



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>

(1, 13, 16)

Application Type

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

- Encroachment
- Master Plan
- Sign
- Other

Review Type

- Conceptual
- Final

Project Name: Richmond-Henrico Trpk Roadway Improvements

Project Address: Between Dove Street & Fourqurean Lane

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

Applicant Information

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

Name: Manouchehr Nosrati Email: nosratms@ci.richmond.va.us

City Agency: Department of Public Works Phone: 646-6319

Address: City Hall, Room 600

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.

Project Name: Richmond-Henrico Tnpk Roadway Improvement

Location: Dove Street to Fourquarean Lane

Preliminary Estimated Project Cost: \$1,400,000.00

Anticipated Funding Source: City and State Revenue Sharing

Current Available Fund: \$110,000 (FY2015 CIP adopted fund)

Project Schedule: Currently under design by WRA Consultant

Justification: Richmond Henrico Turnpike is a two-lane road with minimal shoulders and deteriorated pavement. Deep wooded ravine adjacent to the roadway is a hazard in its current condition. Currently no guardrail exists between Dove Street and Fourquarean Drive. The installation of guardrail and new pavement will make the roadway safe for the travelling public.

Project Scope of Work:

Project consists of approximately ½ mile of proposed roadway improvements along Richmond Henrico Turnpike, from Dove Street to Fourquarean Lane. These improvements consist of full-depth reconstruction of this two-lane/two-way facility to meet applicable standards of AASTHO and VDOT for a 25 mph Urban-Local facility. Proposed design included in the project are: improve roadway alignments (vertical and horizontal), guardrail, improve drainage, signing/stripping, retaining walls, and pavement design. The design's intent will shift the roadway slightly east to minimize slope impacts to the ravine area. The design also will require placing retaining wall in some area on the east side of the roadway to minimize impacts to the cut slopes and the existing Cannon Creek Trail – Phase II.

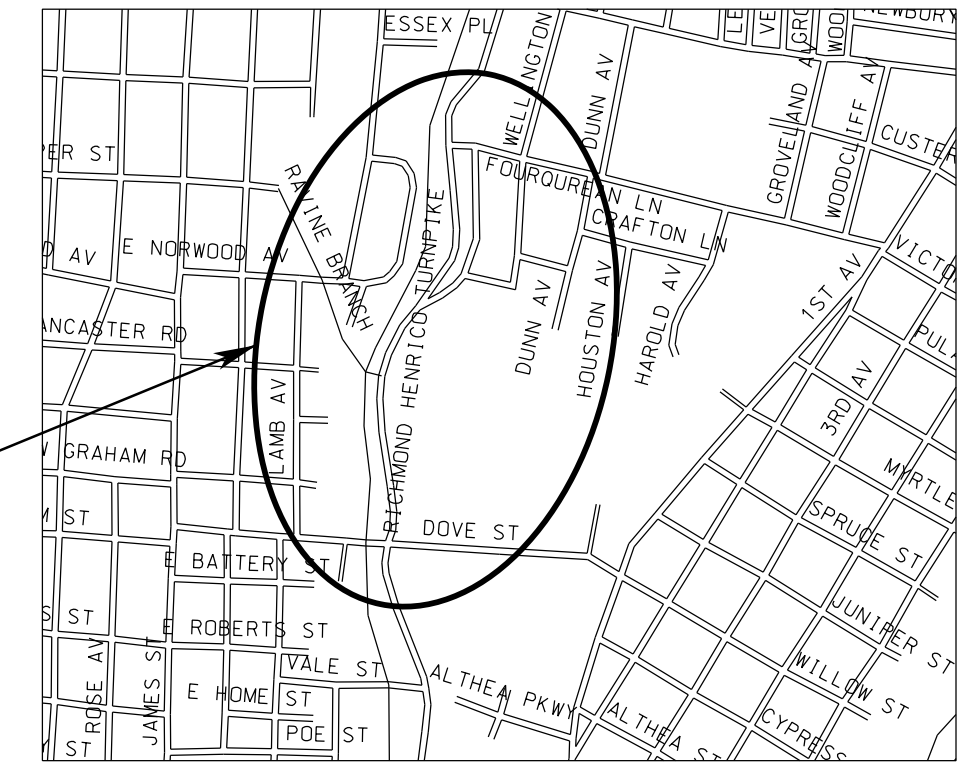
CITY OF RICHMOND, VIRGINIA

DEPARTMENT OF PUBLIC WORKS

ENGINEERING & TECHNICAL SERVICES



PROJECT AREA



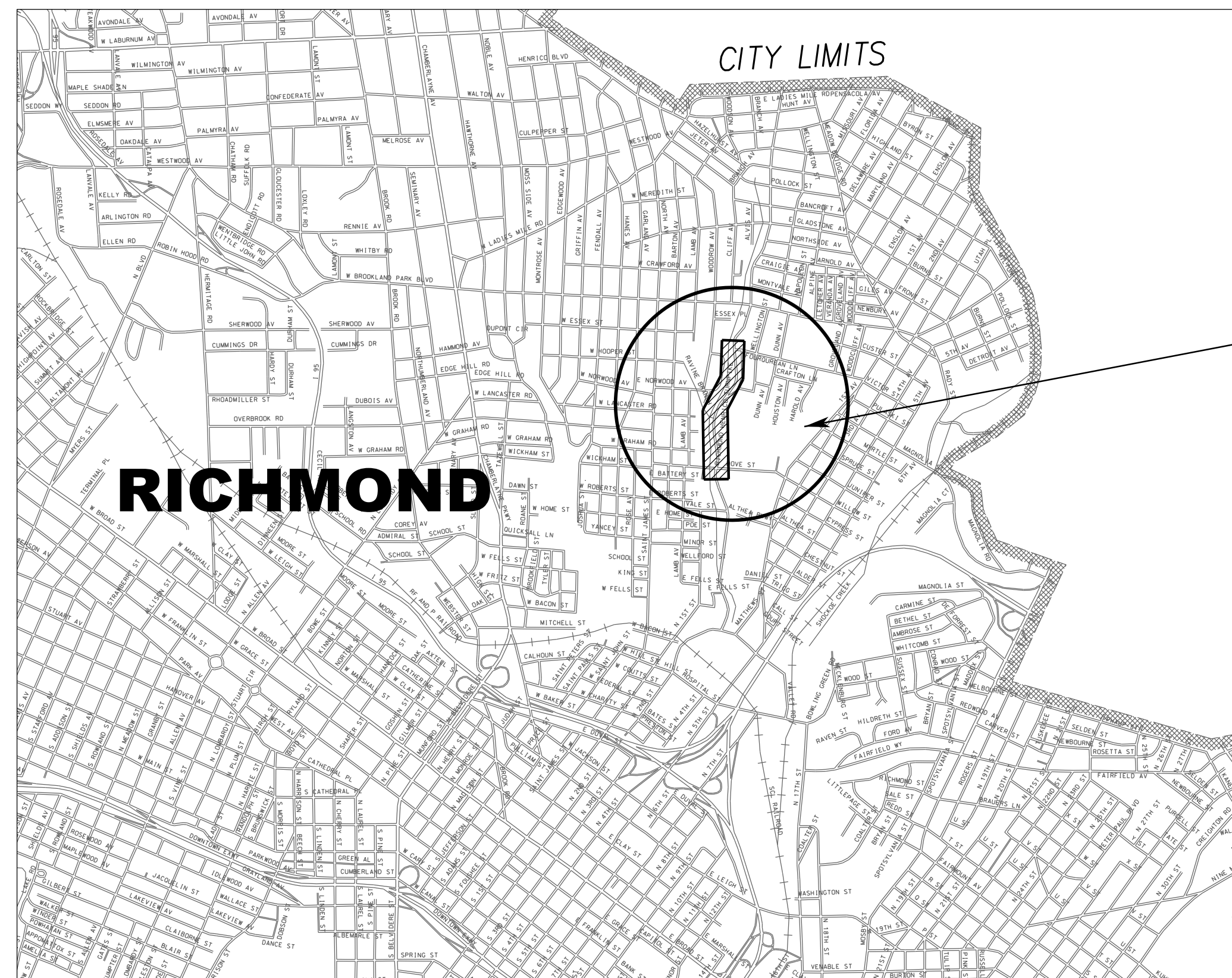
LOCATION MAP
1"=1000'

RICHMOND-HENRICO TURNPIKE ROADWAY IMPROVEMENTS - FROM DOVE STREET TO FOURQUEAN LANE

NOT FINAL 30% PLANS

SURVEYED BY: ..CITY OF RICHMOND..
SUPERVISED BY: ..MSV..
DESIGNED BY: ..DC..

