

The map displays the Charlotte, North Carolina region, highlighting the James River and surrounding urban areas. Key features include:

- Highways:** I-77 (purple line), I-85 (yellow line), and I-95 (blue line).
- Neighborhoods:** Shockoe Bottom, Chimborazo, Montrose Heights, Anshovs Landing, and parts of Charlotte.
- Geographical Features:** James River, Charlotte Harbor, and various parks like Cline Creek Natural Area Park and Fishhawk Hill Park.
- Infrastructure:** Bridges like the James River Bridge and various local roads.
- Site Location:** A red dashed line outlines a specific area labeled "SITE" near the intersection of I-77 and I-85, within the Montrose Heights area.

NORTH ▲
1" = 2,000'

SHEET NO.	SHEET TITLE
C0.00	COVER SHEET
C1.02	COMPILED EXISTING CONDITIONS
C1.10	DEMOLITION PLAN
C2.00	EROSION & SEDIMENT CONTROL PLAN PH1
C2.01	EROSION & SEDIMENT CONTROL PLAN PH2
C2.10	EROSION & SEDIMENT CONTROL NOTES
C2.11	EROSION & SEDIMENT CONTROL DETAILS
C3.00	SITE LAYOUT & MATERIALS PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	DRAINAGE PROFILE & SCHEDULE
C7.00	SITE DETAILS
C7.20	STORM DRAIN DETAILS
C8.00	DRAINAGE AREA MAP
L3.00	ILLUSTRATIVE SECTIONS
L5.00	PLANTING PLAN OVERVIEW
L5.11	PLANTING ENLARGEMENTS
L5.12	PLANTING ENLARGEMENTS
L5.20	PLANTING DETAILS & SCHEDULE

1. **OWNER / DEVELOPER:**
CITY OF RICHMOND, DEPARTMENT OF PUBLIC UTILITIES
C/O BILL BOSTON, CAPITAL IMPROVEMENT PROGRAM MANAGER
900 E. BROAD ST., RICHMOND, VA 23219
P: (804) 646-8161
E: WILLIAM.BOSTON2@RVA.GOV
2. **ENGINEER:**
VHB, C/O CHARLENE HARPER, PE
5701 GROVE AVE, RICHMOND, VA 23226
P: (804) 340-7500
E: CHARPER@VHB.COM
3. **PARCEL ID(S):**
XX
4. **ADDRESSES:**
XX
5. **ZONING:**
XX
6. **USE:**
EXISTING: COMMERCIAL & PUBLIC ROAD R.O.W.
PROPOSED: COMMERCIAL & PUBLIC ROAD R.O.W.
7. **AREAS:**
PROJECT AREA: 0.50 ACRES (PUBLIC R/W)
0.02 ACRES (PRIVATE)
8. **UTILITIES:**
WATER: CITY OF RICHMOND
SANITARY: CITY OF RICHMOND
GAS: CITY OF RICHMOND
ELECTRIC: DOMINION POWER
9. **SURVEY:**
COMBINATION OF FIELD SURVEY BY NYFELER ASSOCIATES & CITY GIS RECORD DATA

SECTION, ELEVATION OR
DETAIL NUMBER

ENLARGED PLAN OR
PLAN DETAIL

DETAIL TITLE

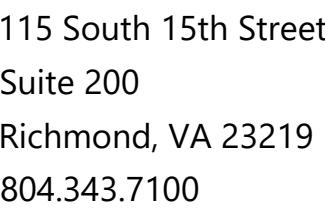
REVISION CLOUD

DETAIL NAME

SCALE:

1. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 AND HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY LAND DISTURBANCE OPERATIONS. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PRIVATE UNDERGROUND UTILITIES MARKED PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE OPERATIONS.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ALL DISCREPANCIES TO THE ENGINEER OF RECORD.
3. LAYOUT - CONTRACTOR SHALL VERIFY ALL LAYOUT DATA PROVIDED. CONTRACTOR SHALL NOTIFY HG OF ANY DISCREPANCIES. NOTIFY HG DESIGN STUDIO AT THE COMPLETION OF FIELD STAKING FOR REVIEW AND COORDINATION.

--



GOVERNMENT ROAD, RICHMOND, VA

[illegible]COVER SHEET

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

C0.00



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

FULTON HILL - GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

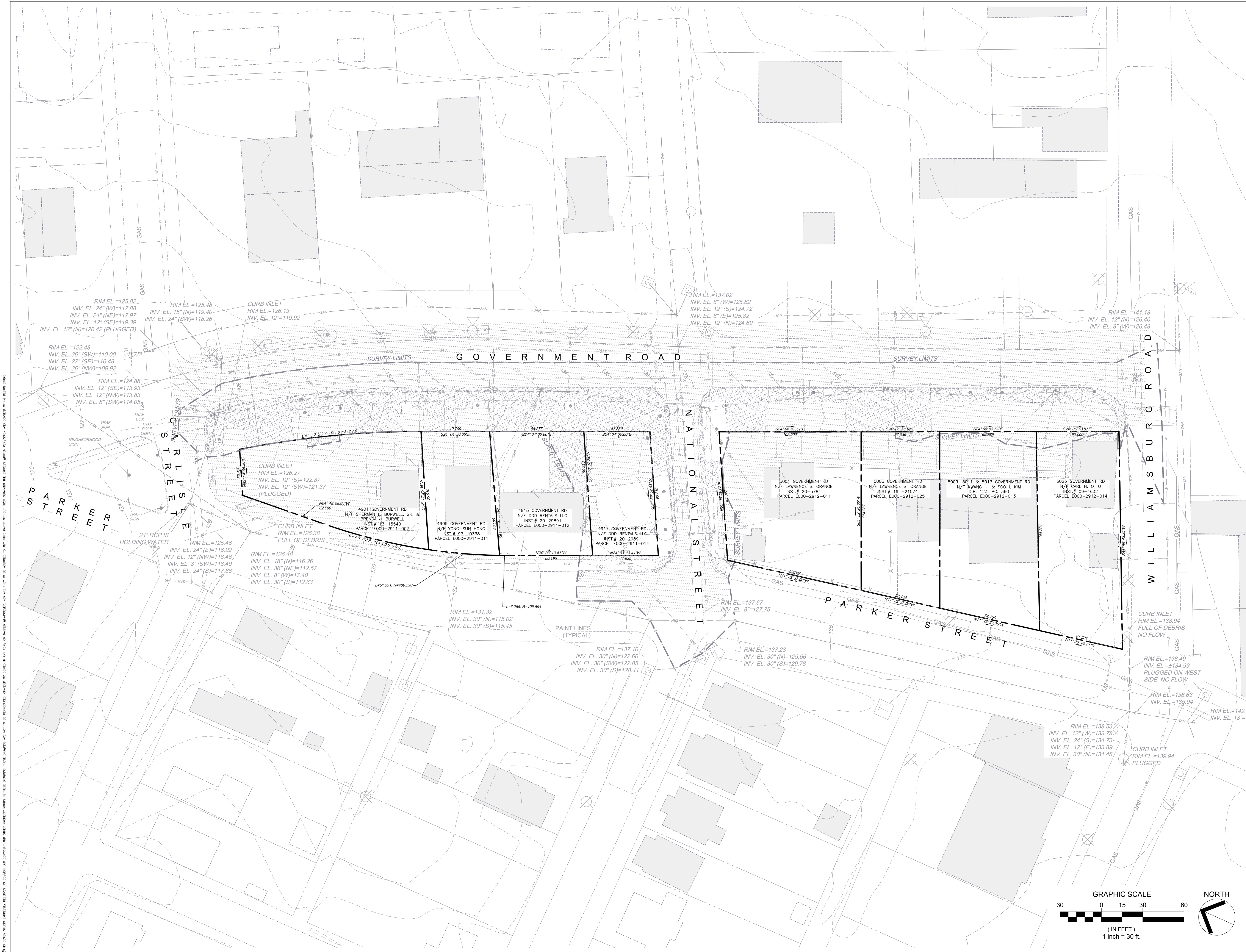
REVISIONS:

No.	Description	Date
-----	-------------	------

COMPILED EXISTING CONDITIONS

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

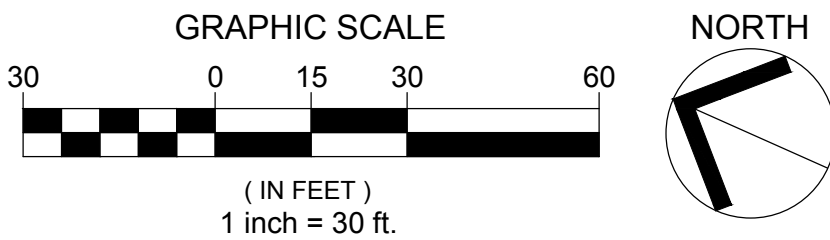
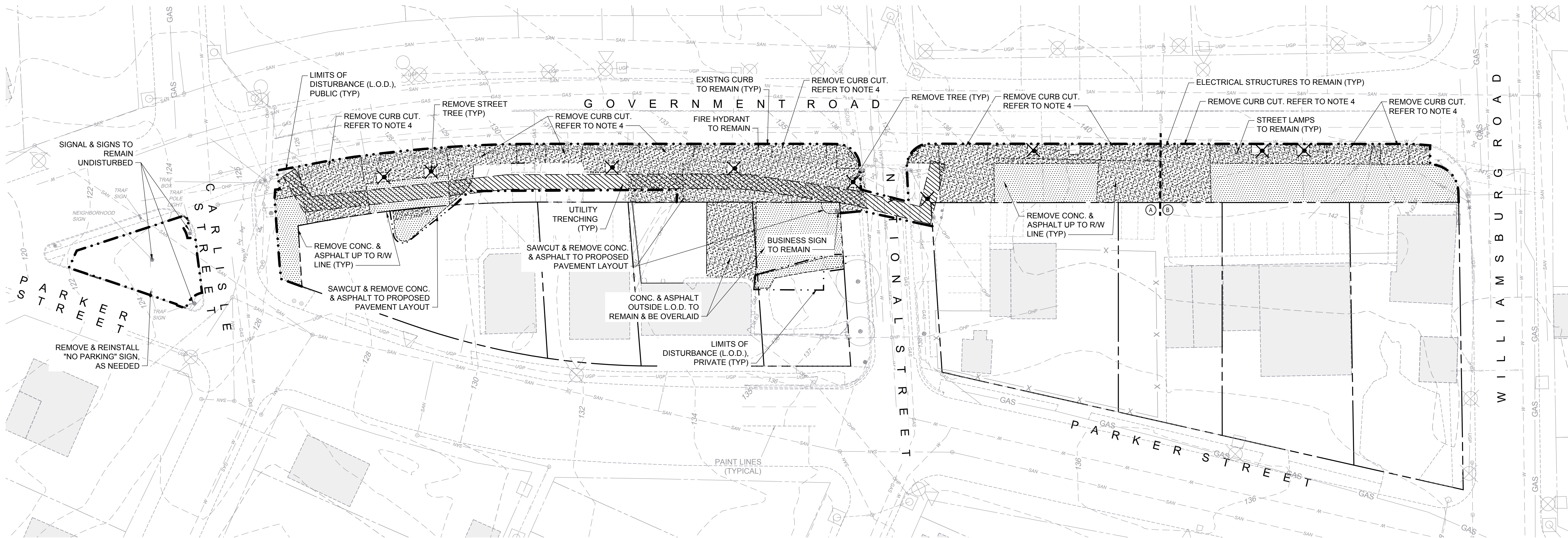
C1.02



© HJ DESIGN STUDIO. ALL RIGHTS RESERVED. ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF HJ DESIGN STUDIO.



