTILITY. H & B SURVEYING AND MAPPING, LLC HAS FIELD LOCATED THE DESIGNATED LINES AS PAINTED AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PAINT DESIGNATION WITH RESPECT TO THE EXISTING UTILITY. UTILITY INFORMATION ON THIS DRAWING WILL NEED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. INDIVIDUALS ARE REQUIRED BY VIRGINIA LAW TO CONTACT MISS UTILITY OF VIRGINIA AT 1-800-552-7001 (OR 811) 2 BUSINESS DAYS (48 HOURS) PRIOR TO CONSTRUCTION OR EXCAVATION ACTIVITIES.
6. THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONES:
X(SHADED)-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN;
Y(SHADED)-AREAS OF 0.2% ANNUAL CHANCE FLOOD, OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE APPROXIMATE BOUNDARY LIMITS OF THESE AREAS ARE SHOWN GRAPHICALLY AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 510120041E, REVISED DATE, JULY 16, 2014.
7. PROPERTY LINES SHOWN HEREON TAKEN FROM COURT HOUSE RECORDS AND EVIDENCE OF MONUMENTATION AND OCCUPATION FOUND IN THE FIELD. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY.
8. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LESLIE R. BYRNES, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION. THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 10-15-2015. THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

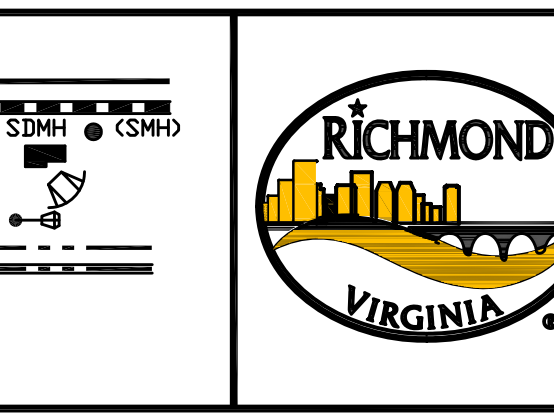
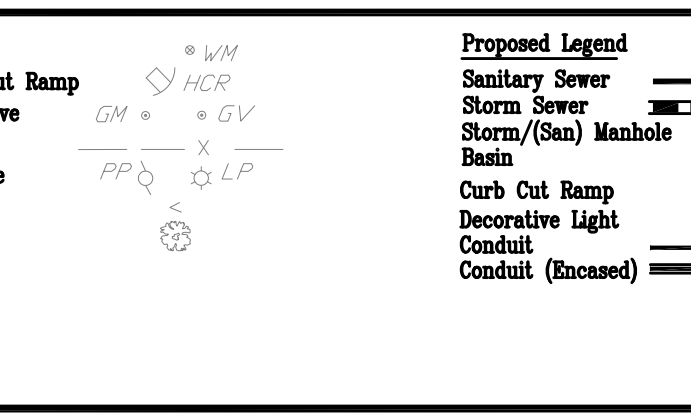
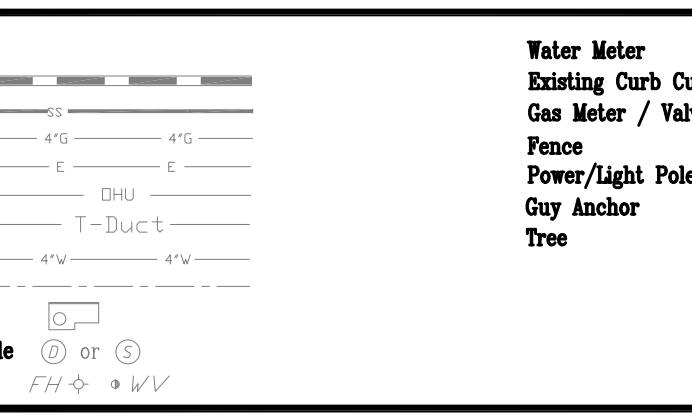
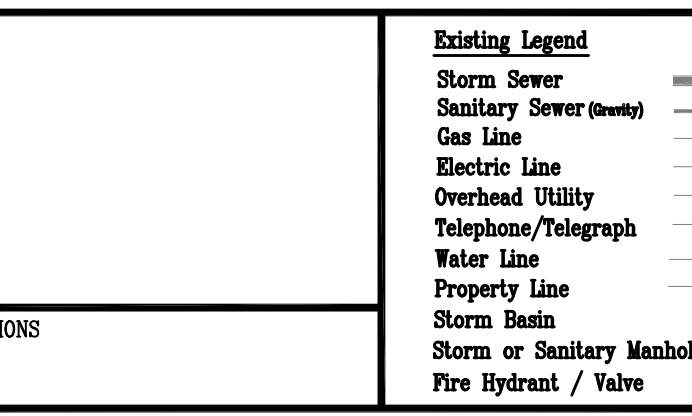


Matchline Sta. 102+00 Sheet 5b

MISS UTILITY NOTES:

Table with columns for DATE, TIME, LOCATION, and RESPONSE. Lists various utility checks for gas, water, and storm sewer lines.

- NOTES
1. Lot dimensions in parentheses are from deed.
2. Property owners correct as of 5/20/16
3. Ordinance Number
4. Adopted
5. Accepted



Administrative table with roles: Surveys Superintendent, Project Manager, Maintenance Engineer, City Traffic Engineer, Capital Project Administrator, City Engineer, Director of Public Works.