SEE SHEET 1A FOR INDEX OF SHEETS



PROJECT AREA

VICINITY MAP

1"=2000'

DECEMBER 2015

CITY OF RICHMOND

APPROVED FOR CONSTRUCTION

DATE	SURVEYS SUPERINTENDENT
DATE	PROJECT MANAGER
DATE	MAINTENANCE ENGINEER
DATE	CITY TRAFFIC ENGINEER
DATE	CAPITAL PROJECTS ADMINISTRATOR
DATE	CITY ENGINEER
DATE	DIRECTOR OF PUBLIC WORKS

REVISIONS

NO.	DATE	COMMENTS

CITY of RICHMOND
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWING NO:
X-XXXXX

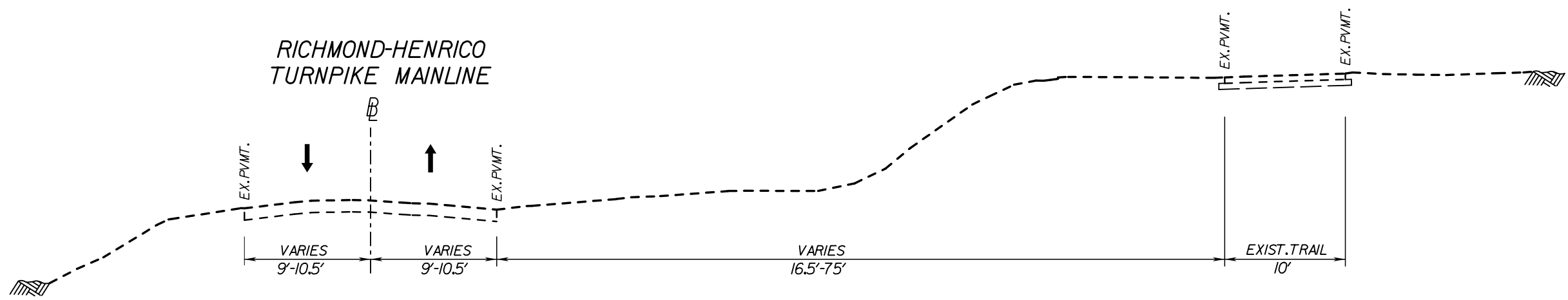


(804) 272-8700

Whitman, Requardt & Associates, LLP
9030 Stony Point Parkway, Suite 220, Richmond, Virginia 23235

FAX: (804) 272-8897
EMAIL: WRALLP.COM

EXISTING TYPICAL SECTION (N.T.S.)



SURVEYED BY: ..CITY OF RICHMOND..
 SUPERVISED BY:.....MSV.....
 DESIGNED BY:.....DG.....

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
RLJ XX ANG, ME, SK, SE	

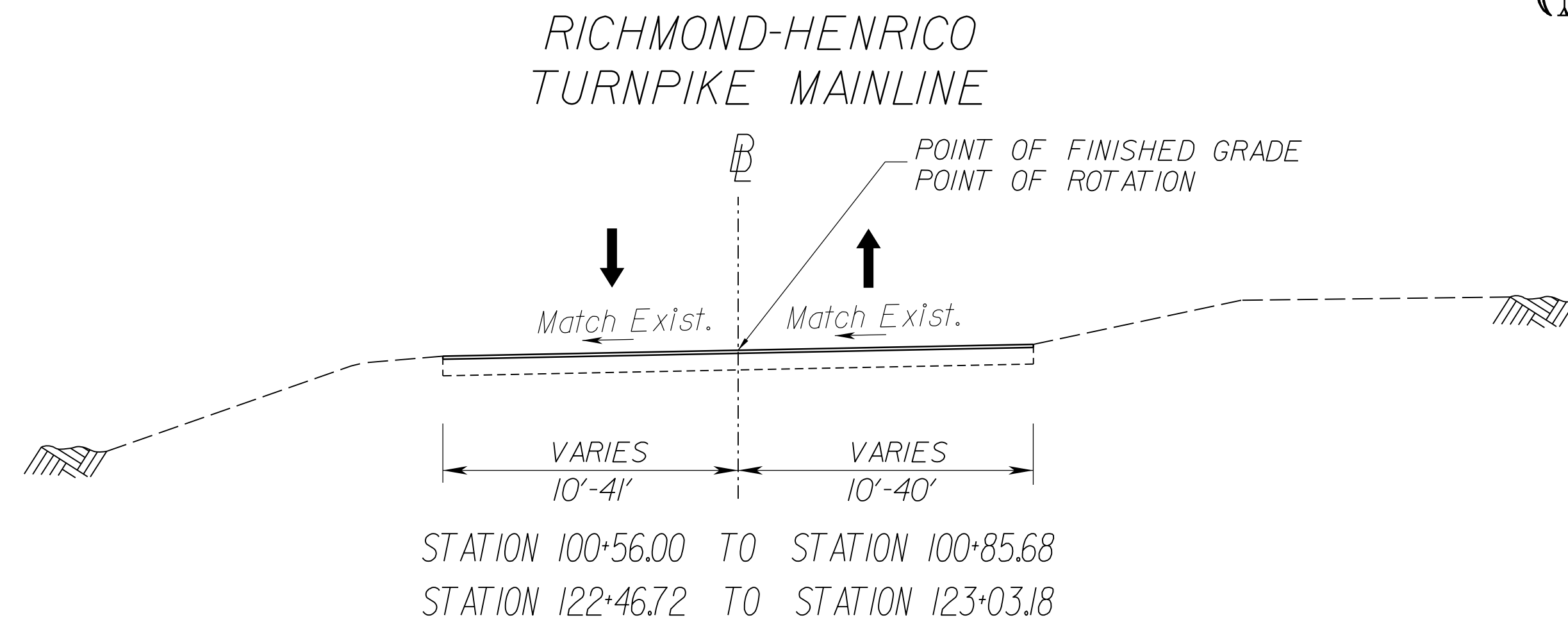
EXISTING		-LEGEND-		PROPOSED	
Existing Curb	[Symbol]	Existing Curb Cut Ramp	[Symbol]	Proposed Conc. Sidewalk	[Symbol]
Curb & Gutter	[Symbol]	Alley Crossing/Driveway	[Symbol]	Brick Sidewalk	[Symbol]
Sidewalk	[Symbol]	Fire Hydrant	[Symbol]	Castings/Water Valve	[Symbol]
Basin	[Symbol]	Edge of Pavement	[Symbol]	Water Meter	[Symbol]
Storm Sewer	[Symbol]	Cornerstone	[Symbol]	Gas Trip	[Symbol]
Sewer Manhole	[Symbol]	Property Pin	[Symbol]	Gas Valve	[Symbol]
Sanitary Sewer Manhole	[Symbol]	Utility Pole	[Symbol]	Telephone Manhole	[Symbol]
Sanitary Sewer Basin	[Symbol]	Proposed Sewer Manhole	[Symbol]	Electric Manhole	[Symbol]
Gas Line	[Symbol]	Basin	[Symbol]	Proposed Curb Cut Ramp	[Symbol]
Electric Line	[Symbol]	Curb & Gutter	[Symbol]	Decorative Light	[Symbol]
Telephone/Telegraph	[Symbol]	Asphalt	[Symbol]	Conduit	[Symbol]
TV Cable	[Symbol]			Conduit (Conc. Encased)	[Symbol]
Water Line	[Symbol]			Retaining Wall	[Symbol]
Tree / Exist. Tree To Be Removed / Stump	[Symbol]				
Property Line	[Symbol]				



Technical	Administrative
Surveys Superintendent	
Project Engineer	Capital Project Administrator
Maintenance Engineer	Deputy Director for Transportation / Public Works
City Traffic Engineer	Director of Public Works
DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	

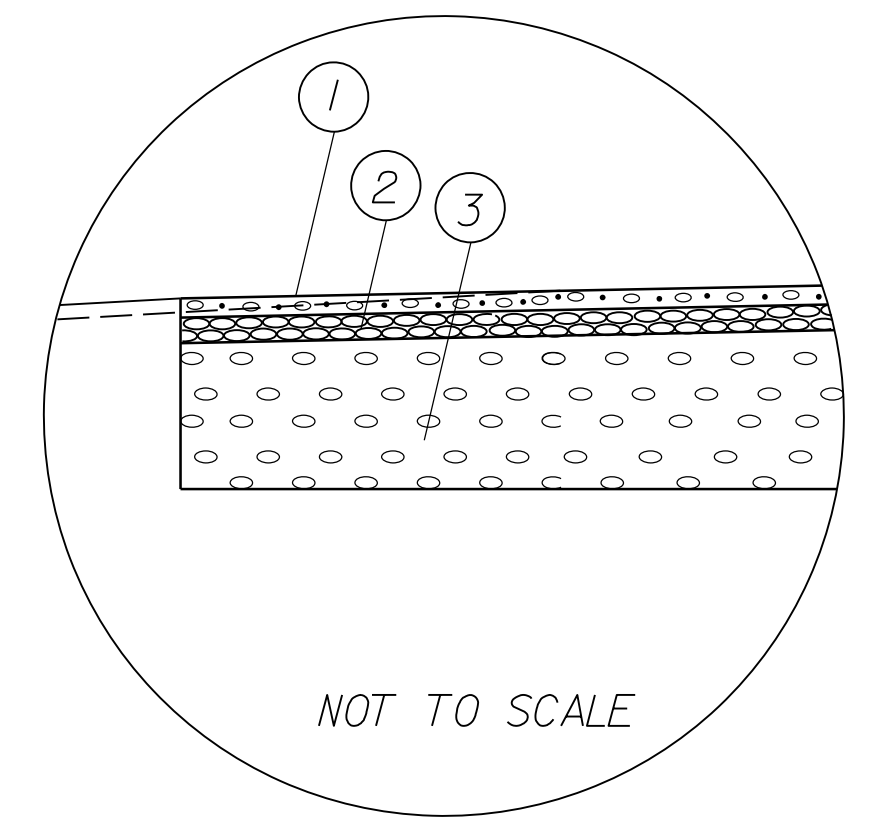
Richmond-Henrico Turnpike Roadway Improvements					
EXISTING TYPICAL SECTIONS					
CIP:	DESIGN BY: DG	REVIEWED BY:	FIELD NOTES	SCALE	DATE
	DRAWN BY: DG			1"-50'	January 2016
	CHECKED BY: MSV				
					SHEET X
					DRAWING NO. X-XXXXXX

TYPICAL SECTIONS (N.T.S.)