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



- DEMOLITION NOTES**
1. REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR SEQUENCE OF CONSTRUCTION.
 2. DEMOLITION CANNOT COMMENCE UNTIL ALL PRELIMINARY E&S MEASURES ARE IN PLACE, AND APPROVED BY THE ENVIRONMENTAL INSPECTOR.
 3. ITEMS INDICATED ON THE PLAN REPRESENT GENERAL EXTENT OF DEMOLITION. DEMOLISH ALL ELEMENTS WITHIN THE LIMITS OF DISTURBANCE TO THE EXTENT NECESSARY TO ACCOMMODATE PROPOSED IMPROVEMENTS AND PROVIDE SMOOTH TRANSITIONS BETWEEN EXISTING AND PROPOSED ELEMENTS.
 4. PROPERTIES WILL CONTINUE TO OPERATE DURING CONSTRUCTION. COORDINATE CURB CUT CLOSURES TO ENSURE CONTINUOUS ACCESS TO BUSINESS OPERATIONS. AREA A OF THE 5000 BLOCK MUST BE COMPLETED PRIOR TO DEMOLITION OF AREA B. DURING CLOSURES, BUSINESSES MUST REMAIN ACCESSIBLE TO PEDESTRIANS AT ALL TIMES.
 5. DISPOSE OF ALL REMOVED MATERIAL OFF SITE IN AN APPROVED/PERMITTED MANNER UNLESS OTHERWISE SPECIFIED. SECURELY STORE AND PROTECT FROM DAMAGE ANY ITEMS TO BE REINSTALLED OR RETURNED TO OWNER.
 6. INFORM OWNER AND ENGINEER OF ANY UTILITIES FOUND UNEXPECTEDLY PRIOR TO ACTION.
 7. SAWCUT ALL HARDSCAPE SURFACES TO BE REMOVED AT THE EDGES OF AREA TO BE REMOVED. SAWCUT CONCRETE AT/TO NEAREST JOINT. SAWCUTS SHALL BE STRAIGHT, SQUARE AND TRUE.
 8. WHERE ASPHALT IS TO BE REPLACED AND/OR WHERE PROPOSED ASPHALT ABUTS TO EXISTING ASPHALT, STEP SAWCUT FROM LAYER TO LAYER TO ALLOW FOR A STAGGERED SEAM. REFER TO DETAIL 3 ON SHEET C7.00.
 9. CONDUCT DEMOLITION OPERATION IN A MANNER THAT WILL PREVENT DAMAGE TO ADJACENT STRUCTURES, UTILITIES, PAVEMENTS, AND OTHER FACILITIES TO REMAIN. REPAIR ANY DAMAGE TO IMPROVEMENTS TO REMAIN CAUSED BY CONSTRUCTION OPERATIONS AT NO EXPENSE TO THE OWNER.
 10. PHASE SIDEWALK DEMOLITION TO ALLOW FOR CONTINUOUS PEDESTRIAN CIRCULATION AROUND/PAST THE SITE AT ALL TIMES. INSTALL PEDESTRIAN SIGNS AT NEAREST CROSSWALK TO DIVERT FOOT TRAFFIC.
 11. COORDINATE ANY REQUIRED UTILITY OUTAGES WITH THE OWNER AND UTILITY PROVIDER. COORDINATE ANY TRAFFIC DISRUPTIONS WITH THE OWNER AND AUTHORITY HAVING JURISDICTION.
 12. MAINTAIN MINIMUM REQUIRED COVER OVER EXISTING UTILITIES AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

LEGEND:

	MISCELLANEOUS DEMOLITION		LIMITS OF DISTURBANCE (PUBLIC, R/W ONLY)
	CONCRETE DEMOLITION		LIMITS OF DISTURBANCE (PRIVATE)
	ASPHALT DEMOLITION		
	MISCELLANEOUS DEMOLITION		

FULTON HILL - GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

No.	Description	Date
-----	-------------	------

DEMOLITION PLAN

Designed By: CAH

Drawn By: DSN

Checked By: CAH

QA/QC By: ELG

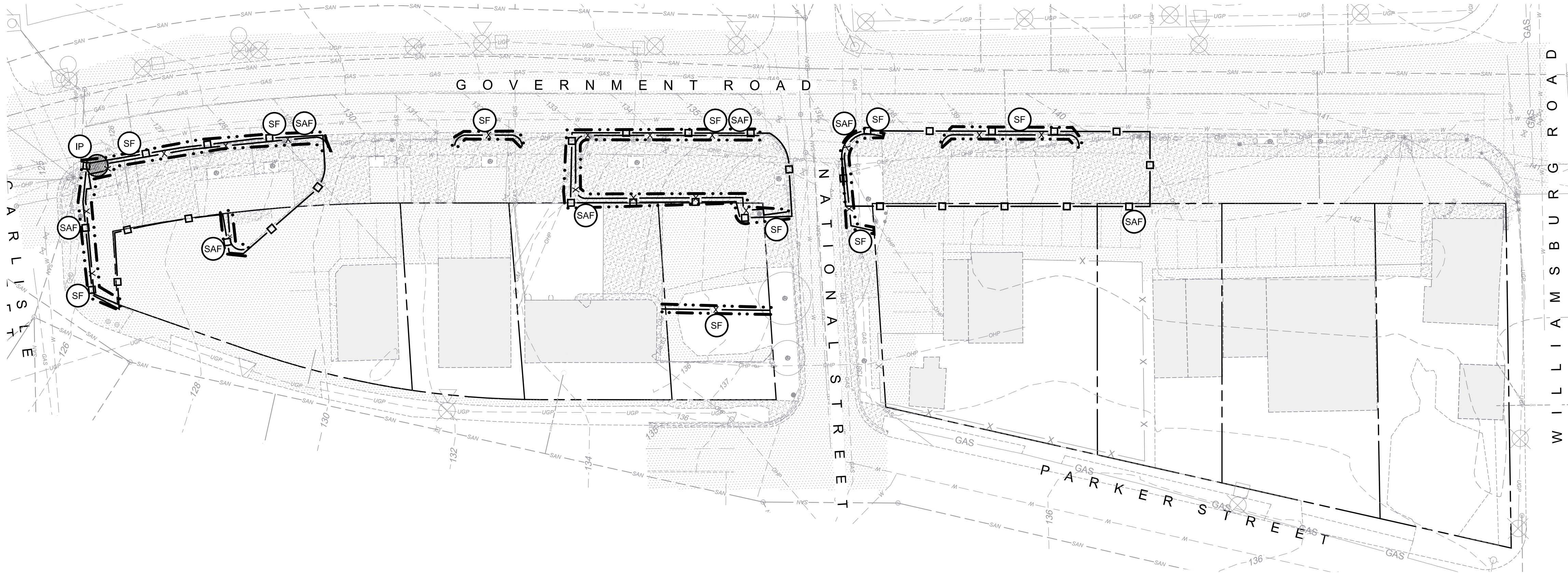
Date: OCTOBER 12, 2022

Project Number: M21012

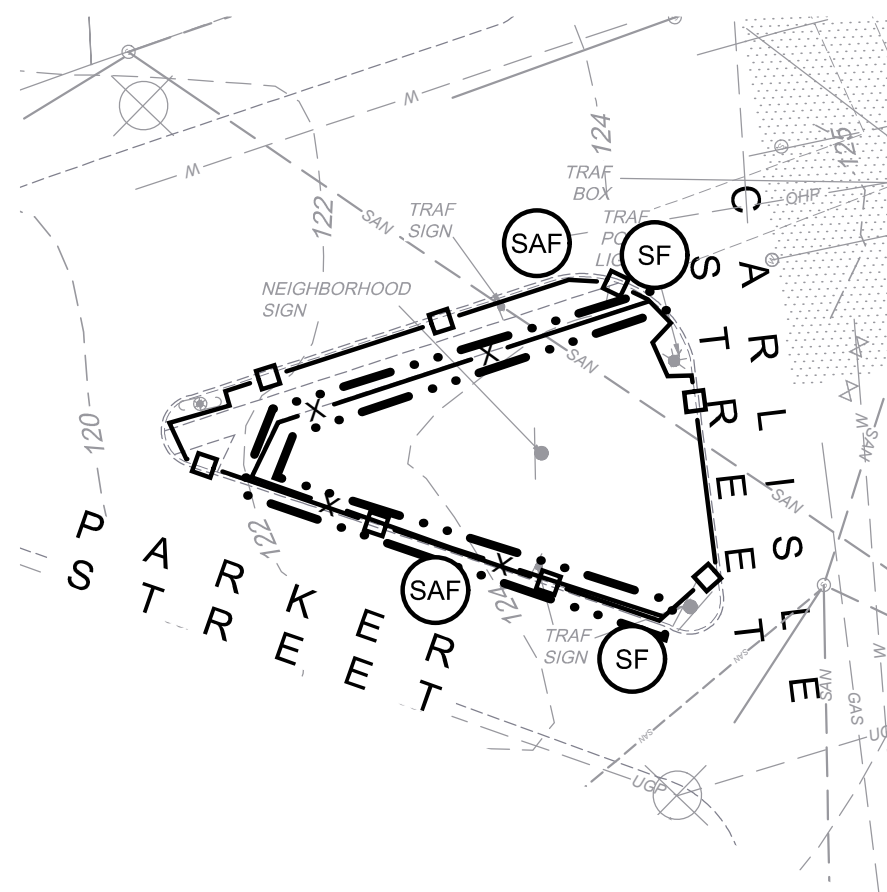
Sheet Number:

C1.10

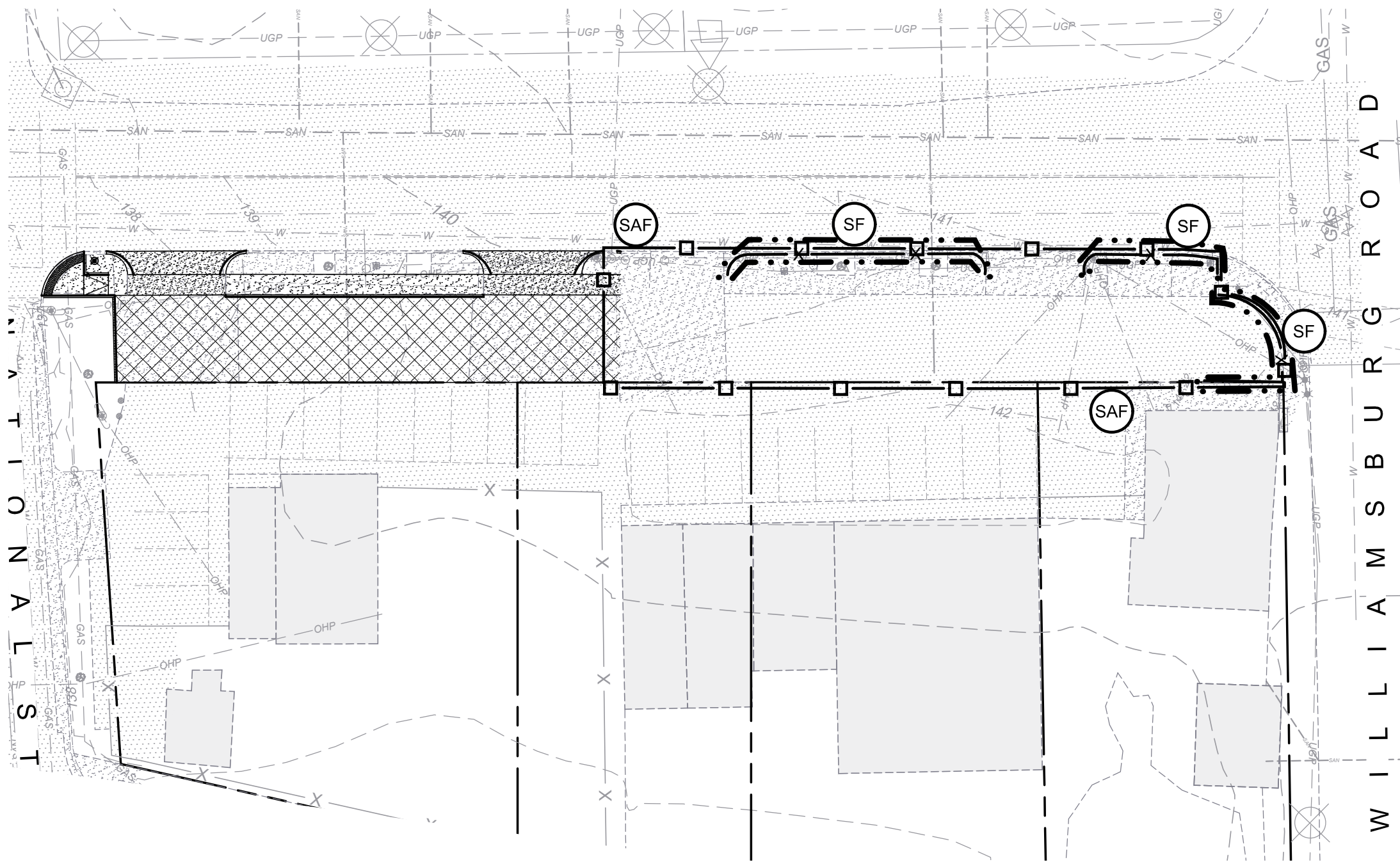
© H2 DESIGN STUDIO. EXISTING CONDITIONS SHOWN FOR INFORMATION ONLY. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF H2 DESIGN STUDIO.



PHASE 1A



PHASE 1A



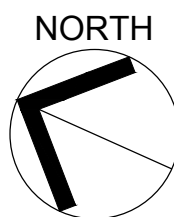
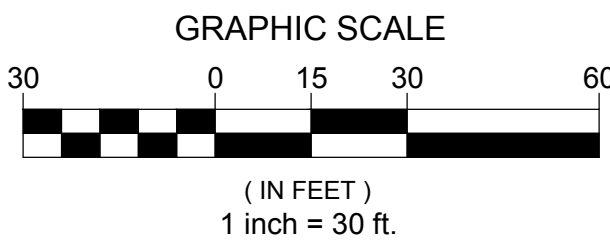
PHASE 1B

PHASE 1 SEQUENCE OF CONSTRUCTION:

1. SCHEDULE PRE-CONSTRUCTION CONFERENCE WITH ENGINEER AND ENVIRONMENTAL INSPECTOR AT LEAST 72 HOURS BEFORE BEGINNING CONSTRUCTION.
2. INSTALL CHAIN-LINK PERIMETER SAFETY FENCE WITH GATES AS SHOWN. SAFETY FENCE WITH WEIGHTED ANCHORS IS PREFERRED FOR HARDSCAPE SURFACES. INSTALL SIGNAGE TO ROUTE PEDESTRIANS AROUND SITE.
3. INSTALL INLET PROTECTION AS SHOWN.
4. INSTALL SILT FENCE AS SHOWN. ONLY DEMO SIDEWALK NECESSARY TO INSTALL SILT FENCE.
5. AFTER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, BEGIN PHASE 2 WITH PERMISSION OF INSPECTOR.

EROSION CONTROL LEGEND

- IP INLET PROTECTION, 3.07 - 1EA
- X— SF SILT FENCE, 3.05 - 932 LF
- SAF SAFETY FENCE, 3.01 - 1,254 LF
- . . — LIMITS OF DISTURBANCE - 0.05 AC.



FULTON HILL -
GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

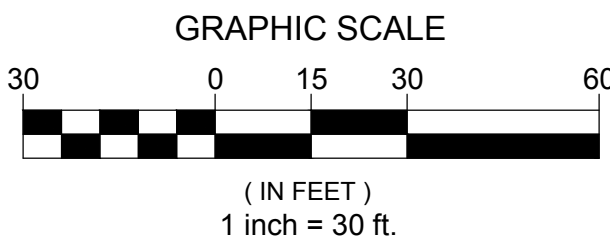
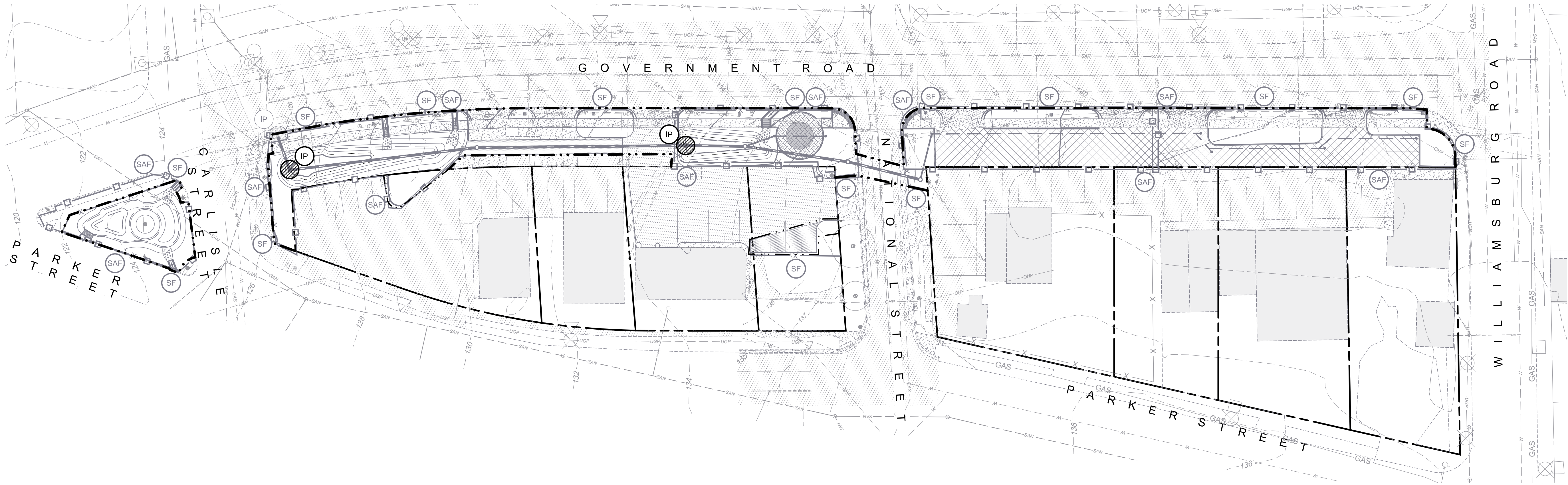
No.	Description	Date
-----	-------------	------

EROSION & SEDIMENT
CONTROL PLAN PH1

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	C2.00



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



EROSION CONTROL LEGEND

- IP INLET PROTECTION, 3.07 - 1EA
PHASE 2 - 2 EA.
- X— SF SILT FENCE, 3.05 - 932 LF
- SAF SAFETY FENCE, 3.01 - 1,254 LF
- LIMITS OF DISTURBANCE - 0.05 AC.
PHASE 2 - 0.52 AC.

PHASE 2 SEQUENCE OF CONSTRUCTION:

- BEGIN SITE DEMOLITION.
- BEGIN SITE CONSTRUCTION.
- ENSURE ALL RUNOFF FROM SITE IS DIRECTED TO AN EROSION AND SEDIMENT CONTROL DEVICE DOWNSTREAM.
- UTILIZE DEWATERING BAG AND PUMP TO REMOVE SEDIMENT LADEN WATER FROM SITE. MOVE AS NEEDED TO TREAT PONDING WATER.
- ONCE CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED, AND ONLY WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, REMOVE EROSION AND SEDIMENT CONTROL (ESC) MEASURES. STABILIZE ESC MEASURE AREAS AS NEEDED.

FULTON HILL -
GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

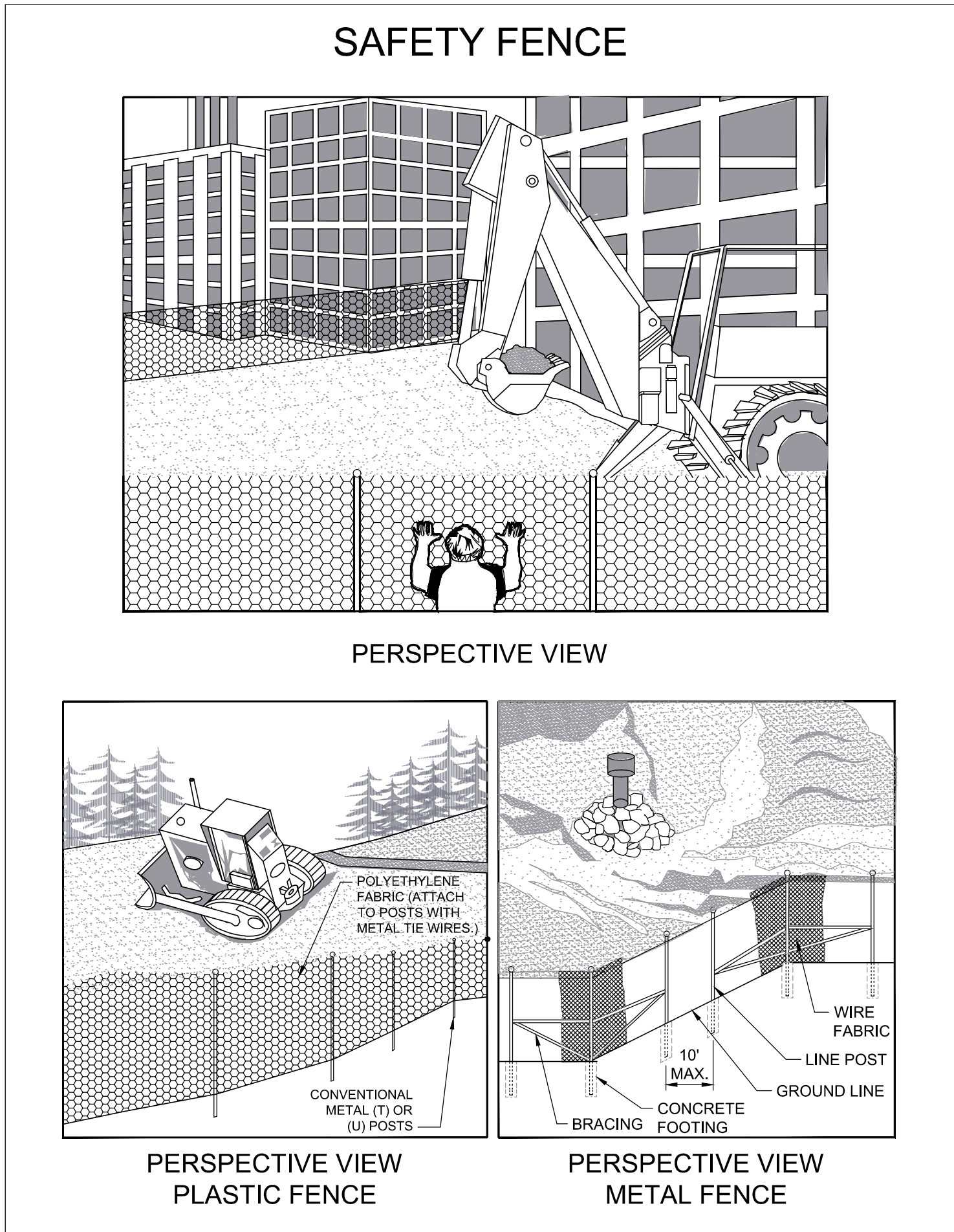
No.	Description	Date
-----	-------------	------