Project information including RK&K logo, project name 'FRANKLIN STREET 14th TO 15th STREETScape EXISTING CONDITIONS 1', and drawing details like 'MAY 2016 NOT FOR CONSTRUCTION' and 'DRAWING NO. 0-28693'.

MISS UTILITY NOTES:

EMLCFM 00387 VUPSA 11/13/15 07:05:06 A531302258-00A RESPONSE
 TICKET : A531302258 REV: 00A TAKEN: 11/09/15 04:27 PM
 STATE: VA CNTY: RICHMOND CITY PLACE:
 ADDRESS : E FRANKLIN ST
 RESPONSES DUE BY: 11/13/15 07:00 AM EXPIRES: 12/04/15 07:00 AM

MARKING DESCRIPTION RESPONSE
 CODE

ATT AT&T (ATT392) 11/11/15 04:41 PM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: LINARD MILLER (703)624-4926
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (800)252-1133

COR RICHMOND CITY - GAS (COR103) 11/11/15 12:43 PM 11
 MARKED; ABANDONED UTILITY LINES MAY BE IN AREA
 FIELD CONTACT: RALPH WORLEY (804)921-9126
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (804)644-3000

COR RICHMOND CITY - WATER (COR200) 11/11/15 12:43 PM 11
 MARKED; ABANDONED UTILITY LINES MAY BE IN AREA
 FIELD CONTACT: RALPH WORLEY (804)921-9126
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (804)644-3000

COR RICHMOND CITY - SEWER (COR300) 11/11/15 12:43 PM 12
 MARKED UP TO PRIVATELY OWNED UTILITY;
 CONTACT PRIVATE UTILITY OWNER FOR LOCATE
 FIELD CONTACT: RALPH WORLEY (804)921-9126
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (804)644-3000

COR RICHMOND CITY - STORM WAT (COR350) 11/11/15 12:43 PM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: RALPH WORLEY (804)921-9126
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (804)644-3000

COR RICHMOND CITY - STREET LI (COR400) 11/11/15 12:43 PM 11
 MARKED; ABANDONED UTILITY LINES MAY BE IN AREA
 FIELD CONTACT: RALPH WORLEY (804)921-9126
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (804)644-3000

MARKING DESCRIPTION RESPONSE
 CODE

COR RICHMOND CITY - TRAFFIC (CRT358) 11/10/15 08:34 AM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: DAVID HYLTON (804)690-9945
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (804)690-9945

DOM DOMINION VA POWER ELEC DI (DOM710) 11/11/15 10:37 AM 10
 MARKED
 FIELD CONTACT: S & N (804)608-5640
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (888)667-3000

MCI MCI (MCI81) 11/12/15 12:23 PM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: DISPATCHER (800)289-3427
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (800)289-3427

PEG PEG BANDWIDTH (PEG037) 11/09/15 04:41 PM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: ON CALL NOC ENGINEER (888)734-8100
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (888)734-8100

OWE OWEST COMMUNICATIONS (OWE901) 11/10/15 12:58 AM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: OPERATIONS CENTER (800)283-4237
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (800)283-4237

SLD SPRINT NEXTEL (USSP22) 11/09/15 09:42 PM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: CALL CENTER (800)521-0579
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (800)521-0579

V2N VERIZON (V2N804) 11/20/15 04:05 PM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: UTILQUEST (703)754-2116
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (877)862-2253

WXN WINDSTREAM KOL (WXN458) 11/10/15 10:11 AM 30
 NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA.
 FIELD CONTACT: DAMAGE PREVENTION GROUP (888)599-3166
 IN THE EVENT OF DAMAGE TO A FACILITY CALL: (804)400-9744

COMBINED SEWER STRUCTURES

#3005
 COMBINED SEWER MANHOLE
 (STRUCTURE FULL OF WATER AND DEBRIS)
 RIM = 66.01'
 INV. IN = 60.97' (6" PVC FROM A.D.)
 ELEV TOP EXTERIOR OF OUTLET PIPE = 59.29' (PIPE UNDER WATER - SIZE AND TYPE UNKNOWN TO A.D.)
 PLUG INV. = 60.18' (12" RCP PLUGGED ABOVE & APPROX. PARALLEL W/ OUTLET PIPE)
 BOTTOM OF BOX = 57.61'
 TOP OF WATER = 60.18'

#3010
 COMBINED SEWER MANHOLE
 RIM = 44.38'
 INV. IN = 30.41' (27" RCP FROM #3009)
 INV. OUT = 30.31' (27" RCP TO A.D.)

#3009
 COMBINED SEWER MANHOLE
 RIM = 45.59'
 INV. IN = 31.09' (24" CONC. FROM #3008)
 INV. OUT = 30.99' (27" RCP TO #3010)

#3008
 COMBINED SEWER MANHOLE
 RIM = 52.25'
 INV. IN = 36.05' (24" CONC. FROM #3007)
 INV. IN = 42.93' (24" CONC. FROM #3006)
 INV. IN = 48.15' (6" IRON [ABOVE 24" CONC. PIPE FROM #3006] FROM A.D.)
 INV. OUT = 35.77' (24" CONC. TO #3009)

#3007
 COMBINED SEWER MANHOLE
 RIM = 63.76'
 INV. IN "A" = 44.73' (24" CONC FROM A.D.)
 INV. IN "B" = 50.24' (24" CONC. FROM A.D.)
 INV. OUT = 44.36' (24" CONC. TO #3008)