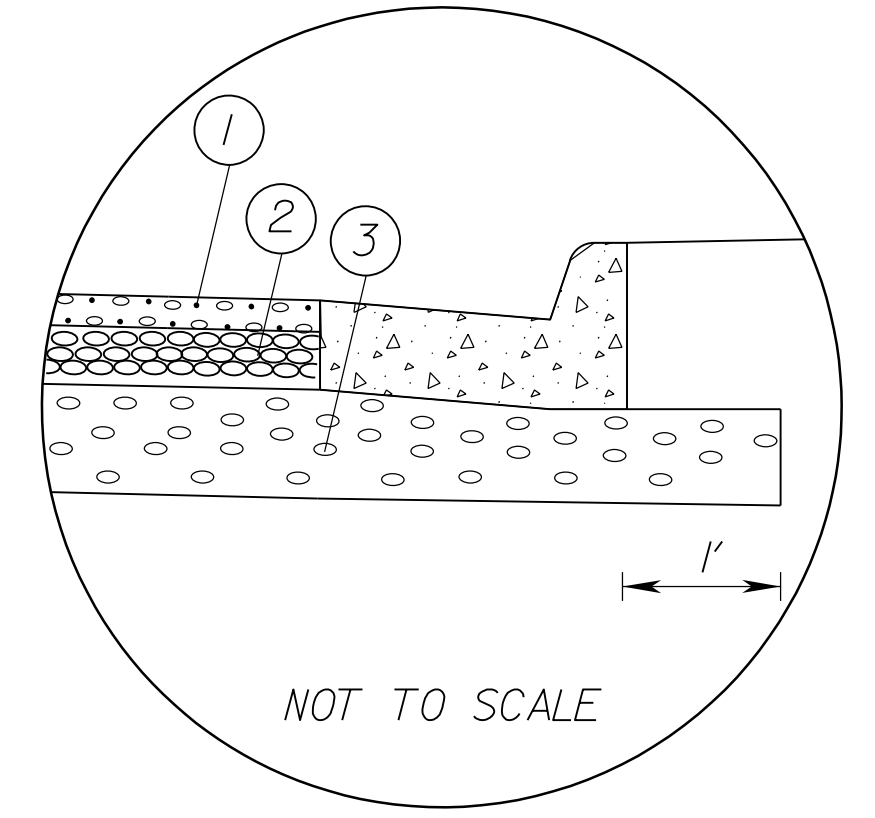
* NOTE:
REVERSE DIRECTION OF GUTTER FLOW BETWEEN STATIONS 121+76.23 TO STATION 122.46.72 TO DRAIN TOWARDS RICHMOND HENRICO TURNPIKE.

INSET A

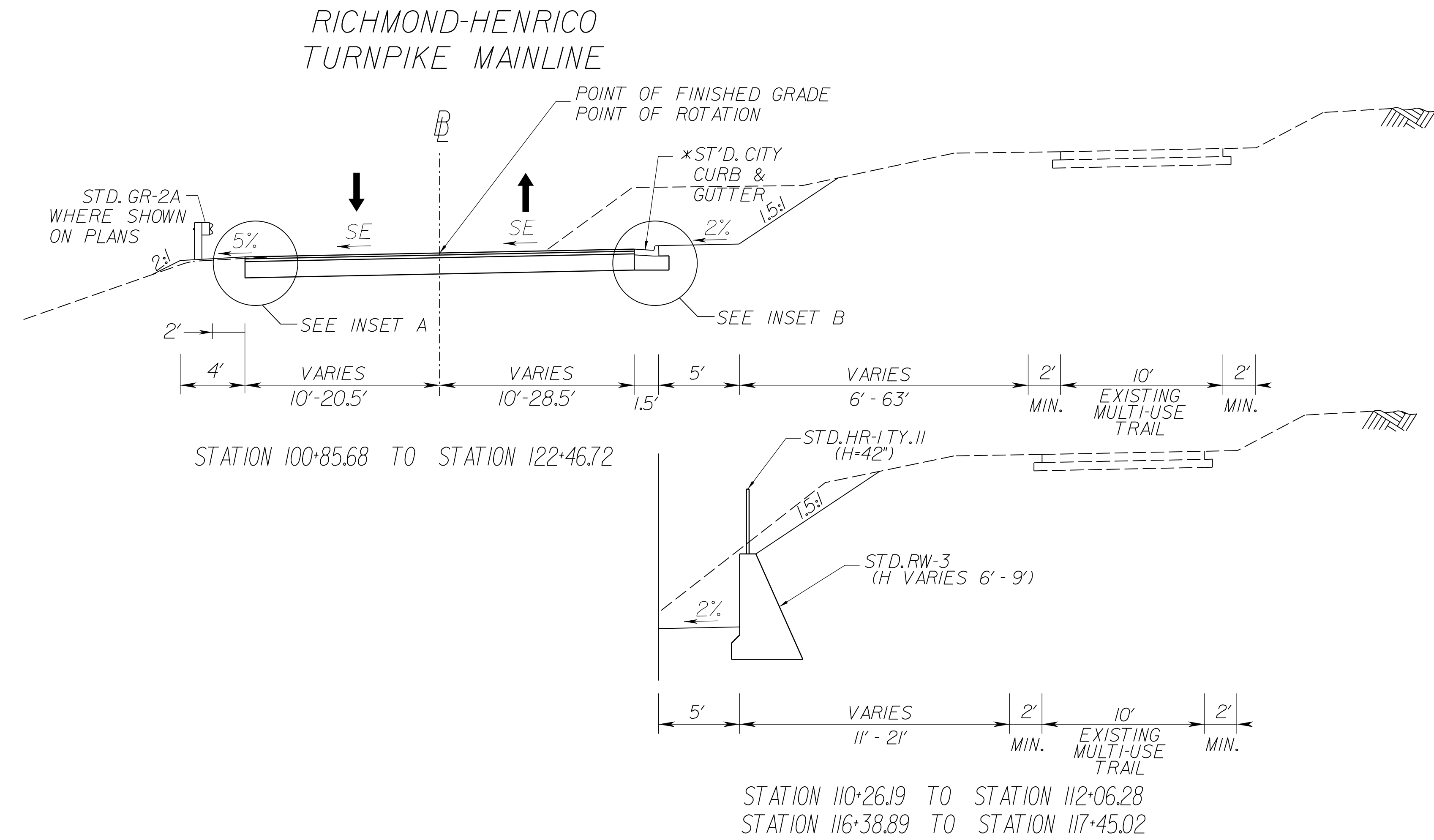


NOT TO SCALE

INSET B



NOT TO SCALE



- ① 1.5" ASPHALT CONCRETE SURFACE COURSE TYPE SM-12.5A
- ② 6" ASPHALT CONCRETE BASE COURSE TYPE BM-25.0
- ③ 10" AGGREGATE SUBBASE MATERIAL, NO. 21B