EROSION & SEDIMENT
CONTROL PLAN PH2

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

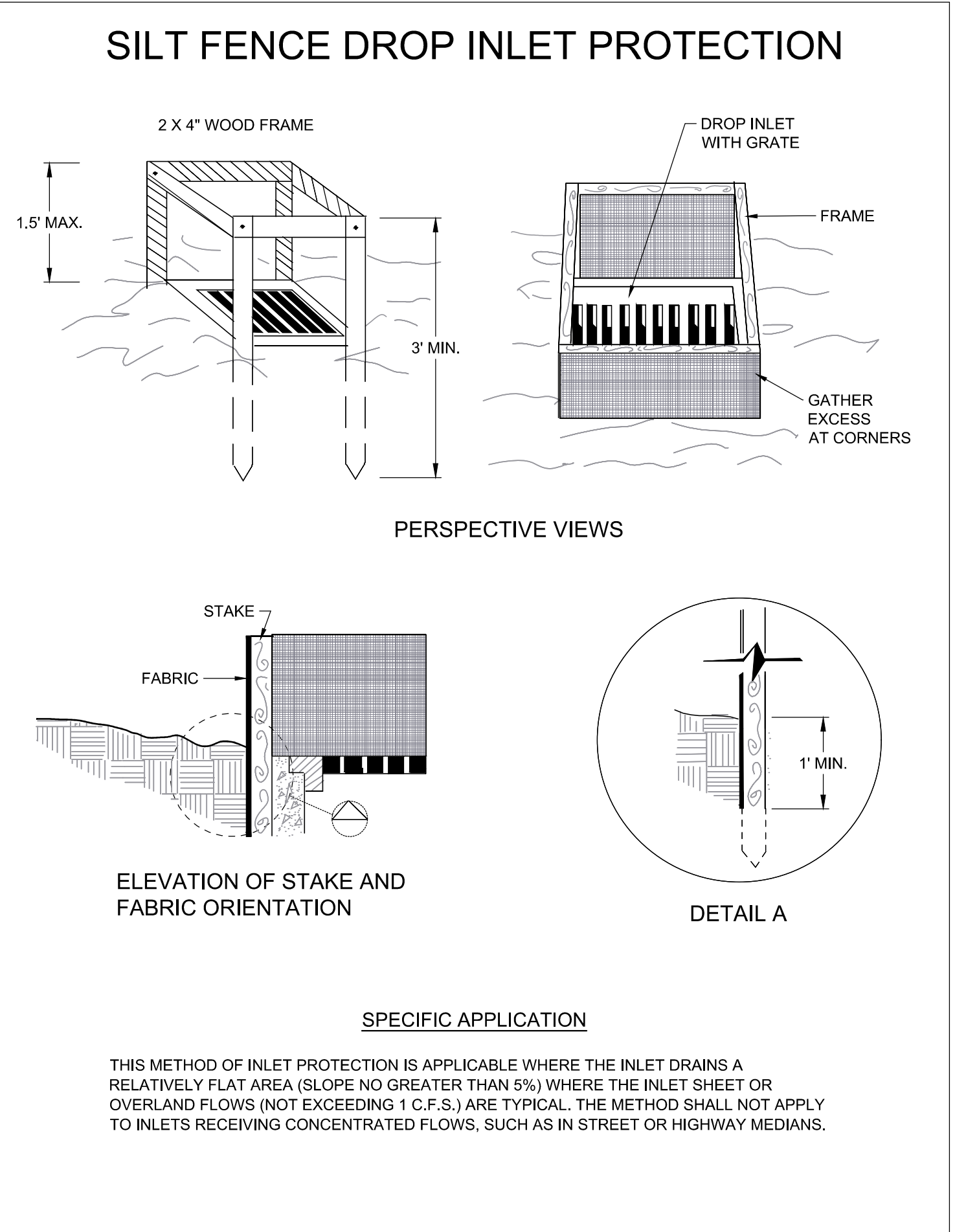
C2.01

© H2 DESIGN STUDIO. EXPLICITLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF H2 DESIGN STUDIO.