STORM DRAINAGE STRUCTURES

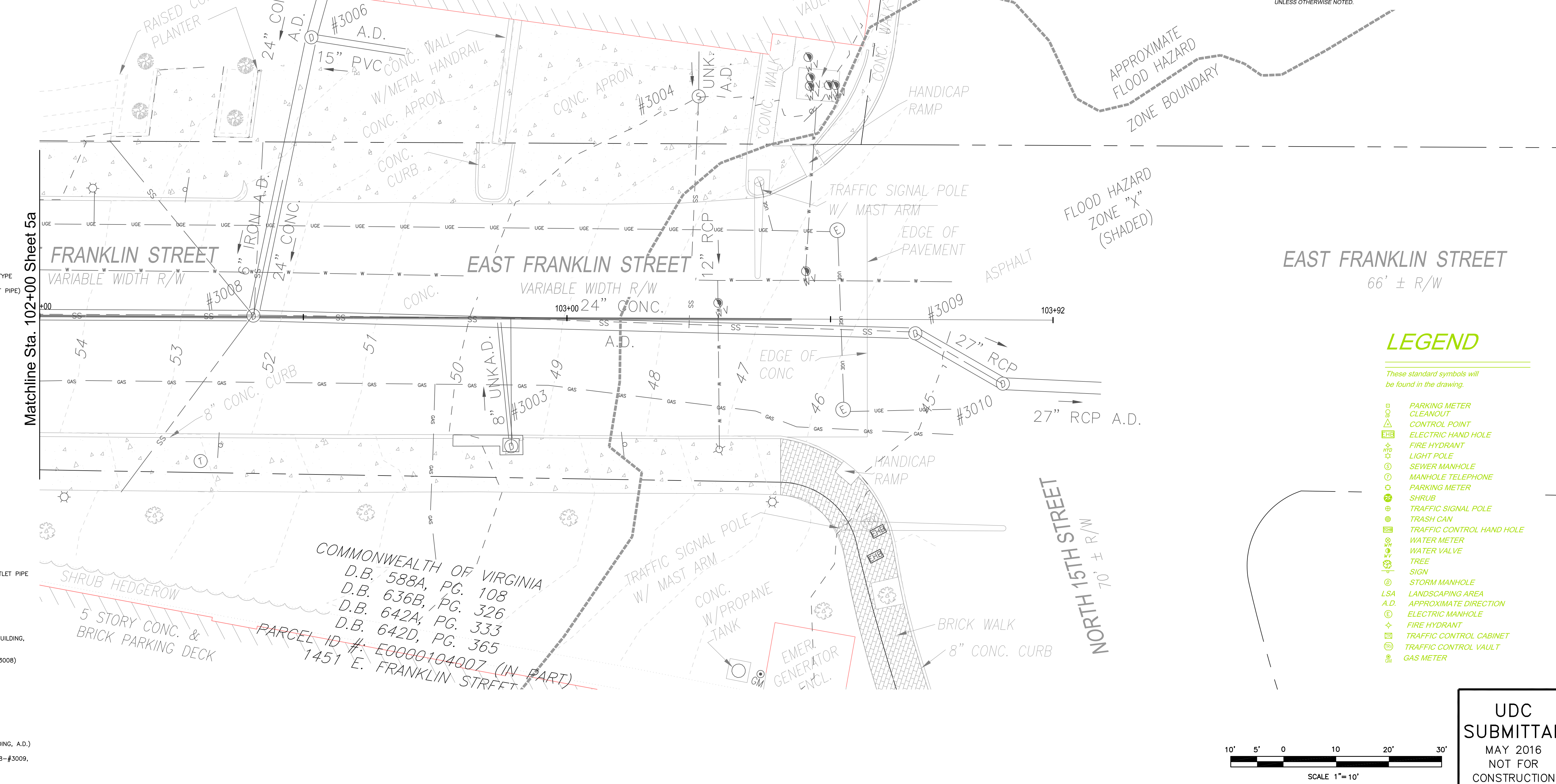
#3003
 STORM DRAINAGE INLET
 (SURCHARGED - FULL OF WATER AND DEBRIS)
 TOP = 49.74'
 INV. OUT = 42.07' (8" UNK. MATERIAL TO A.D.)
 PLUG INV. = 43.64' (15" RCP PLUGGED ABOVE & APPROX. PARALLEL W/ 8" OUTLET PIPE TO A.D.)

#3006
 STORM MANHOLE
 (SIPHON, OVERFLOW SYSTEM - SURCHARGED)
 RIM = 53.30'
 BOTTOM OF BOX = 40.80'
 TOP OF WATER = 44.95'
 INV. IN = N/A (INACCESSIBLE - 24" RCP RECESSED 90° DOWN DROP PIPE FROM BUILDING, A.D.)
 INV. IN = 47.27' (15" PVC FROM A.D.)
 INV. OUT = N/A (INACCESSIBLE - 24" RCP RECESSED 90° DOWN DROP PIPE TO #3008)

#3011
 GRATE INLET
 TOP = 62.09'
 INV. IN = 61.15' (8" IRON A.D.)

SANITARY STRUCTURE

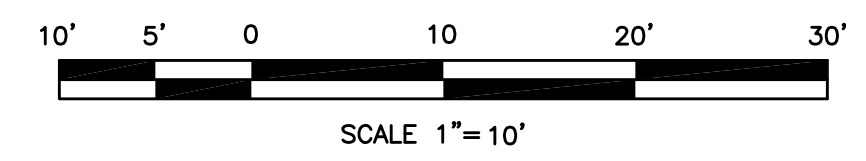
#3004
 SANITARY MANHOLE
 RIM = 50.16'
 INV. IN = (INACCESSIBLE... RECESSED - SIZE AND MATERIAL UNKNOWN, FROM BUILDING, A.D.)
 INV. C/L STR = 46.03'
 INV. OUT = 46.00' (12" CONC TO POSSIBLE BLIND CONNECTION BETWEEN #3008 - #3009, A.D.)