SURVEYED BY: CITY OF RICHMOND, SUPERVISED BY: MSV, DESIGNED BY: DG

NOTES 1. Lot dimensions in parentheses are from deed. 2. Property owners correct as of . 20 3. Ordinance Number 4. Adopted 5. Accepted		LEGEND Existing Curb & Gutter Existing Sidewalk Existing Storm Sewer Existing Sanitary Sewer Existing Gas Line Existing Electric Line Existing Telephone/Telegraph Existing TV Cable Existing Water Line Existing Tree / Exist. Tree To Be Removed / Stump Existing Property Line		LEGEND Existing Curb Cut Ramp Existing Coping Existing Alley Crossing/Driveway Existing Fire Hydrant Existing Edge of Pavement Existing Fence Existing Cornerstone Existing Property Pin Existing Utility Pole Proposed Sewer Proposed Manhole Proposed Basin Proposed Curb & Gutter Proposed Asphalt		LEGEND Proposed Conc. Sidewalk Proposed Brick Sidewalk Proposed Castings: Water Valve Proposed Water Meter Proposed Gas Drip Proposed Gas Valve Proposed Telephone Manhole Proposed Electric Manhole Proposed Curb Cut Ramp Proposed Decorative Light Proposed Conduit Proposed Conduit (Conc. Encased) Proposed Retaining Wall				Technical Surveys Superintendent Project Engineer Maintenance Engineer City Traffic Engineer		Administrative Capital Project Administrator Deputy Director for Transportation / Public Works Director of Public Works		Richmond-Henrico Turnpike Roadway Improvements TYPICAL SECTIONS CIP: DESIGN BY: DG DRAWN BY: DG CHECKED BY: MSV		REVIEWED BY	FIELD NOTES	SCALE 1"=50'	DATE December 2015	SHEET 2A	DRAWING NO. X-XXXXXX
REFERENCES BL: XX NW, NE, SW, SE		REVISIONS		DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA		DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA		DESIGN BY: DG DRAWN BY: DG CHECKED BY: MSV		REVIEWED BY	FIELD NOTES	SCALE 1"=50'	DATE December 2015	SHEET 2A	DRAWING NO. X-XXXXXX						

SURVEYED BY: CITY OF RICHMOND
 SUPERVISED BY: DSG
 DESIGNED BY: CES

PERFORMANCE-BASED WATER QUALITY CALCULATIONS APPENDIX 5D

Worksheet 1
Page 1 of 3

STEP 1 Determine the applicable area (A) and the post-developed impervious cover (I_{post}).

Applicable area (A)* = 14.03 acres

Post-development impervious cover:

structures = _____ acres

parking lot = _____ acres

roadway = _____ acres

other:

_____ = _____ acres

_____ = _____ acres

Total = 1.93 acres

$I_{post} = (\text{total post-development impervious cover} \div A) \times 100 = \underline{13.8\%}$

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.

STEP 2 Determine the average land cover condition (I_{watershed}) or the existing impervious cover (I_{existing}).

Average land cover condition (I_{watershed}):

If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as I_{watershed}.

I_{watershed} = _____ %

Otherwise, use the Chesapeake Bay default value:

I_{watershed} = 16%

5D-5

PERFORMANCE-BASED WATER QUALITY CALCULATIONS APPENDIX 5D

Worksheet 1
Page 2 of 3

Existing impervious cover (I_{existing}):

Determine the existing impervious cover of the development site if present.

Existing impervious cover:

structures = _____ acres

parking lot = _____ acres

roadway = _____ acres

other:

_____ = _____ acres

_____ = _____ acres

Total = 1.78 acres

$I_{existing} = (\text{total existing impervious cover} \div A) \times 100 = \underline{12.7\%}$

* The area should be the same as used in STEP 1.

STEP 3 Determine the appropriate development situation.

The site information determined in STEP 1 and STEP 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Check (•) the appropriate development situation as follows:

Apply Situation 1: This consists of land development where the existing percent impervious cover (I_{existing}) is less than or equal to the average land cover condition (I_{watershed}) and the proposed improvements will create a total percent impervious cover (I_{post}) which is less than or equal to the average land cover condition (I_{watershed}).

$I_{post} \underline{13.8\%} \leq I_{watershed} \underline{16\%}$

5D-6

PERFORMANCE-BASED WATER QUALITY CALCULATIONS APPENDIX 5D

Worksheet 1
Page 3 of 3

N/A Situation 2: This consists of land development where the existing percent impervious cover (I_{existing}) is less than or equal to the average land cover condition (I_{watershed}) and the proposed improvements will create a total percent impervious cover (I_{post}) which is greater than the average land cover condition (I_{watershed}).

$I_{existing} \underline{\quad\quad\quad\%} \leq I_{watershed} \underline{\quad\quad\quad\%}$; and

$I_{post} \underline{\quad\quad\quad\%} > I_{watershed} \underline{\quad\quad\quad\%}$


N/A Situation 3: This consists of land development where the existing percent impervious cover (I_{existing}) is greater than the average land cover condition (I_{watershed}).

$I_{existing} \underline{\quad\quad\quad\%} > I_{watershed} \underline{\quad\quad\quad\%}$

N/A Situation 4: This consists of land development where the existing percent impervious cover (I_{existing}) is served by an existing stormwater management BMP(s) that addresses water quality.

If the proposed development meets the criteria for development Situation 1, then the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situations 2, 3, or 4, then proceed to **STEP 4** on the appropriate worksheet.