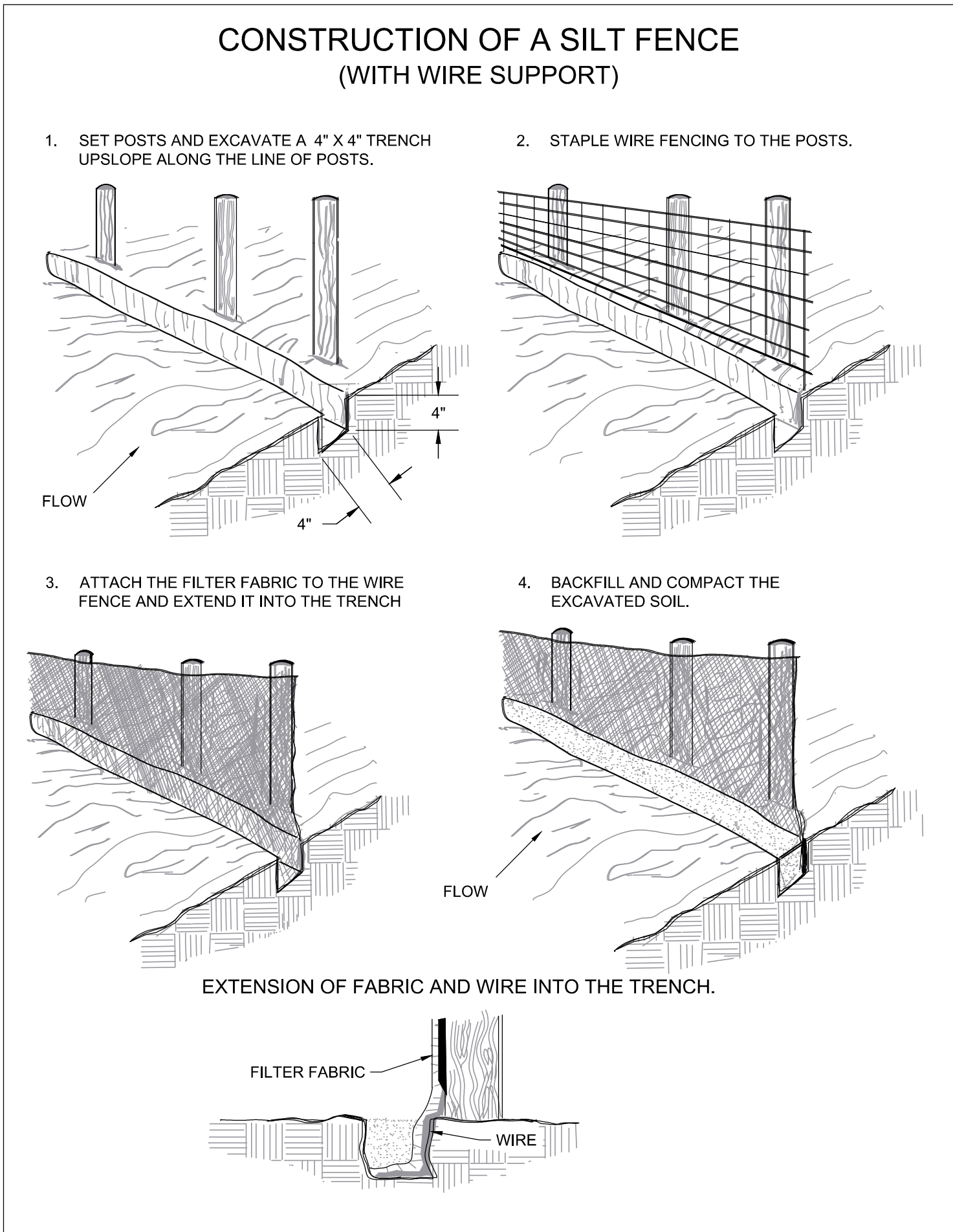
SOURCE: ADAPTED FROM CONVEYED PLASTICS AND VDOT ROAD AND BRIDGE STANDARDS

SAFETY FENCE 3.01



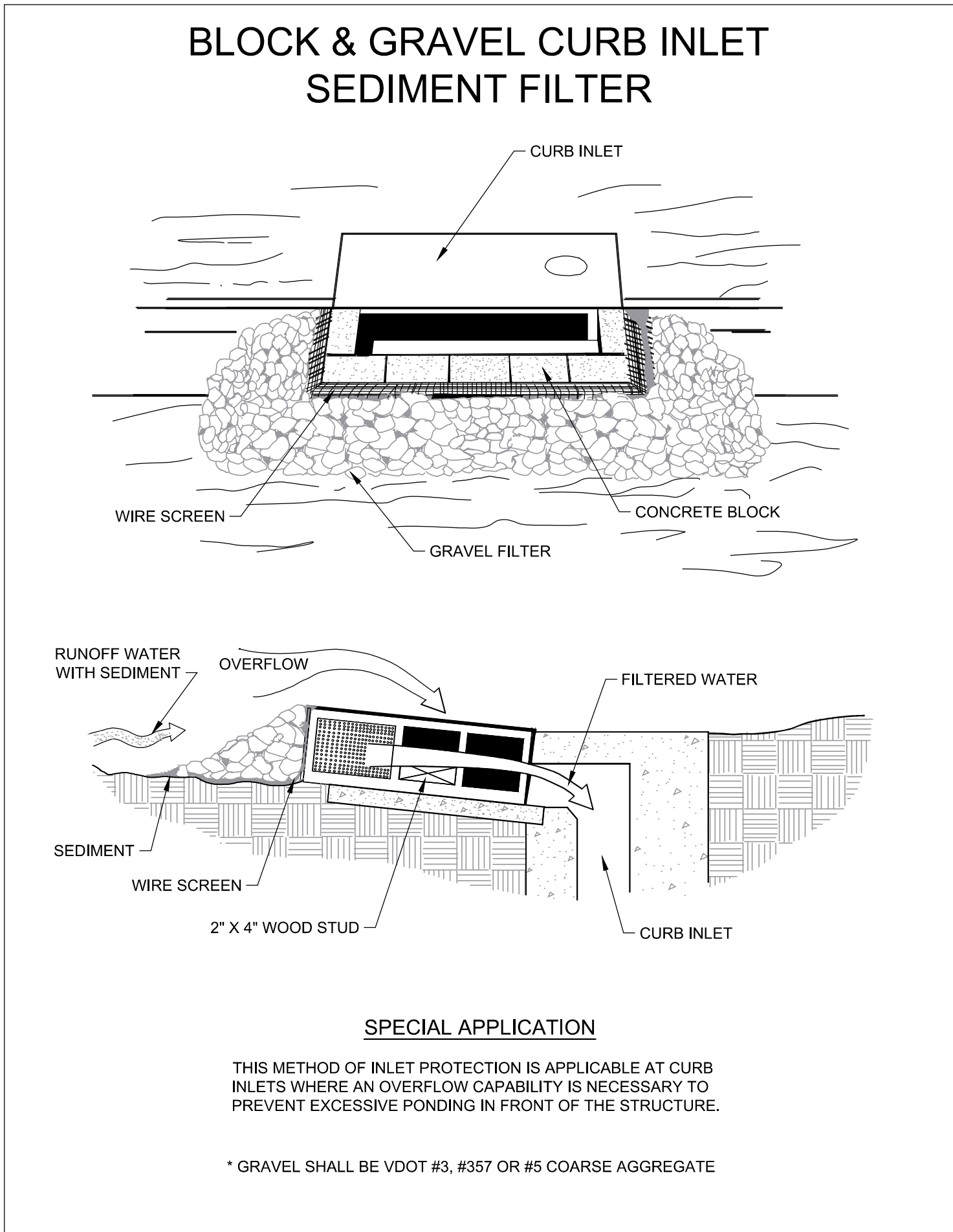
SOURCE: N.C. Erosion and Sediment Control Planning and Design Manual, 1988

DROP INLET PROTECTION 3.07



SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood & Wyant

SILT FENCE 3.05



SOURCE: VA. DSWC

CURB INLET PROTECTION 3.07

**FULTON HILL -
GREEN STREET**

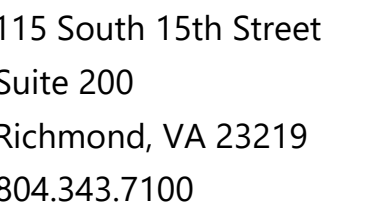
GOVERNMENT ROAD, RICHMOND, VA







REVISIONS:

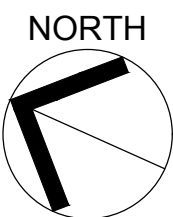
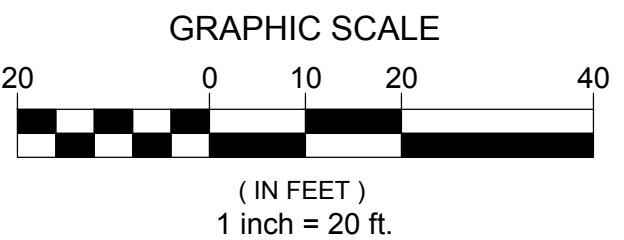
No. Description Date

**EROSION & SEDIMENT
CONTROL DETAILS**

Designed By: CAH
Drawn By: DSN
Checked By: CAH
QA/QC By: ELG
Date: OCTOBER 12, 2022
Project Number: M21012
Sheet Number:



	STANDARD DUTY ASPHALT
	1" ASPHALT OVERLAY
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	'STORMCRETE' PERVIOUS CONCRETE
	PERMEABLE PAVERS



FULTON HILL -
GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

No.	Description	Date
-----	-------------	------

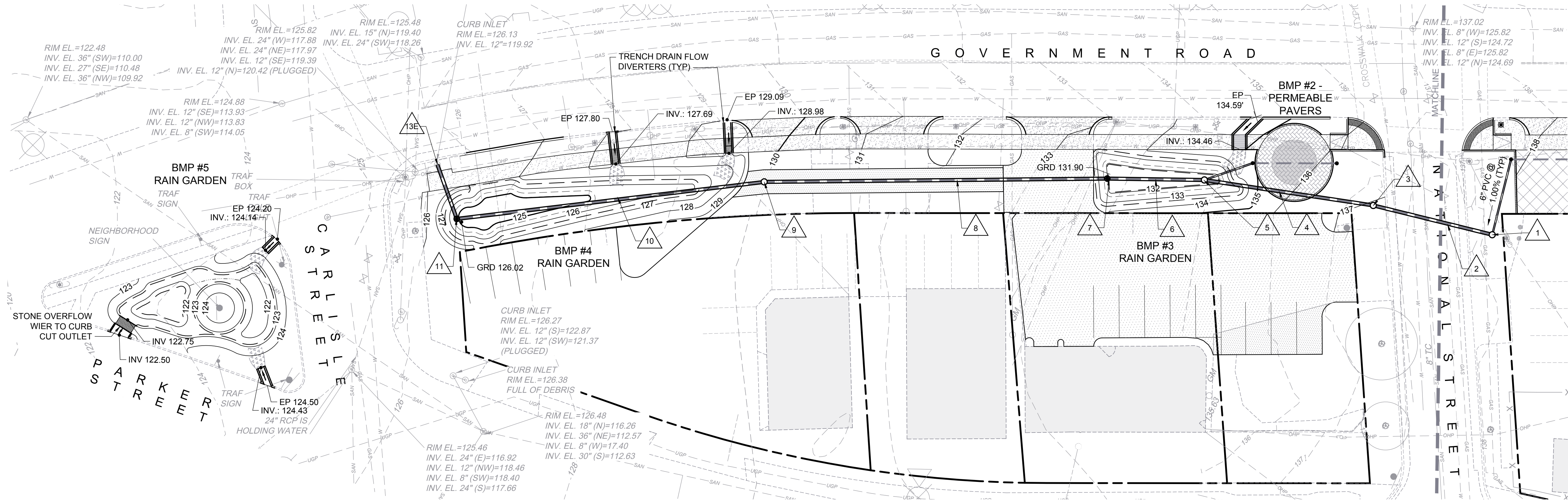
SITE LAYOUT & MATERIALS PLAN

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

C3.00



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



4900 BLOCK

Structure Table			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
1	138.17	7.84'	24" MANHOLE
3	137.02	8.02'	24" MANHOLE
5	132.00	5.52'	24" MANHOLE
7	132.40	6.34'	18" DOME INLET
9	129.71	8.37'	24" MANHOLE
11	125.52	5.30'	18" DOME INLET
21	134.88	3.13'	6" CLEANOUT
CO	137.97	3.52'	6" CLEANOUT

Pipe Table							
PIPE NAME	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
2	12"	1 - 3	130.33	129.10	3.00%	40.85 LF	DIP
4	12"	3 - 5	129.00	126.58	4.25%	56.99 LF	RCP
6	12"	5 - 7	126.48	126.16	1.00%	32.38 LF	RCP
8	12"	7 - 9	126.06	121.44	4.04%	114.41 LF	RCP
10	12"	9 - 11	121.34	120.31	1.00%	103.26 LF	RCP
12	12"	11 - 13E	120.21	120.02	1.00%	19.14 LF	RCP
22	6"	21 - 5	131.74	127.30	26.02%	17.08 LF	PVC
UDO	6"	CO - 1	134.45	133.90	2.13%	25.87 LF	PVC

STORM DRAIN LEGEND

- CLEANOUT
- 24" MANHOLE
- 18" DOME INLET
- PERFORATED UNDERDRAIN
- PIPE

FULTON HILL -
GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

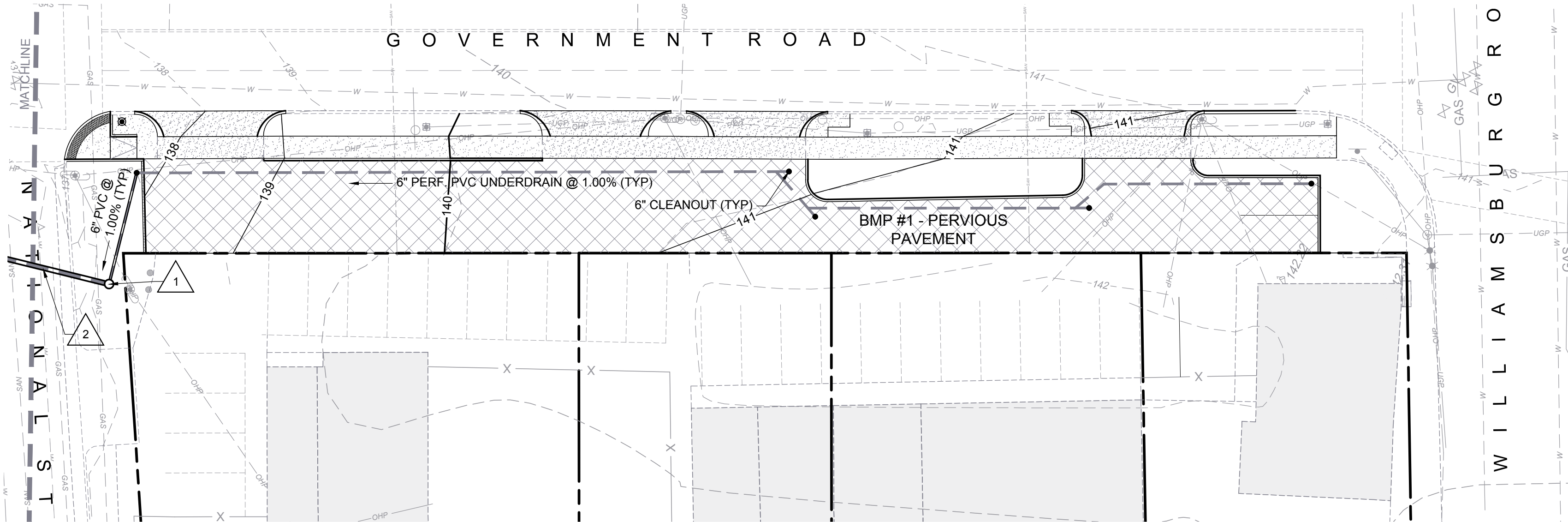
REVISIONS:

No.	Description	Date
-----	-------------	------

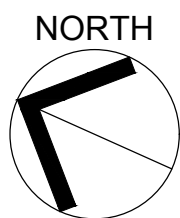
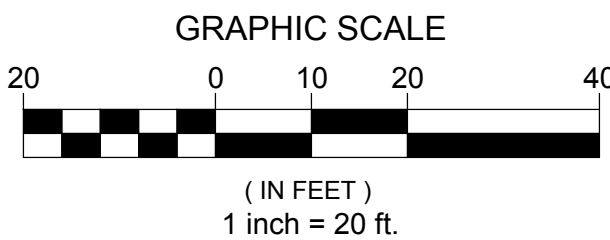
GRADING AND
DRAINAGE PLAN

Designed By: CAH
Drawn By: DSN
Checked By: CAH
QA/QC By: ELG
Date: OCTOBER 12, 2022
Project Number: M21012
Sheet Number:

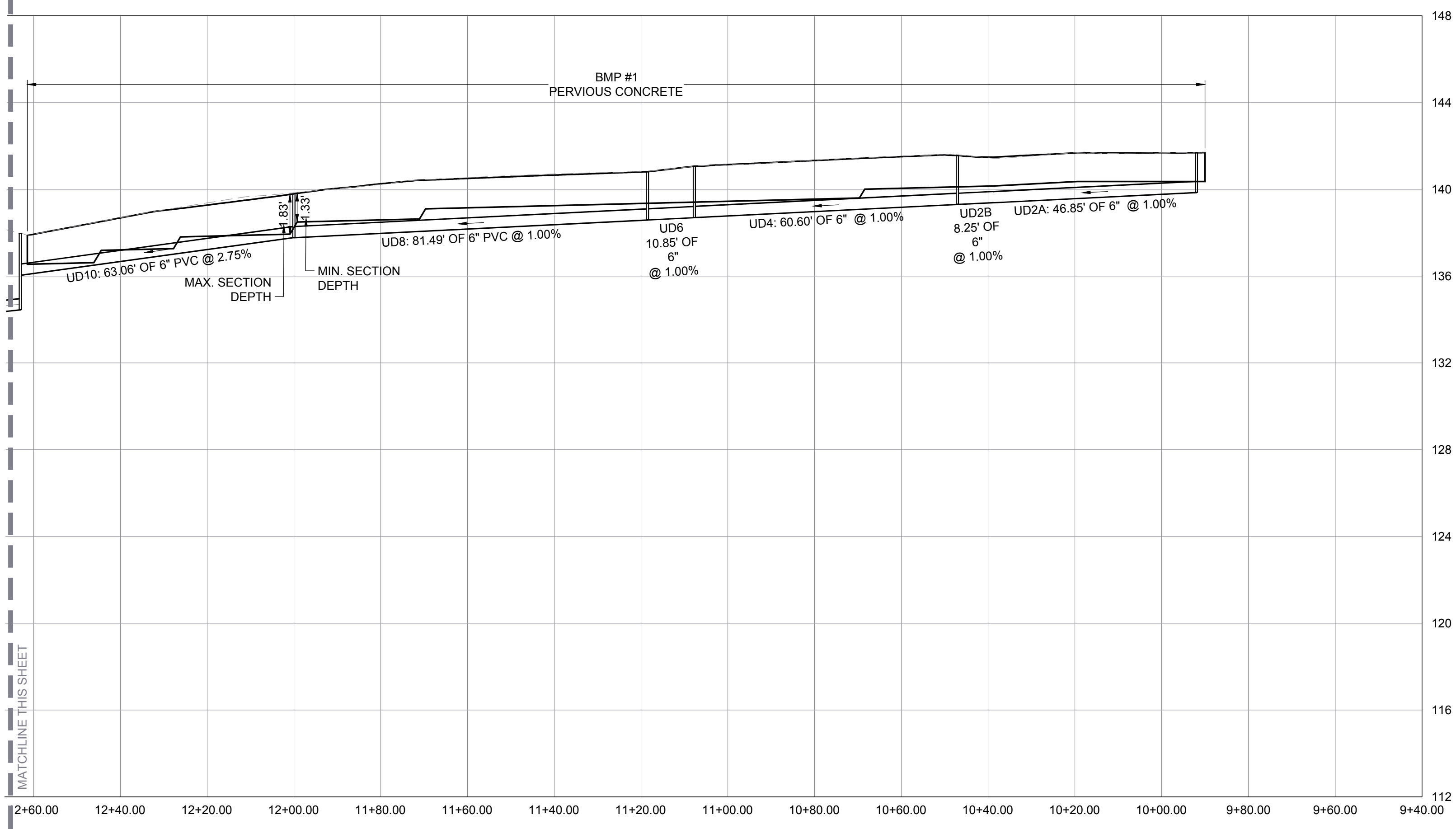
C5.00



5000 BLOCK



© HJ DESIGN STUDIO. EXPLICITLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF HJ DESIGN STUDIO.



PERVIOUS CONCRETE PROFILE

Structure Table			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
1	138.17	7.84'	24" MANHOLE
3	137.02	8.02'	24" MANHOLE
5	132.00	5.52'	24" MANHOLE
7	132.40	6.34'	18" DOME INLET
9	129.71	8.37'	24" MANHOLE
11	125.52	5.30'	18" DOME INLET
21	134.88	3.13'	6" CLEANOUT
CO	137.97	3.52'	6" CLEANOUT

Pipe Table						
PIPE NAME	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH
2	12"	1 - 3	130.33	129.10	3.00%	40.85 LF
4	12"	3 - 5	129.00	126.58	4.25%	56.99 LF
6	12"	5 - 7	126.48	126.16	1.00%	32.38 LF
8	12"	7 - 9	126.06	121.44	4.04%	114.41 LF
10	12"	9 - 11	121.34	120.31	1.00%	103.26 LF
12	12"	11 - 13E	120.21	120.02	1.00%	19.14 LF
22	6"	21 - 5	131.74	127.30	26.02%	17.08 LF
UDO	6"	CO - 1	134.45	133.90	2.13%	25.87 LF

FULTON HILL -
GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

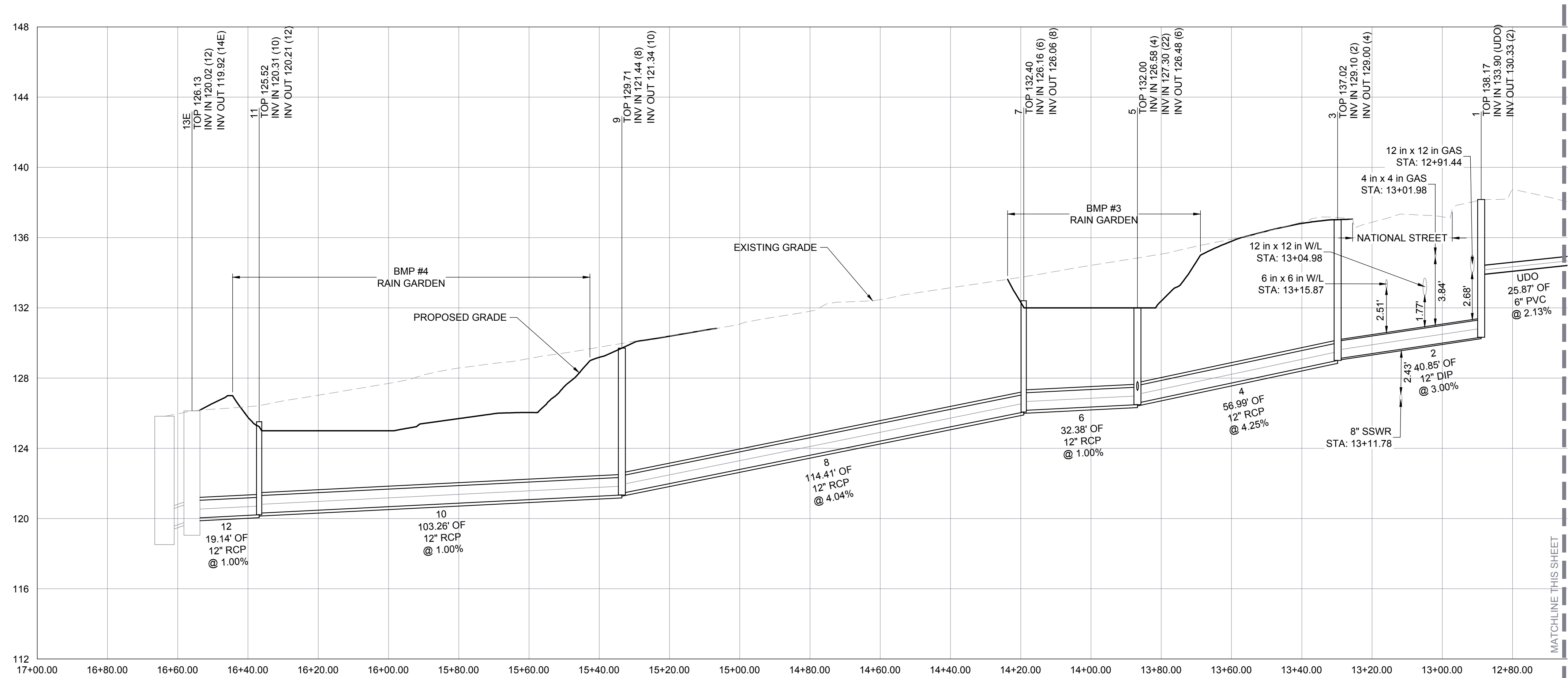
REVISIONS:

No.	Description	Date
-----	-------------	------

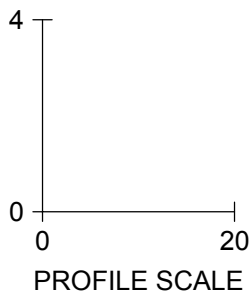
DRAINAGE PROFILE &
SCHEDULE

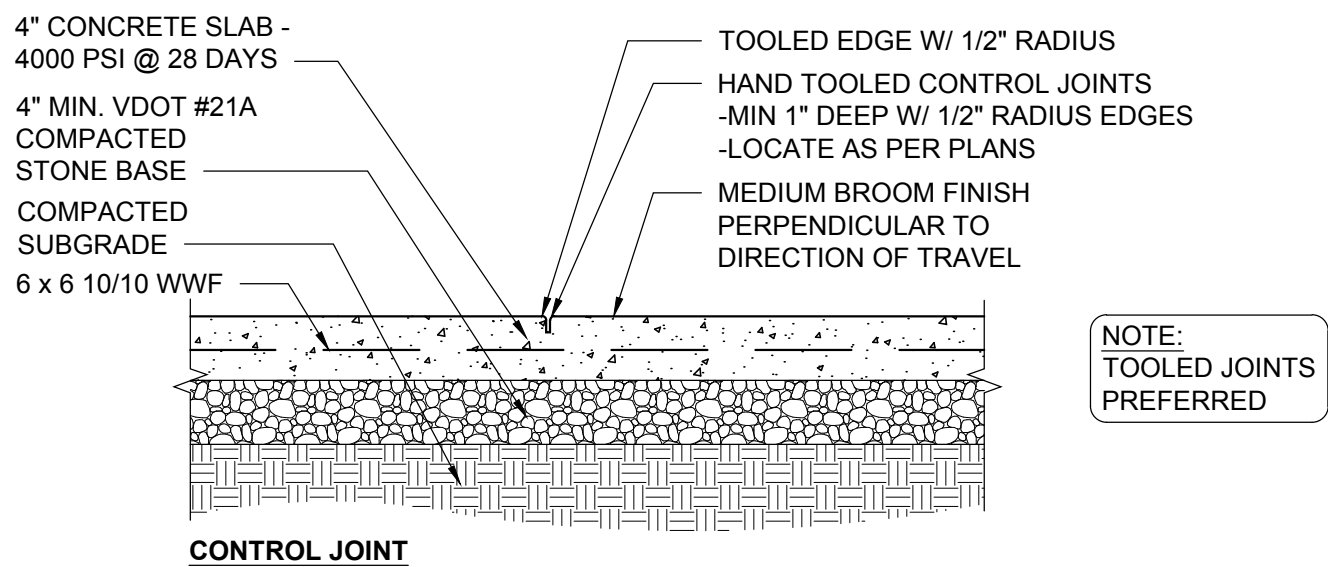
Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