- NOTES:**
- INVERTS FOR PIPES AND STRUCTURES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS. HOWEVER THEY SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
 - PIPE SIZES, MATERIAL TYPE AND INVERT ELEVATIONS AS INDICATED ARE BASED UPON OBSERVATIONS MADE ABOVE GROUND. NO MEASUREMENTS HAVE BEEN PERFORMED BY PERSONNEL IN A CONFINED SPACE SITUATION.
 - EXISTING GROUND SURFACE LOCATION PERFORMED BY CONVENTIONAL INSTRUMENT SURVEY.
 - HORIZONTAL (NAD83) AND VERTICAL (NAVD88) DATUM ESTABLISHED THROUGH STATIC GPS OBSERVATIONS. THIS SURVEY WAS BASED ON THE VIRGINIA HARM MONUMENT 1420 AS SURVEYED ON 10-6-2015. COORDINATE VALUES, IF SHOWN HEREON, ARE BASED ON VIRGINIA STATE GRID, SOUTH ZONE.
 - UNDERGROUND UTILITIES WERE DESIGNATED (PAINTED) BY MISS UTILITY. H & B SURVEYING AND MAPPING, LLC HAS FIELD LOCATED THE DESIGNATED LINES AS PAINTED AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PAINT DESIGNATION WITH RESPECT TO THE EXISTING UTILITY. UTILITY INFORMATION ON THIS DRAWING WILL NEED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. INDIVIDUALS ARE REQUIRED BY VIRGINIA LAW TO CONTACT MISS UTILITY OF VIRGINIA AT 1-800-552-7001 (OR 811) 2 BUSINESS DAYS (48 HOURS) PRIOR TO CONSTRUCTION OR EXCAVATION ACTIVITIES.
 - THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONES:
 "X"(UNSHADED)-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN;
 "X"(SHADED)-AREAS OF 0.2% ANNUAL CHANCE FLOOD, OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE APPROXIMATE BOUNDARY LIMITS OF THESE AREAS ARE SHOWN GRAPHICALLY AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 510129004H, REVISED DATE: JULY 16, 2014.
 - PROPERTY LINES SHOWN HEREON TAKEN FROM COURT HOUSE RECORDS AND EVIDENCE OF MONUMENTATION AND OCCUPATION FOUND IN THE FIELD. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY.
 - THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LESLIE R. BYRNESIDE, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION. THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 10-15-2015. THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGEND

- These standard symbols will be found in the drawing.
- PARKING METER
 - CLEANOUT
 - △ CONTROL POINT
 - ⊠ ELECTRIC HAND HOLE
 - ⊠ FIRE HYDRANT
 - ⊠ LIGHT POLE
 - ⊠ SEWER MANHOLE
 - ⊠ MANHOLE TELEPHONE
 - ⊠ PARKING METER
 - ⊠ SHRUB
 - ⊠ TRAFFIC SIGNAL POLE
 - ⊠ TRASH CAN
 - ⊠ TRAFFIC CONTROL HAND HOLE
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ TREE
 - ⊠ SIGN
 - ⊠ STORM MANHOLE
 - LSA LANDSCAPING AREA
 - A.D. APPROXIMATE DIRECTION
 - ⊠ ELECTRIC MANHOLE
 - ⊠ FIRE HYDRANT
 - ⊠ TRAFFIC CONTROL CABINET
 - ⊠ TRAFFIC CONTROL VAULT
 - ⊠ GAS METER



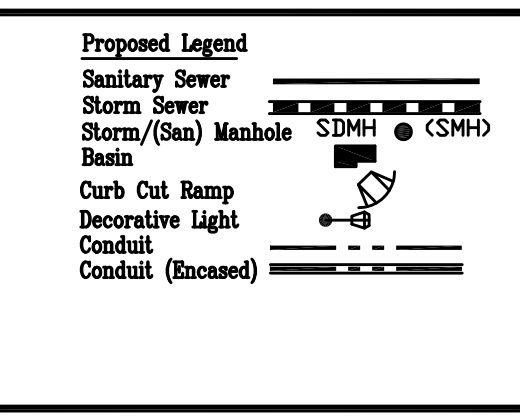
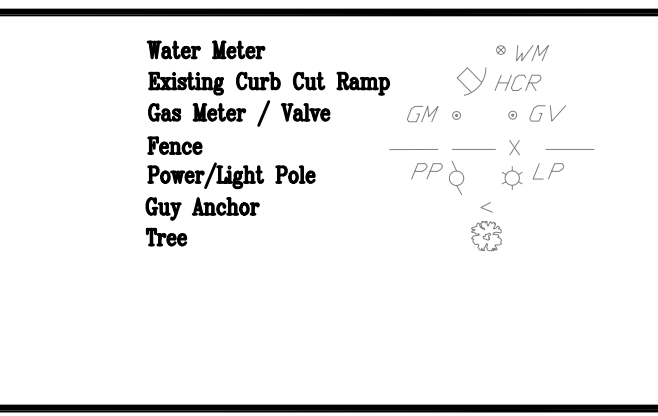
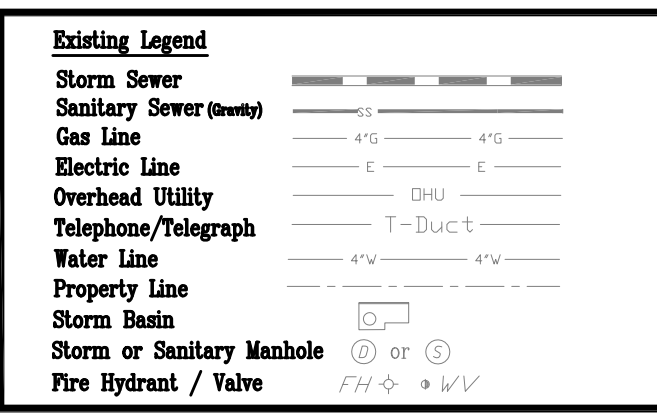
UDC SUBMITTAL
 MAY 2016
 NOT FOR CONSTRUCTION

NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of 20_____.
- Ordinance Number _____
- Adopted _____
- Accepted _____

REFERENCES

REVISIONS



Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Manager	City Engineer
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

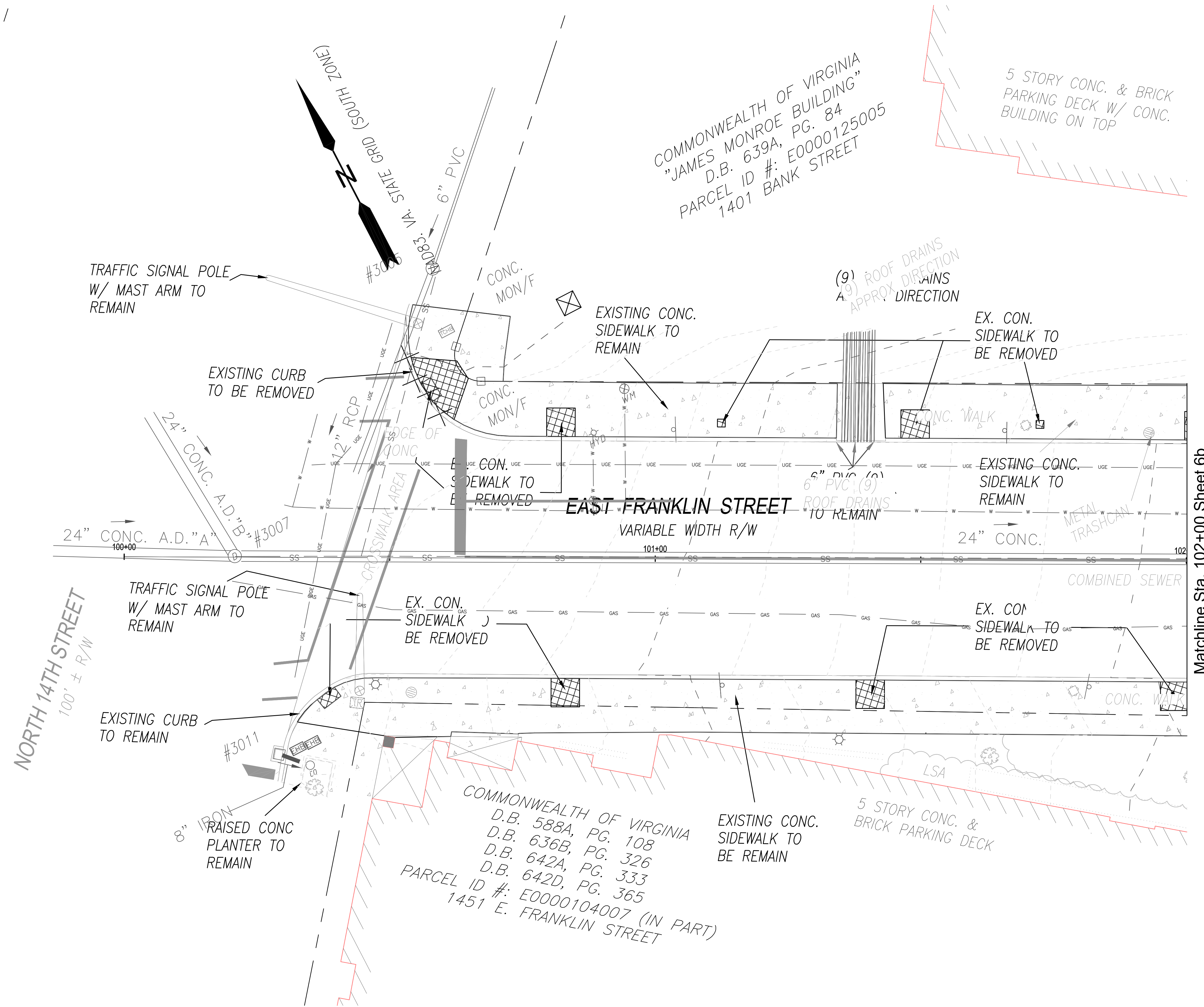
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 Responsible People • Creative Solutions

FRANKLIN STREET 14th TO 15th STREETScape
 EXISTING CONDITIONS 1A

AUTHORITY: CITY OF RICHMOND, DPW, PROJECT NO.: 104240

DESIGN BY: Klaber	REVIEWED BY:	FIELD NOTES	SCALE: 1" = 10'	DATE: MAY 2016	PROJECT: SHRT 5b	DRAWING NO.: # 0-28693
DRAWN BY: Trewell/KBrown	CHECKED BY: OPeery					