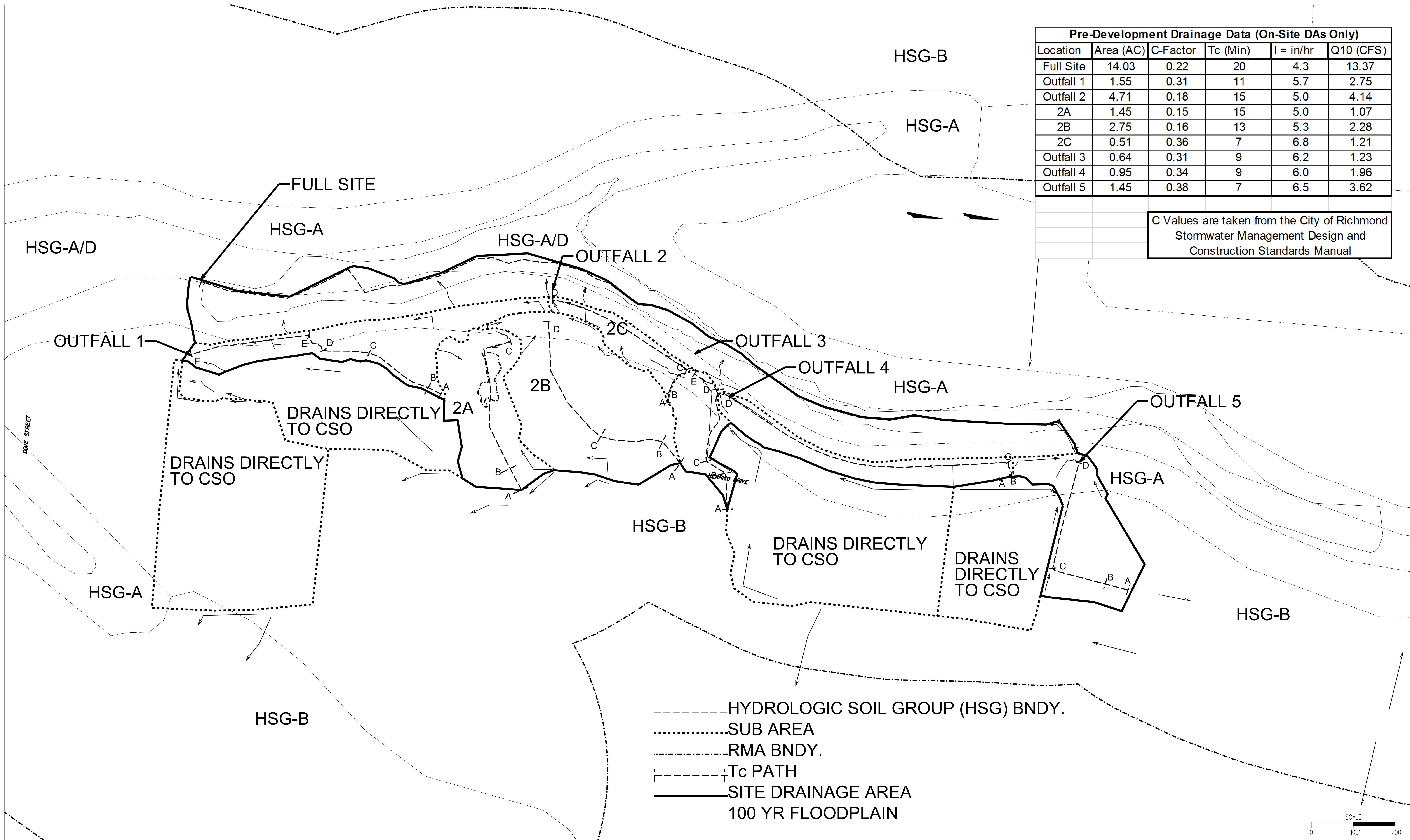
5D-7

<p>NOTES</p> <ol style="list-style-type: none"> Lot dimensions in parentheses are from deed. Property owners correct as of . 20 Ordinance Number Adopted Accepted <p>REFERENCES RL, XX NW, NE, SW, SE</p>	<p>REVISIONS</p>	<p>Existing Curb</p> <ul style="list-style-type: none"> Curb & Gutter Sidewalk Basin Storm Sewer Sewer Manhole Sanitary Sewer Manhole Gas Line Electric Line Telephone/Telegraph TV Cable Water Line Tree / Exist. Tree To Be Removed / Stump Property Line <p>Existing Curb Cut Ramp</p> <ul style="list-style-type: none"> Coping Alley Crossing/Driveway Fire Hydrant Edge of Pavement Fence Cornerstone Property Pin Utility Pole <p>Proposed Sewer</p> <ul style="list-style-type: none"> Manhole Basin Curb & Gutter Asphalt 	<p>Proposed Conc. Sidewalk</p> <ul style="list-style-type: none"> Brick Sidewalk Castings Water Valve Water Meter Gas Drip Gas Valve Telephone Manhole Electric Manhole <p>Proposed Curb Cut Ramp</p> <ul style="list-style-type: none"> Decorative Light Conduit Conduit (Conc. Encased) Retaining Wall 		<p>Technical</p> <p>Surveys Superintendent</p> <p>Project Engineer</p> <p>Maintenance Engineer</p> <p>City Traffic Engineer</p>	<p>Administrative</p> <p>Capital Project Administrator</p> <p>Deputy Director for Transportation / Public Works</p> <p>Director of Public Works</p>	<p>Richmond-Henrico Turnpike Roadway Improvements</p> <p>PERFORMANCE-BASED WATER QUALITY CALCULATIONS</p> <p>CIP:</p> <p>DESIGN BY: CES DRAWN BY: CES CHECKED BY: DSG</p>	<p>REVIEWED BY</p> <p>FIELD NOTES</p> <p>SCALE 1"=100'</p> <p>DATE December 2015</p> <p>SHEET 2G</p>	<p>DRAWING NO. X-XXXXXX</p>
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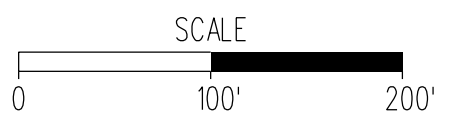
SURVEYED BY: .CITY OF RICHMOND.
 SUPERVISED BY: .DSG.
 DESIGNED BY: .CES.

Pre-Development Drainage Data (On-Site DAs Only)					
Location	Area (AC)	C-Factor	Tc (Min)	I = in/hr	Q10 (CFS)
Full Site	14.03	0.22	20	4.3	13.37
Outfall 1	1.55	0.31	11	5.7	2.75
Outfall 2	4.71	0.18	15	5.0	4.14
2A	1.45	0.15	15	5.0	1.07
2B	2.75	0.16	13	5.3	2.28
2C	0.51	0.36	7	6.8	1.21
Outfall 3	0.64	0.31	9	6.2	1.23
Outfall 4	0.95	0.34	9	6.0	1.96
Outfall 5	1.45	0.38	7	6.5	3.62

C Values are taken from the City of Richmond Stormwater Management Design and Construction Standards Manual



- HYDROLOGIC SOIL GROUP (HSG) BNDY.
- SUB AREA
- RMA BNDY.
- - - - - Tc PATH
- SITE DRAINAGE AREA
- 100 YR FLOODPLAIN



NOTES

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- Adopted
- Accepted

REFERENCES
BL: XX NW, NE, SW, SE

Existing Curb		-LEGEND-		Proposed Conc. Sidewalk	
Curb & Gutter	—	Existing Curb Cut Ramp	—	Brick Sidewalk	—
Sidewalk	—	Coping	—	Water Valve	—
Basin	—	Alley Crossing/Driveway	—	Water Meter	—
Storm Sewer	—	Fire Hydrant	—	Gas Drip	—
Sewer Manhole	—	Edge of Pavement	—	Gas Valve	—
Sanitary Sewer Manhole	—	Fence	—	Telephone Manhole	—
Gas Line	—	Cornerstone	—	Electric Manhole	—
Sanitary Sewer	—	Property Pin	—	Proposed Curb Cut Ramp	—
Gas Line	—	Utility Pole	—	Decorative Light	—
Electric Line	—	Proposed Sewer	—	Conduit	—
Telephone/Telegraph	—	Manhole	—	Conduit (Conc. Encased)	—
TV Cable	—	Basin	—	Retaining Wall	—
Water Line	—	Curb & Gutter	—		
Tree / Exist. Tree To Be Removed / Stump	—	Asphalt	—		
Property Line	—				



Technical	Administrative
Surveys Superintendent	
Project Engineer	Capital Project Administrator
Maintenance Engineer	Deputy Director for Transportation / Public Works
City Traffic Engineer	Director of Public Works

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

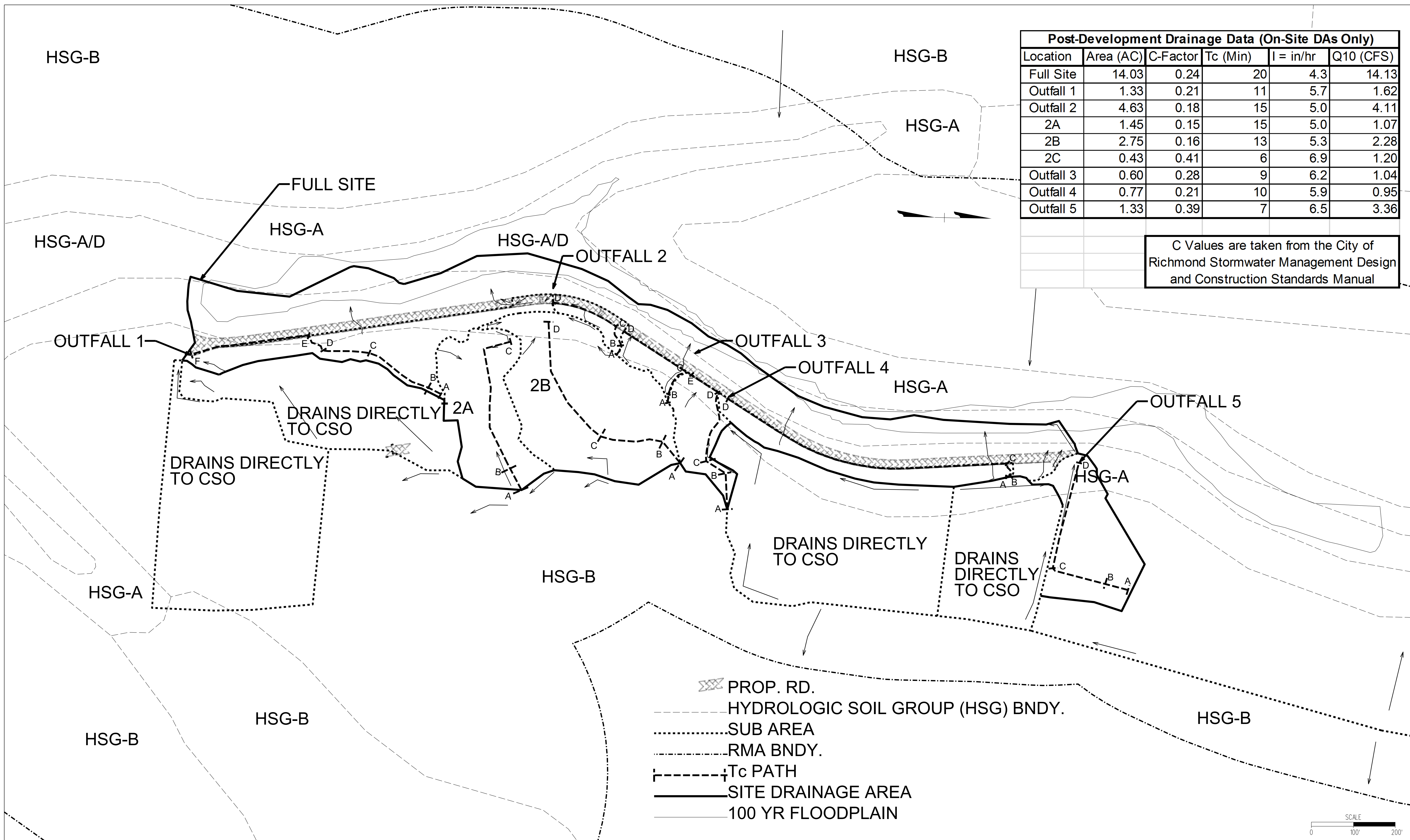
Richmond-Henrico Turnpike
Roadway Improvements

DRAINAGE AREA MAP
PRE-DEVELOPMENT CONDITIONS

CIP: DESIGN BY: CES
DRAWN BY: CES
CHECKED BY: DSG

REVIEWED BY: FIELD NOTES: SCALE: 1"=100' DATE: December 2015 SHEET: 2H(1) DRAWING NO.: X-XXXXXX

SURVEYED BY: CITY OF RICHMOND
 SUPERVISED BY: DSG
 DESIGNED BY: CES

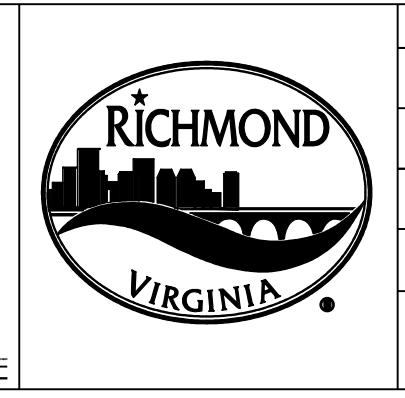


Post-Development Drainage Data (On-Site DAs Only)					
Location	Area (AC)	C-Factor	Tc (Min)	I = in/hr	Q10 (CFS)
Full Site	14.03	0.24	20	4.3	14.13
Outfall 1	1.33	0.21	11	5.7	1.62
Outfall 2	4.63	0.18	15	5.0	4.11
2A	1.45	0.15	15	5.0	1.07
2B	2.75	0.16	13	5.3	2.28
2C	0.43	0.41	6	6.9	1.20
Outfall 3	0.60	0.28	9	6.2	1.04
Outfall 4	0.77	0.21	10	5.9	0.95
Outfall 5	1.33	0.39	7	6.5	3.36