C5.10

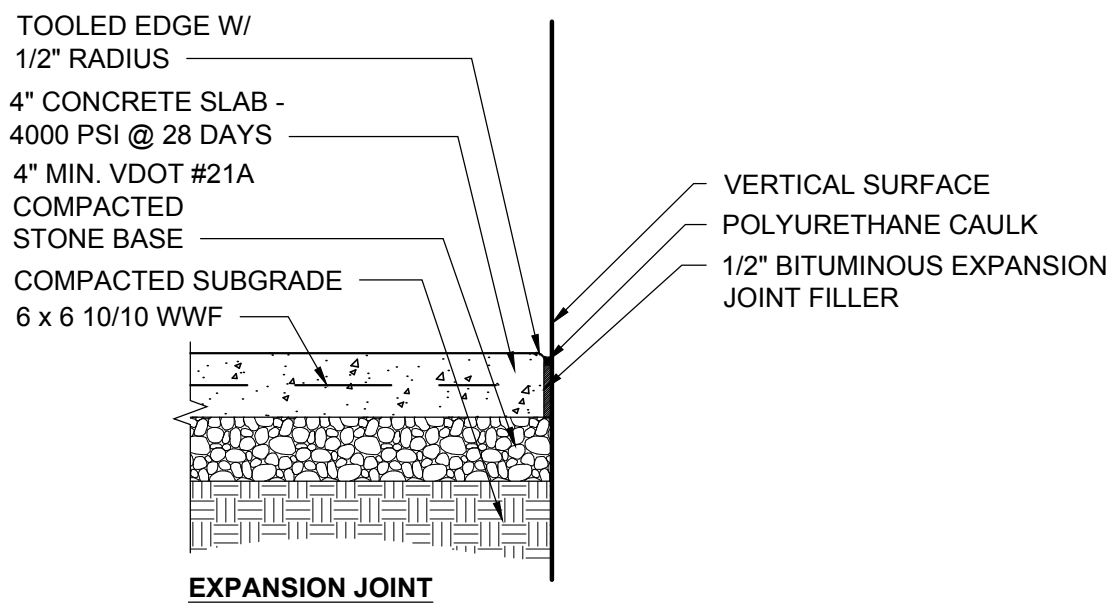
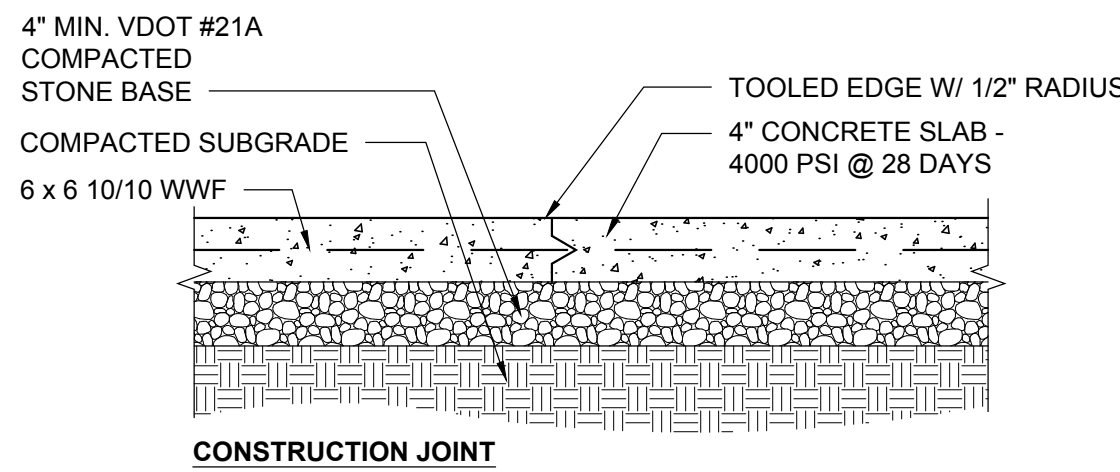