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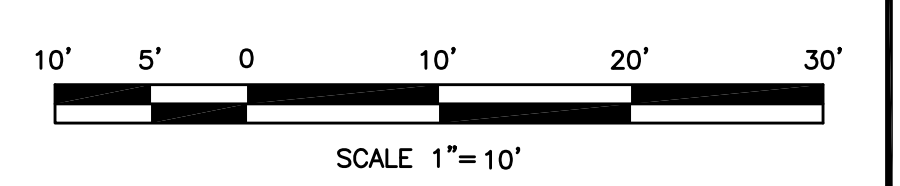


5 STORY CONC. & BRICK
PARKING DECK W/ CONC.
BUILDING ON TOP

COMMONWEALTH OF VIRGINIA
"JAMES MONROE BUILDING"
D.B. 639A, PG. 84
PARCEL ID #: E0000125005
1401 BANK STREET

COMMONWEALTH OF VIRGINIA
D.B. 588A, PG. 108
D.B. 636B, PG. 326
D.B. 642A, PG. 333
D.B. 642D, PG. 365
PARCEL ID #: E0000104007 (IN PART)
1451 E. FRANKLIN STREET

Matchline Sta. 102+00 Sheet 6b



UDC
SUBMITTAL
MAY 2016
NOT FOR
CONSTRUCTION

NOTES	
1.	Lot dimensions in parentheses are from deed.
2.	Property owners correct as of 20__.
3.	Ordinance Number _____
4.	Adopted _____
5.	Accepted _____
REFERENCES	REVISIONS

Existing Legend	
Storm Sewer	(Symbol)
Sanitary Sewer (sws)	(Symbol)
Gas Line	(Symbol)
Electric Line	(Symbol)
Overhead Utility	(Symbol)
Telephone/Telegraph	(Symbol)
Water Line	(Symbol)
Property Line	(Symbol)
Storm Basin	(Symbol)
Storm or Sanitary Manhole	(Symbol)
Fire Hydrant / Valve	(Symbol)

Proposed Legend	
Water Meter	(Symbol)
Existing Curb Cut Ramp	(Symbol)
Gas Meter / Valve	(Symbol)
Fence	(Symbol)
Power/Light Pole	(Symbol)
Guy Anchor	(Symbol)
Tree	(Symbol)
Sanitary Sewer	(Symbol)
Storm Sewer	(Symbol)
Storm (San) Manhole	(Symbol)
Basin	(Symbol)
Curb Cut Ramp	(Symbol)
Decorative Light	(Symbol)
Conduit (Encased)	(Symbol)

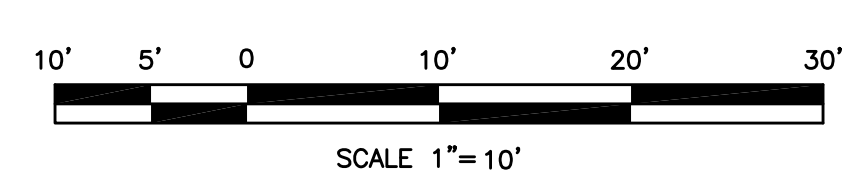
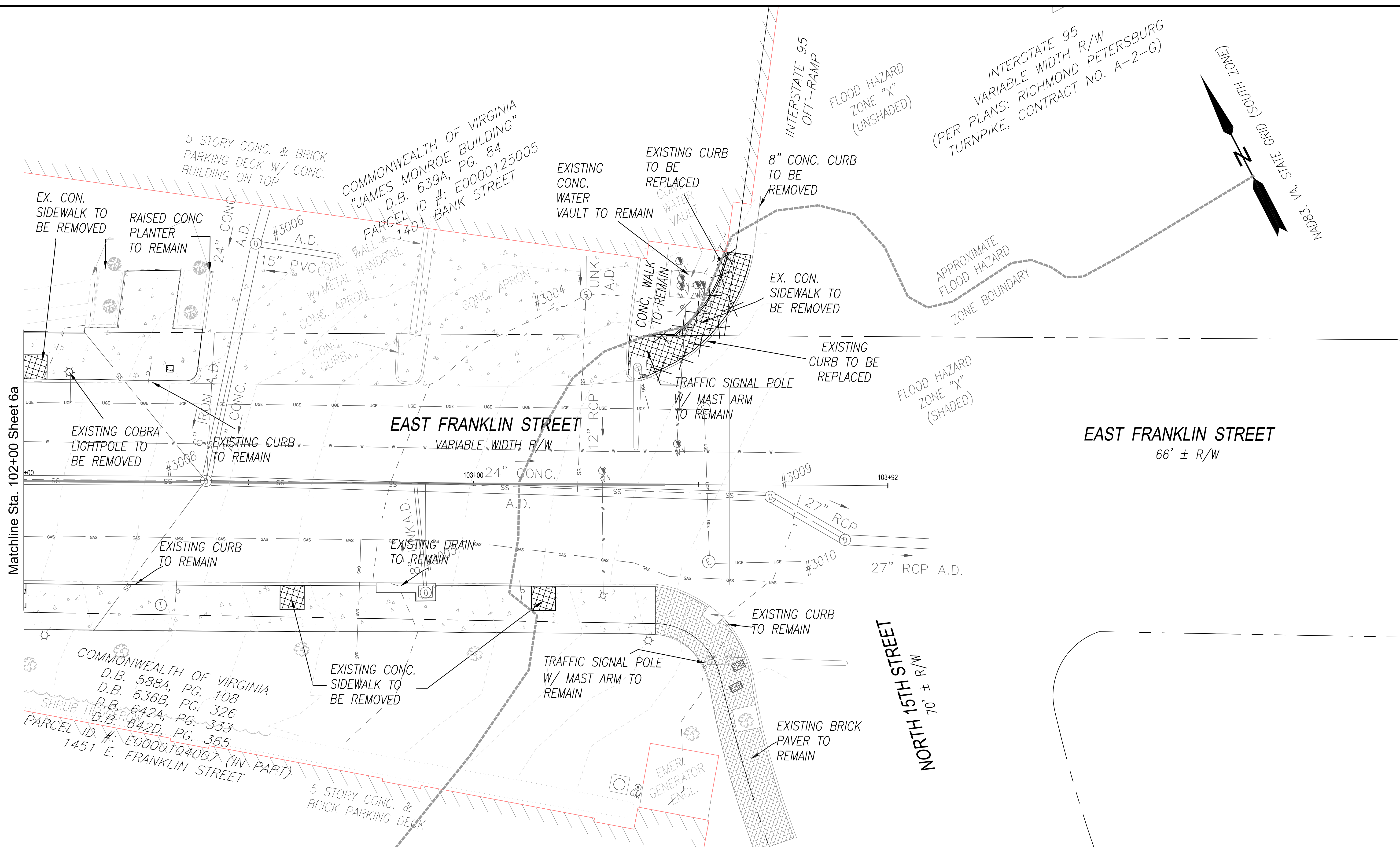


Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Manager	City Engineer
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

RK&K Responsible People • Creative Solutions	FRANKLIN STREET 14th TO 15th STREETSCAPE DEMOLITION PLANS 1				
	AUTHORITY: CITY OF RICHMOND, DPW, PROJECT NO.: 104240 DESIGN BY: R/K DRAWN BY: T/B CHECKED BY: O/P	REVIEWED BY: FIELD NOTES:	SCALE: 1" = 10'	DATE: MAY 2016	PROJECT: SHEET 6a
	DRAWING NO. # 0-28693				

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UDC SUBMITTAL
 MAY 2016
 NOT FOR CONSTRUCTION

NOTES
 1. Lot dimensions in parentheses are from deed.
 2. Property owners correct as of _____, 20____
 3. Ordinance Number _____
 4. Adopted _____
 5. Accepted _____
REFERENCES
 REVISIONS

Existing Legend	Proposed Legend
Storm Sewer	Sanitary Sewer
Sanitary Sewer (ewap)	Storm Sewer
Gas Line	Storm/(San) Manhole
Electric Line	Basin
Overhead Utility	Curb Cut Ramp
Telephone/Telegraph	Decorative Light
Water Line	Conduit (Encased)
Property Line	
Storm Basin	
Storm or Sanitary Manhole	
Fire Hydrant / Valve	
Water Meter	Existing Curb Cut Ramp
Existing Curb / Valve	Gas Meter / Valve
Fence	Power/Light Pole
Guy Anchor	Tree



Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Manager	City Engineer
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