C Values are taken from the City of Richmond Stormwater Management Design and Construction Standards Manual

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 5. Accepted
REFERENCES
 BL: XX NW, NE, SW, SE

LEGEND	
Existing Curb Curb & Gutter Sidewalk Basin Storm Sewer Sewer Manhole Sanitary Sewer Manhole Sanitary Sewer Gas Line Electric Line Telephone/Telegraph TV Cable Water Line Tree / Exist. Tree To Be Removed / Stump Property Line	Proposed Sewer Manhole Basin Curb & Gutter Asphalt



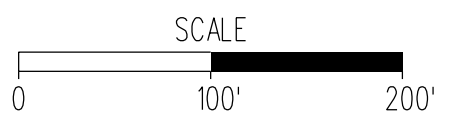
Technical	Administrative
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DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

Richmond-Henrico Turnpike
 Roadway Improvements
DRAINAGE AREA MAP
POST-DEVELOPMENT CONDITIONS

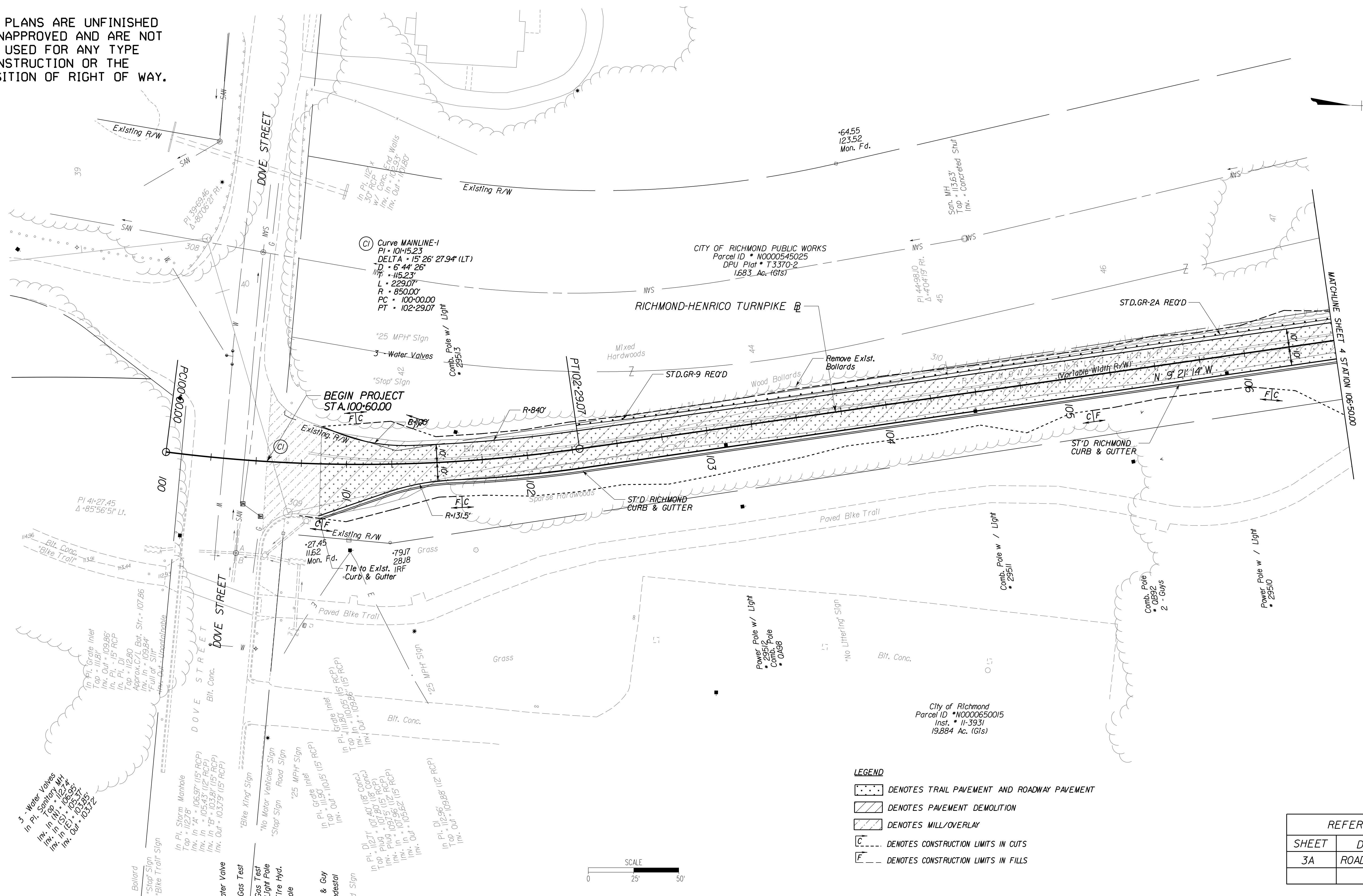
DESIGN BY: CES
 DRAWN BY: CES
 CHECKED BY: DSG

REVIEWED BY: FIELD NOTES
 SCALE: 1"=100'
 DATE: December 2015
 SHEET: 2H(2)
 DRAWING NO.: X-XXXXXX



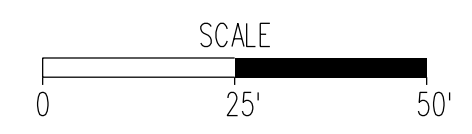
THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

SURVEYED BY: CITY OF RICHMOND...
 SUPERVISED BY: MSV...
 DESIGNED BY: DG...



- LEGEND**
- DENOTES TRAIL PAVEMENT AND ROADWAY PAVEMENT
 - /// DENOTES PAVEMENT DEMOLITION
 - /// DENOTES MILL/OVERLAY
 - C --- DENOTES CONSTRUCTION LIMITS IN CUTS
 - F --- DENOTES CONSTRUCTION LIMITS IN FILLS

REFERENCES	
SHEET	DESCRIPTION
3A	ROADWAY PROFILE



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REFERENCES
 BL: XX NW, NE, SW, SE

EXISTING SYMBOL	LEGEND
Existing Curb & Gutter	Proposed Conc. Sidewalk
Existing Sidewalk	Proposed Brick Sidewalk
Existing Basin	Castings/Water Valve
Existing Storm Sewer	Water Meter
Existing Sewer Manhole	Gas Drip
Existing Sanitary Sewer Manhole	Gas Valve
Existing Gas Line	Telephone Manhole
Existing Electric Line	Electric Manhole
Existing Telephone/Telegraph	Proposed Curb Cut Ramp
Existing TV Cable	Decorative Light
Existing Water Line	Conduit
Existing Tree / Exist. Tree To Be Removed / Slump	Conduit (Conc. Encased)
Existing Property Line	Retaining Wall



Technical	Administrative
Surveys Superintendent	Capital Project Administrator
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City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

