

# Richmond City Council Westwood Tract Concerns Storm Water & USTs

Charles Saunders, PG, 3215 Brook Road, Richmond, VA 23227

Member – Ginter Park Residents Association (GPRA) and  
Sherwood Park Residents Association (SPRA) Task Force

HUD – Consulting Party and Area of Potential Impacts (APE)

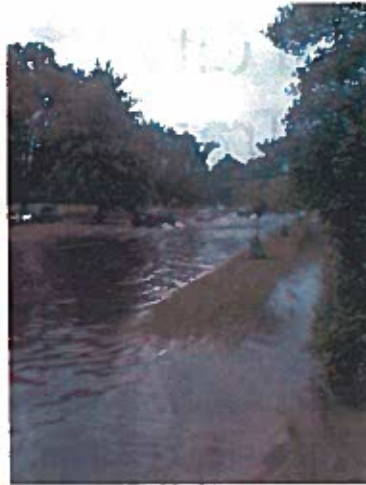
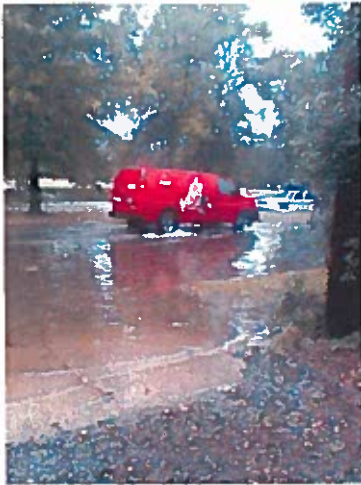
Monday March 27, 2017

## Storm Water & Recurrent Flooding on Brook Road



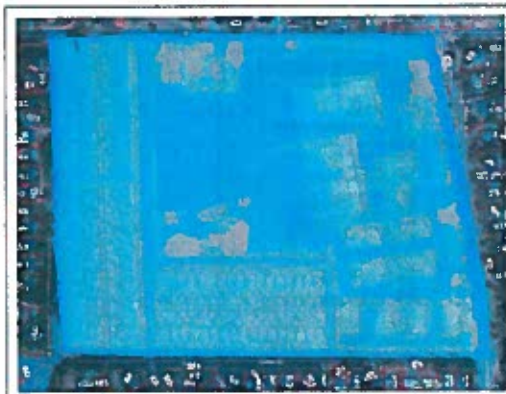
- Although the 3200 block of Brook Road and the entire Westwood Tract are in FEMA FIRM Zone X – “Zone X – Area of Minimal Flood Hazard” on FEMA FIRM Panel 5101290029D, Effective April 2, 2009.
- Storm water regularly ponds up on the Westwood Tract during normal rains and the runoff drains onto the 3200 block of Brook Road which floods regularly.

## Storm water & Recurrent Flooding on Brook Road



- Flooding is caused by storm downpours that are less than the 10 Year Design Storm used in City of Richmond Storm Water Analysis
- Photos above are from two storms in October 16, 2014 and June 14, 2016. There have been other flooding events
- The existing storm sewer can not handle the storm water runoff. The combined sanitary and storm sewers in this area all flow to the James River and present the potential for contamination of the James River.
- Flooding on the north and southbound lanes in the 3200 Block of Brook Road is a **Public Safety Hazard** – in all seasons

## Storm Water Analysis of Entire Westwood Tract and Watershed Needs to be conducted



- The UPS Westwood Tract is one parcel which is being developed as high density apartments.
- UPS has shown in public meetings they have plans to develop the entire tract – see above left. This is a great increase in impervious area in an already developed area – not a new rural development
- A detailed storm water assessment of the entire Westwood Tract and the area of potential impact in the receiving watershed needs to be conducted. HUC12 020802060101 VAHUC J101

## Former Underground Storage Tanks (USTs) and Potential Petroleum Contaminated Soils

- Records research on former underground storage tanks (USTs) show there have been at least 13 USTs with a capacity of 28,500 gallons on the Westwood Tract removed or filled in place.
- There are 4 former USTs on the site of the proposed Canopy at Ginter Park, in addition, there is an abandoned 1" PEI underground gas line across the planned development
- 2 of the USTs were leaking and were issued DEQ Pollution Complaint (PC) Numbers - PC 12-4630 and PC 12-4327
- These areas will be disturbed during excavation and construction



## Former Underground Storage Tanks (USTs) and Potential Petroleum Contaminated Soils



- There are 4 former USTs on the site of the proposed Canopy at Ginter Park, in addition, there is an abandoned 1" PEI underground gas line across the planned development
- 2 USTs located either under or in the immediate vicinity of planned building foundations were leaking and issued DEQ Pollution Complaint (PC) Numbers – PC 12-4630 and PC 12-4327. Soil around one UST had Total Petroleum Hydrocarbon (TPH) Diesel Range Organics (DRO) of 8,250 mg/kg – 165X DEQs No Action Level.
- DEQ Storage Tank Program Technical Manual – DEQ Guidance Document #01-2024D Section 6.2.1.1 Management of Petroleum Contaminated Soil at the Site Where the Release Occurred details how petroleum contaminated soils can be handled. As noted in bold under 6.2.1.1 "NOTE: Soil should not be placed in an excavation other than the one from which it originally came unless the surrounding material is also contaminated by petroleum and is more heavily contaminated than the material backfilled."

## Former Underground Storage Tanks (USTs) and Potential Petroleum Contaminated Soils



- There are 4 former USTs on the site of the proposed Canopy at Ginter Park, in addition, there is an abandoned 1" PEI underground gas line across the planned development. These sites of the former USTs and gas line will be excavated and disturbed during construction.

## Thank You For Your Time

- If you have any additional questions or more information please contact me

Charles Saunders, P.G., PWS

3215 Brook Road, Richmond, VA 23227

804-240-6062

loticpepper3@hotmail.com