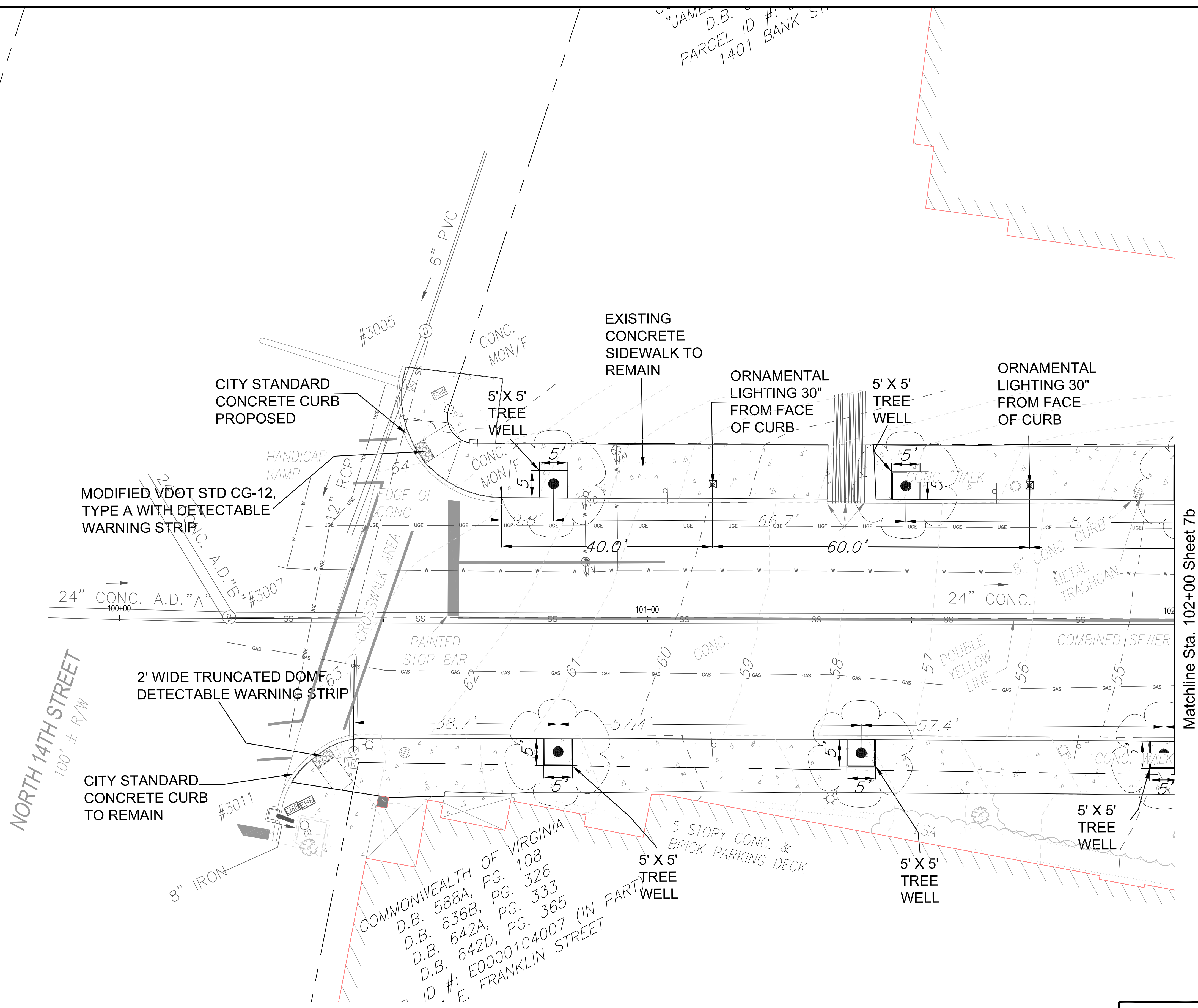
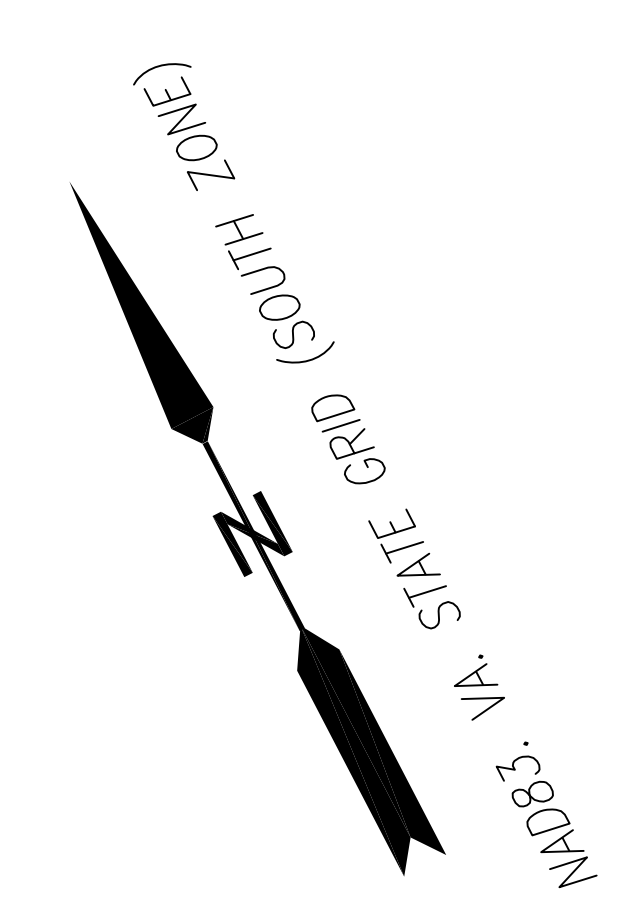
DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

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FRANKLIN STREET 14th TO 15th
STREETSCAPE
 DEMOLITION PLANS 1A

AUTHORITY: CITY OF RICHMOND, DPW, PROJECT NO.: 104240
 DESIGN BY: Klaber
 DRAWN BY: TRevel/KBrown
 CHECKED BY: OPeery
 REVIEWED BY: FIELD NOTES
 SCALE: 1" = 10'
 DATE: MAY 2016
 PROJECT: SHEET 6b
 DRAWING NO.: # 0-28693

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Matchline Sta. 102+00 Sheet 7b

NOTES

1. Lot dimensions in parentheses are from deed.
2. Property owners correct as of _____, 20__
3. Ordinance Number _____
4. Adopted _____
5. Accepted _____

REFERENCES

Existing Legend

Storm Sewer	---
Sanitary Sewer (sws)	---
Gas Line	---
Electric Line	---
Overhead Utility	---
Telephone/Telegraph	---
Water Line	---
Property Line	---
Storm Basin	---
Storm or Sanitary Manhole	---
Fire Hydrant / Valve	---

Water Meter

Existing Curb Cut Ramp

Gas Meter / Valve

Fence

Power/Light Pole

Guy Anchor

Tree

Proposed Legend

Sanitary Sewer	---
Storm Sewer	---
Storm/(San) Manhole	---
Basin	---
Curb Cut Ramp	---
Decorative Light	---
Conduit (Encased)	---



Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Manager	City Engineer
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

RK&K
Responsive People • Creative Solutions

DESIGN BY: K/Barberry
DRAWN BY: T/Bewell/K/Brown
CHECKED BY: O/Peery

FRANKLIN STREET 14th TO 15th
STREETSCAPE PLANS 1

AUTHORITY: CITY OF RICHMOND, DPW, PROJECT NO.: 104240

REVIEWED BY: _____
FIELD NOTES: _____
SCALE: 1" = 10'
DATE: MAY 2016
PROJECT: SHEET 7a
DRAWING NO.: # 0-28693