Richmond-Henrico Turnpike
 Roadway Improvements

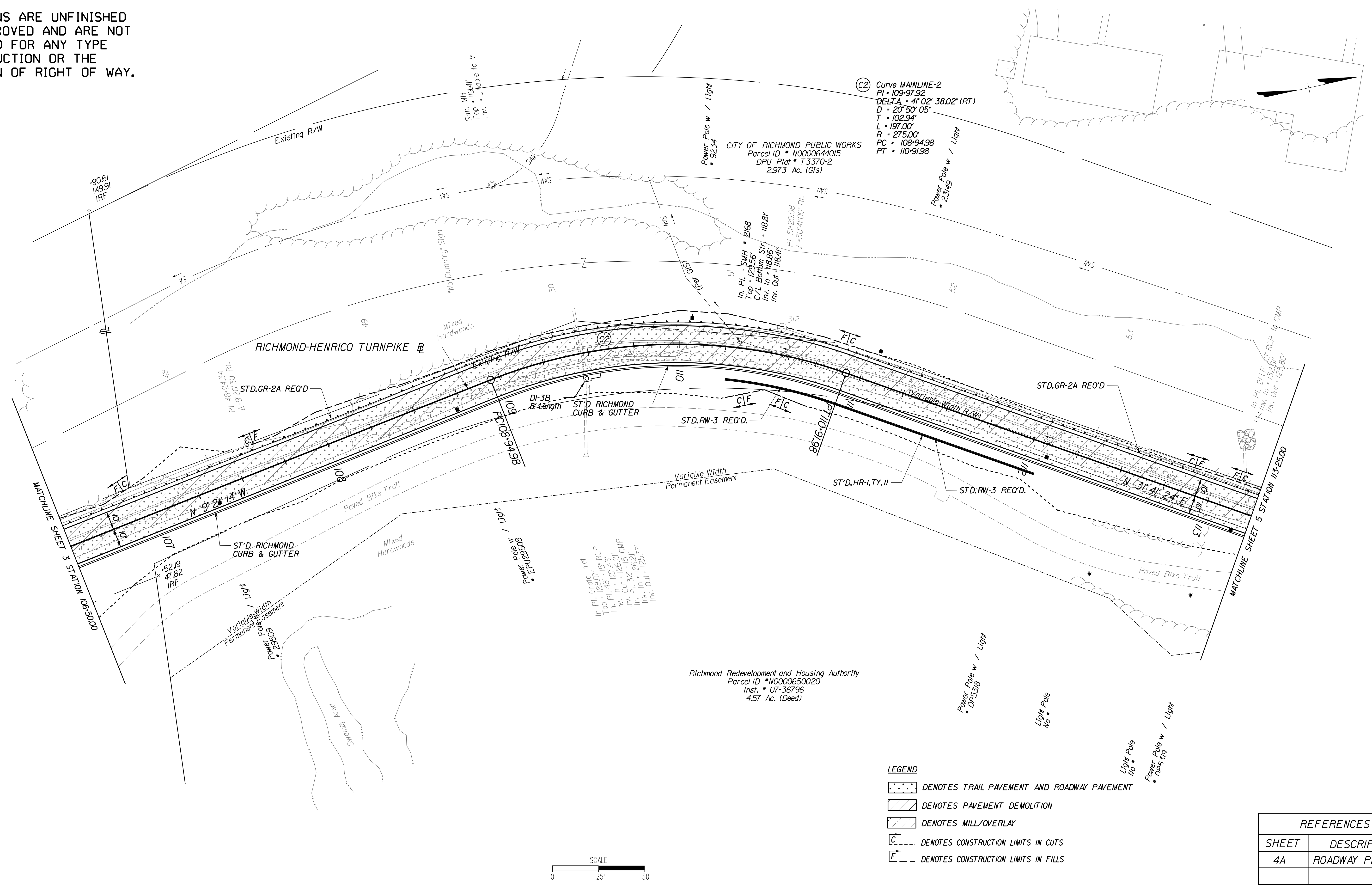
PLAN

CIP: DESIGN BY: DG
 DRAWN BY: DG
 CHECKED BY: MSV

REVIEWED BY: FIELD NOTES: SCALE: 1"=25' DATE: December 2015 SHEET: 3 DRAWING NO.: X-XXXXXX

THESE PLANS ARE UNFINISHED
AND UNAPPROVED AND ARE NOT
TO BE USED FOR ANY TYPE
OF CONSTRUCTION OR THE
ACQUISITION OF RIGHT OF WAY.

SURVEYED BY: CITY OF RICHMOND...
SUPERVISED BY: MSV...
DESIGNED BY: DG...



Richmond Redevelopment and Housing Authority
Parcel ID #N0000650020
Inst. # 07-36796
4.57 Ac. (Deed)

- LEGEND**
- DENOTES TRAIL PAVEMENT AND ROADWAY PAVEMENT
 - DENOTES PAVEMENT DEMOLITION
 - DENOTES MILL/OVERLAY
 - DENOTES CONSTRUCTION LIMITS IN CUTS
 - DENOTES CONSTRUCTION LIMITS IN FILLS

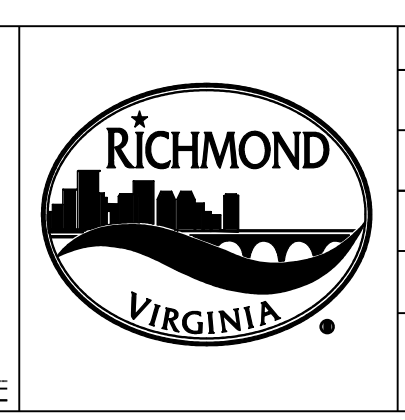
REFERENCES	
SHEET	DESCRIPTION
4A	ROADWAY PROFILE

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REFERENCES
BL: XX NW, NE, SW, SE

EXISTING	LEGEND
Existing Curb & Gutter	Existing Curb Cut Ramp
Existing Sidewalk	Existing Coping
Existing Basin	Existing Alley Crossing/Driveway
Existing Storm Sewer	Existing Fire Hydrant
Existing Sewer Manhole	Existing Edge of Pavement
Existing Sanitary Sewer Manhole	Existing Fence
Existing Gas Line	Existing Cornerstone
Existing Electric Line	Existing Property Pin
Existing Telephone/Telegraph	Existing Utility Pole
Existing TV Cable	Existing Manhole
Existing Water Line	Existing Basin
Existing Tree / Exist. Tree To Be Removed / Stump	Existing Curb & Gutter
Existing Property Line	Existing Asphalt
	Proposed Conc. Sidewalk
	Proposed Brick Sidewalk
	Proposed Water Valve
	Proposed Water Meter
	Proposed Gas Drip
	Proposed Gas Valve
	Proposed Telephone Manhole
	Proposed Electric Manhole
	Proposed Curb Cut Ramp
	Proposed Decorative Light
	Proposed Conduit
	Proposed Conduit (Conc. Encased)
	Proposed Retaining Wall



Technical	Administrative
Surveys Superintendent	
Project Engineer	Capital Project Administrator
Maintenance Engineer	Deputy Director for Transportation / Public Works
City Traffic Engineer	Director of Public Works

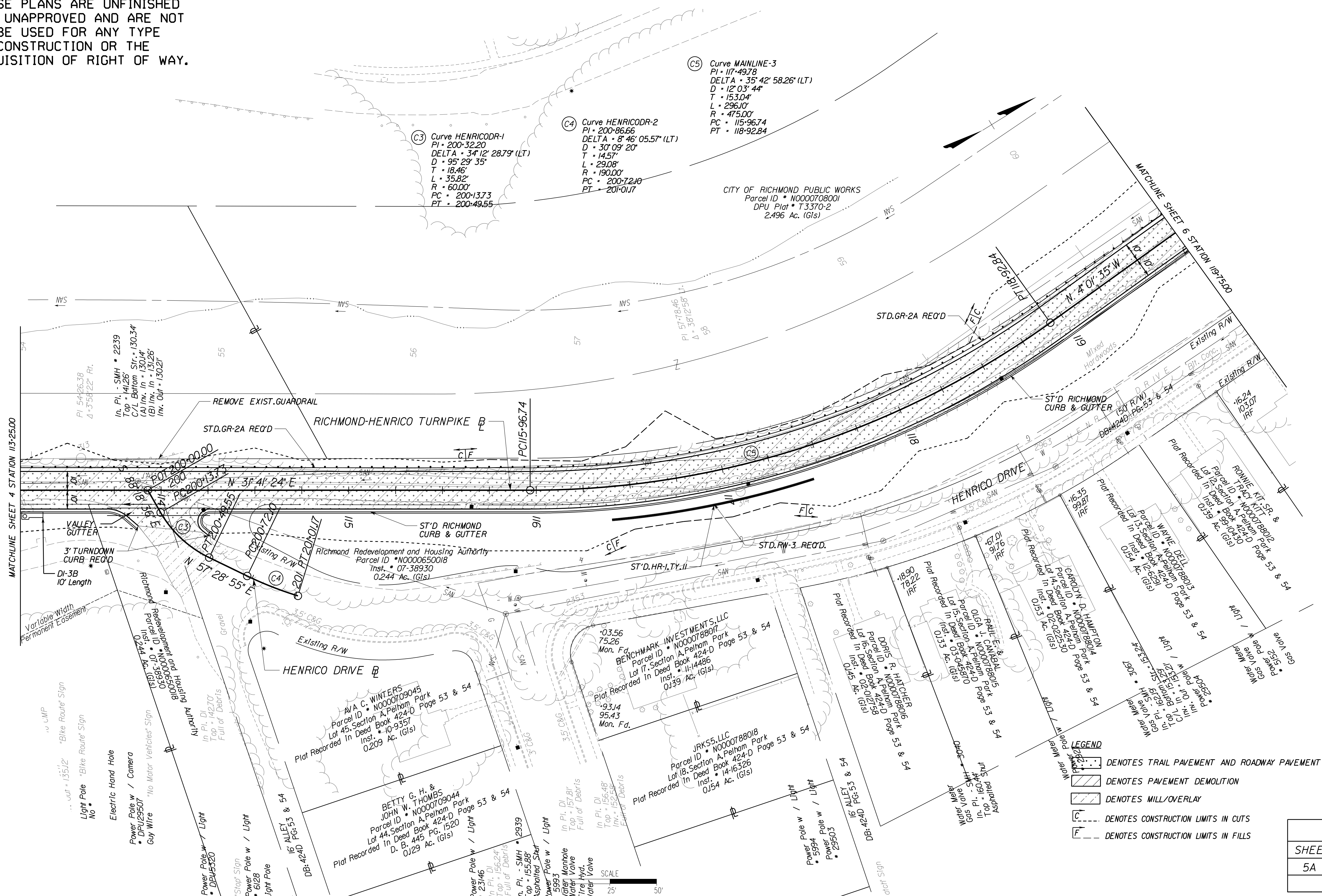
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

Richmond-Henrico Turnpike
Roadway Improvements
PLAN

DESIGN BY: DG	REVIEWED BY:	FIELD NOTES:	SCALE: 1"=25'	DATE: December 2015	SHEET: 4	DRAWING NO. X-XXXXXX
DRAWN BY: DG						
CHECKED BY: MSV						

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

SURVEYED BY: CITY OF RICHMOND
 SUPERVISED BY: MSV
 DESIGNED BY: DG



LEGEND

- [Symbol] DENOTES TRAIL PAVEMENT AND ROADWAY PAVEMENT
- [Symbol] DENOTES PAVEMENT DEMOLITION
- [Symbol] DENOTES MILL/OVERLAY
- [Symbol] DENOTES CONSTRUCTION LIMITS IN CUTS
- [Symbol] DENOTES CONSTRUCTION LIMITS IN FILLS

REFERENCES

SHEET	DESCRIPTION
5A	ROADWAY PROFILE

NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of 12/20
- Ordinance Number
- Adopted
- Accepted

REFERENCES

BL: XX NW, NE, SW, SE

LEGEND

Existing Curb	Proposed Conc. Sidewalk
[Symbol] Curb & Gutter	[Symbol] Brick Sidewalk
[Symbol] Sidewalk	[Symbol] Castings/Water Valve
[Symbol] Basin	[Symbol] Water Meter
[Symbol] Storm Sewer	[Symbol] Gas Drop
[Symbol] Sewer Manhole	[Symbol] Gas Valve
[Symbol] Sanitary Sewer	[Symbol] Telephone Manhole
[Symbol] Sanitary Sewer Manhole	[Symbol] Electric Manhole
[Symbol] Gas Line	[Symbol] Utility Pole
[Symbol] Electric Line	[Symbol] Proposed Sewer
[Symbol] Telephone/Telegraph	[Symbol] Manhole
[Symbol] TV Cable	[Symbol] Basin
[Symbol] Water Line	[Symbol] Curb & Gutter
[Symbol] Tree / Exist. Tree To Be Removed / Stump	[Symbol] Asphalt
[Symbol] Property Line	[Symbol] [Symbol]



Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

Richmond-Henrico Turnpike Roadway Improvements

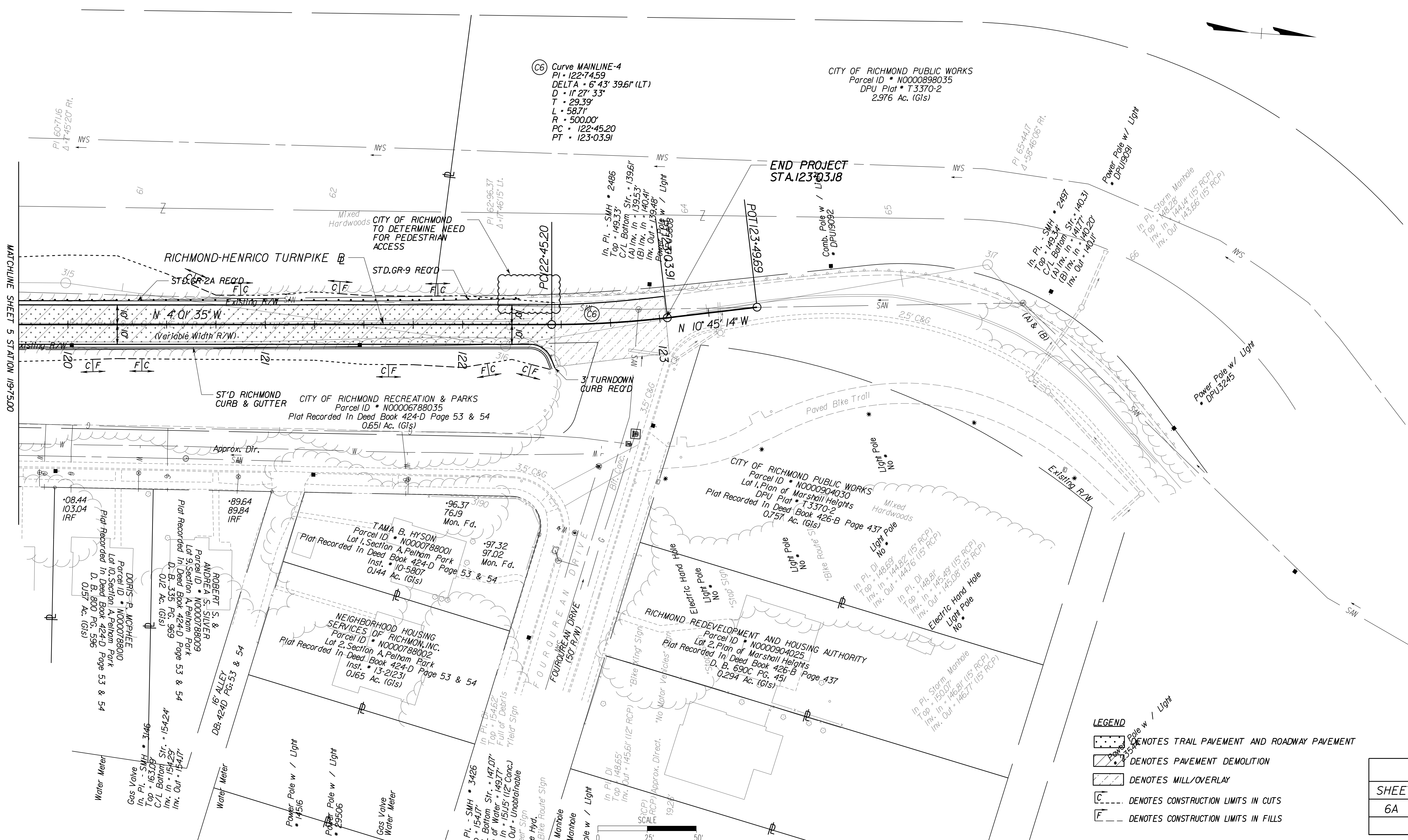
PLAN

CIP: DESIGN BY: DG
 DRAWN BY: DG
 CHECKED BY: MSV

REVIEWED BY: FIELD NOTES: SCALE: 1"=25' DATE: December 2015 SHEET: 5 DRAWING NO: X-XXXXXX

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SURVEYED BY: CITY OF RICHMOND, SUPERVISED BY: MSV, DESIGNED BY: DG



LEGEND

- DENOTES TRAIL PAVEMENT AND ROADWAY PAVEMENT
- DENOTES PAVEMENT DEMOLITION
- DENOTES MILL/OVERLAY
- DENOTES CONSTRUCTION LIMITS IN CUTS
- DENOTES CONSTRUCTION LIMITS IN FILLS

REFERENCES	
SHEET	DESCRIPTION
6A	ROADWAY PROFILE

NOTES

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

REFERENCES
BL: XX NW, NE, SW, SE

EXISTING	LEGEND
Existing Curb & Gutter	Existing Curb Cut Ramp
Existing Sidewalk	Existing Coping
Existing Basin	Existing Alley Crossing/Driveway
Existing Storm Sewer	Existing Fire Hydrant
Existing Sewer Manhole	Existing Edge of Pavement
Existing Sanitary Sewer Manhole	Existing Fence
Existing Sanitary Sewer	Existing Cornerstone
Existing Gas Line	Existing Property Pin
Existing Electric Line	Existing Utility Pole
Existing Telephone/Telegraph	Existing Proposed Sewer
Existing TV Cable	Existing Manhole
Existing Water Line	Existing Basin
Existing Tree / Exist. Tree To Be Removed / Stump	Existing Curb & Gutter
Existing Property Line	Existing Asphalt

Proposed Conc. Sidewalk

- Brick Sidewalk
- Castings/Water Valve
- Water Meter
- Gas Drop
- Gas Valve
- Telephone Manhole
- Electric Manhole

Proposed Curb Cut Ramp

- Decorative Light
- Conduit
- Conduit (Conc. Encased)
- Retaining Wall

Richmond

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

Richmond-Henrico Turnpike Roadway Improvements

PLAN

DESIGN BY: DG
DRAWN BY: DG
CHECKED BY: MSV

REVIEWED BY: _____

FIELD NOTES: _____

SCALE: 1"=25'

DATE: December 2015

SHEET: **6**

DRAWING NO.: X-XXXXXX