STORM DRAIN PROFILE



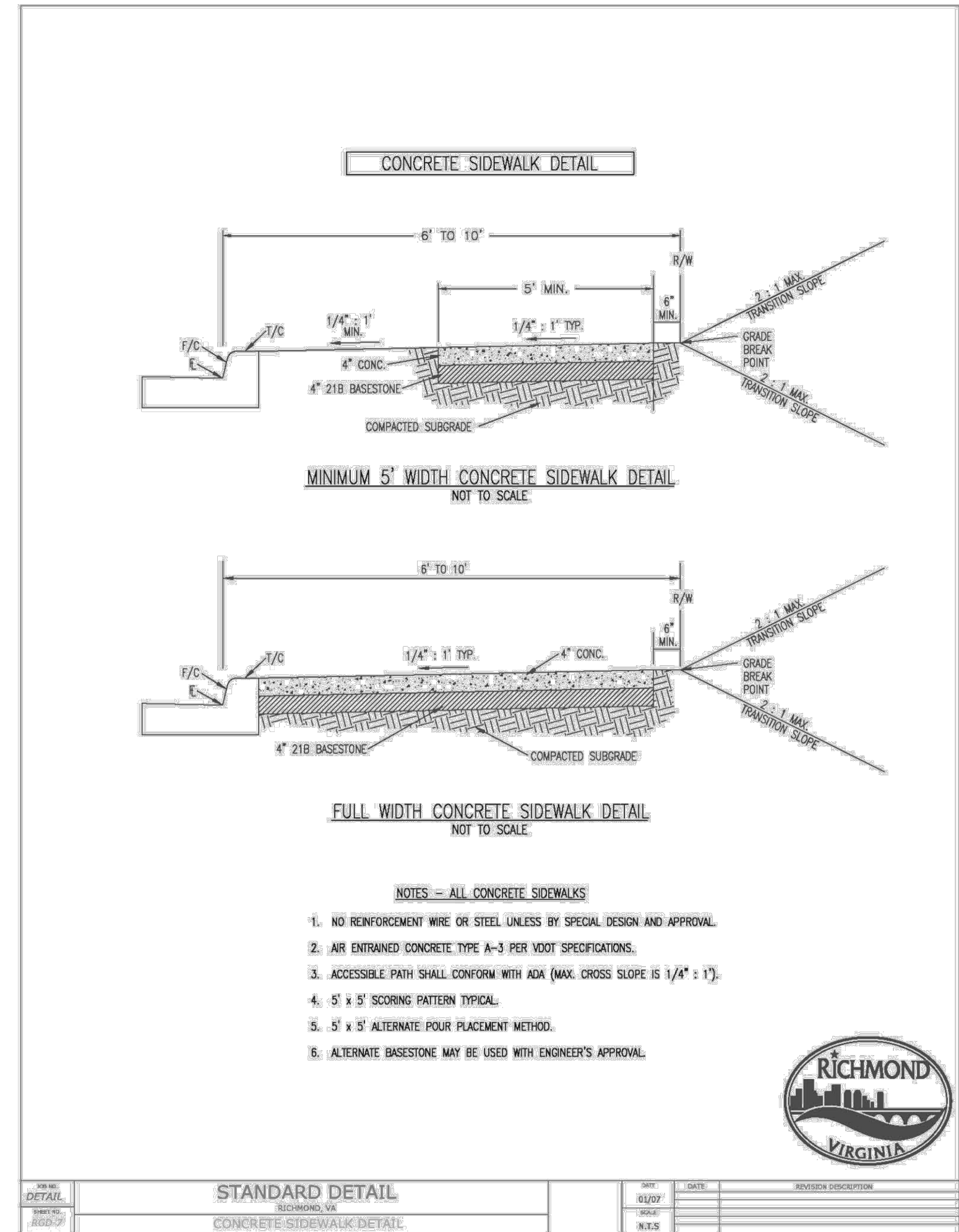


NOTE:
TOOLED JOINTS
PREFERRED



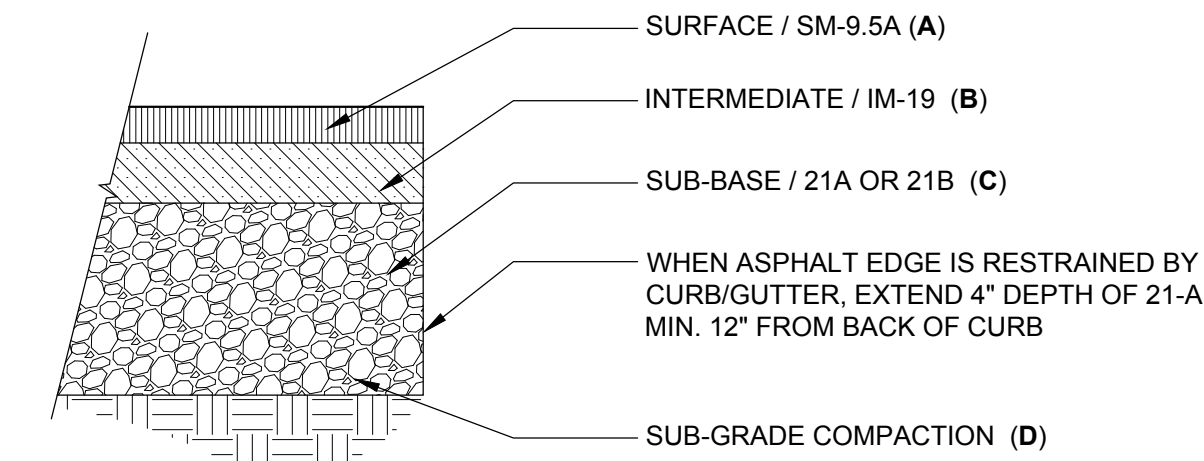
SECTION CONCRETE SIDEWALK

1 SCALE: NTS



SECTION CONCRETE SIDEWALK

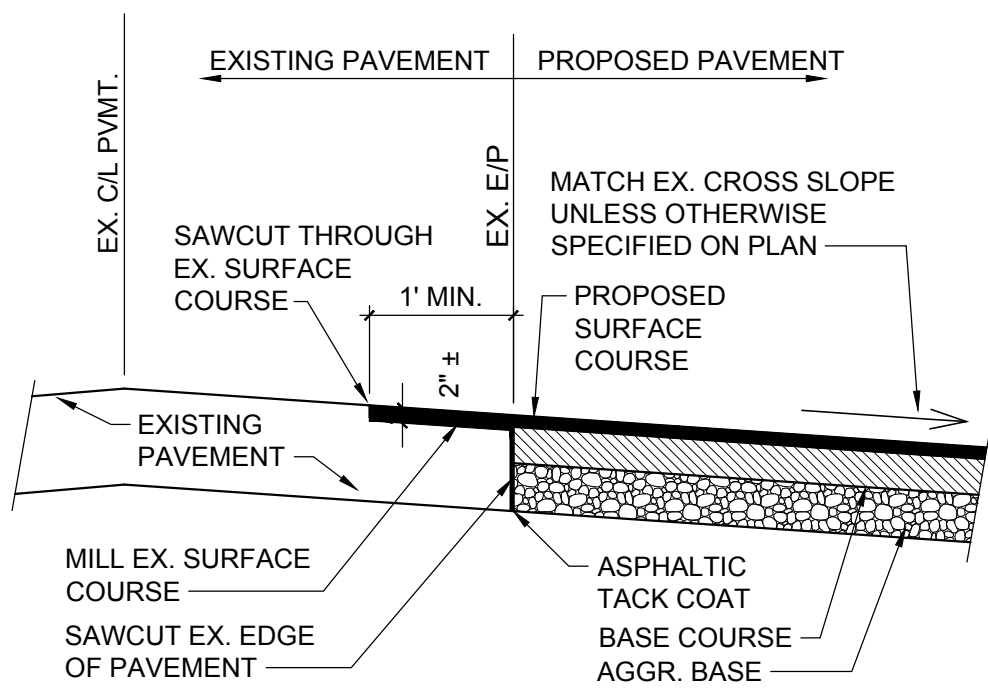
5 SCALE: NTS



ASPHALT PAVING

COURSE/VDOT SPECIFICATIONS	HEAVY DUTY	LIGHT DUTY
SURFACE/SM-9.5A (A)	1.5"	2.0"
INTERMEDIATE/IM-19 (B)	2.5"	-
SUB-BASE/21A OR 21B (C)	8.0"	8.0"
SUB-GRADE COMPACTION (D)	*98%	*95%

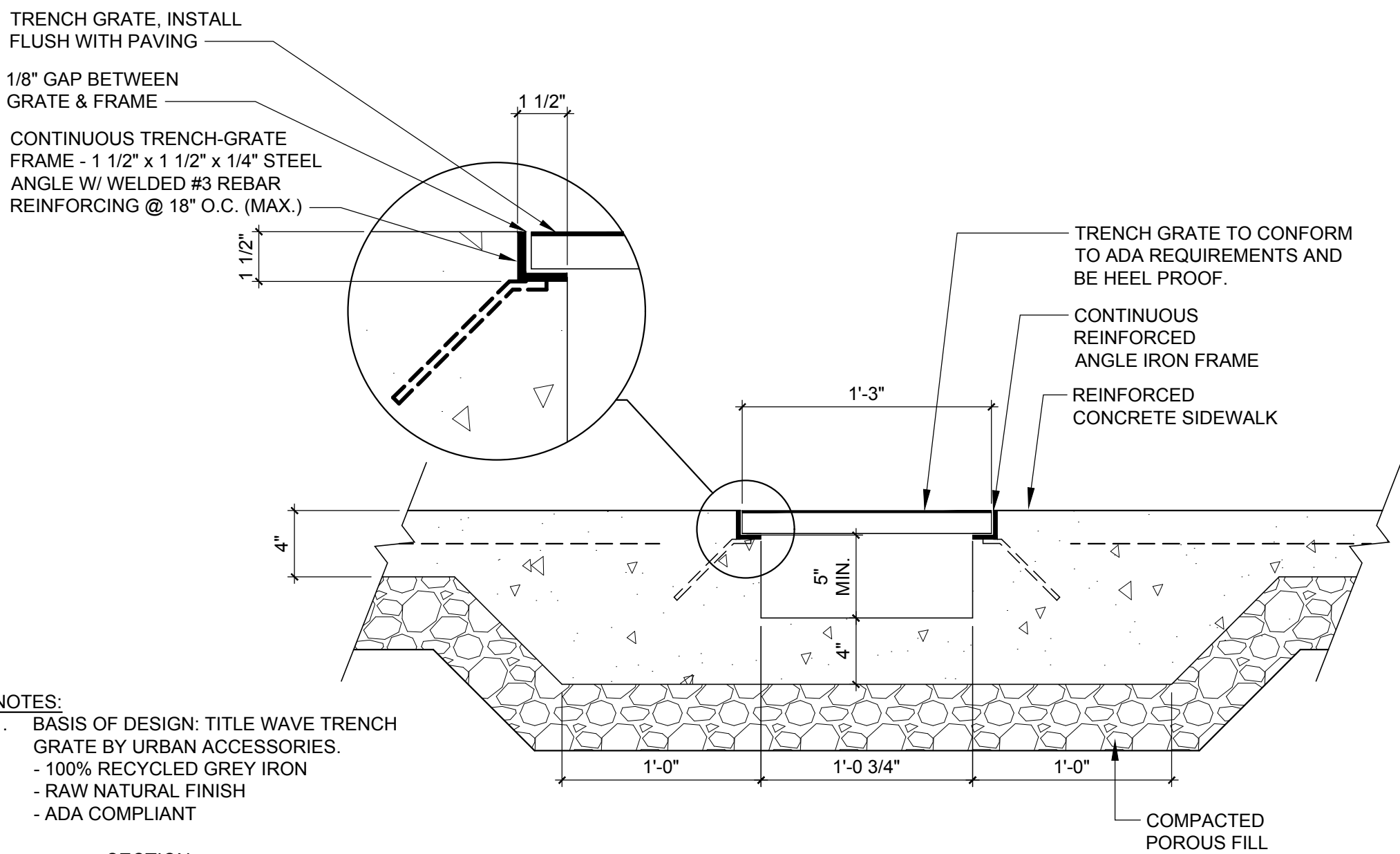
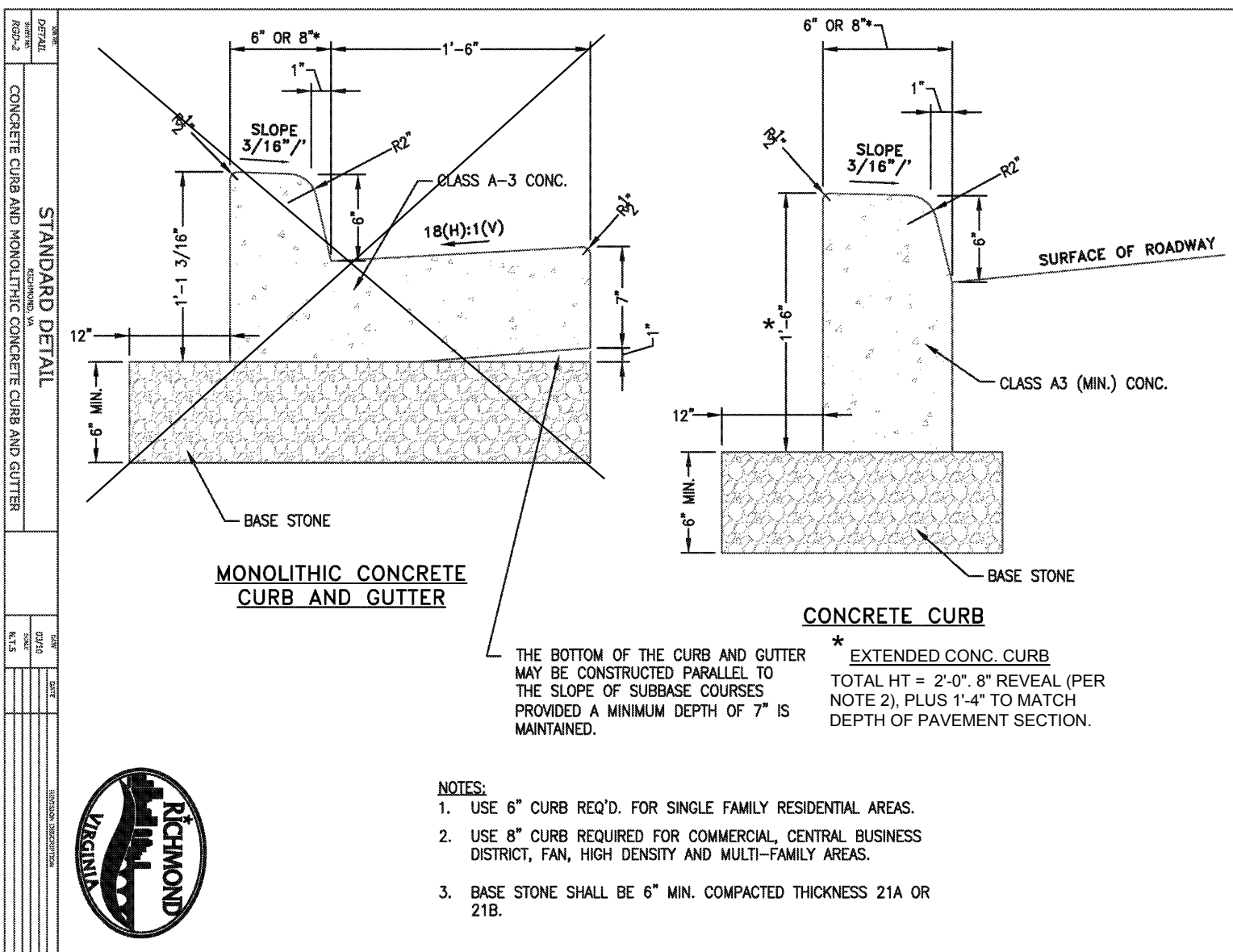
*MAXIMUM DRY DENSITY (ASTM D698, METHOD D)



NOTE: PROPOSED PAVEMENT MUST TIE
IN WITH EXISTING PAVEMENT

SECTION EXISTING TO PROPOSED ASPHALT JOINT

3 SCALE: NTS



NOTES:
1. BASIS OF DESIGN: TITLE WAVE TRENCH
GRATE BY URBAN ACCESSORIES.
- 100% RECYCLED GREY IRON
- RAW NATURAL FINISH
- ADA COMPLIANT

SECTION GRATED FLUME IN SIDEWALK

4 SCALE: NTS



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

FULTON HILL - GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

No.	Description	Date
-----	-------------	------

SITE DETAILS

REFER TO VDOT STANDARD DETAILS FOR:

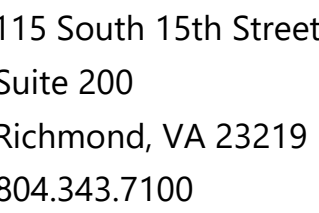
- CG-9D STANDARD GUTTER ENTRANCE
- CG-12 TYPE B DETECTABLE WARNING
SURFACE

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

VDOT STANDARD DETAILS

SCALE:

C7.00



GOVERNMENT ROAD, RICHMOND, VA

REVISIONS

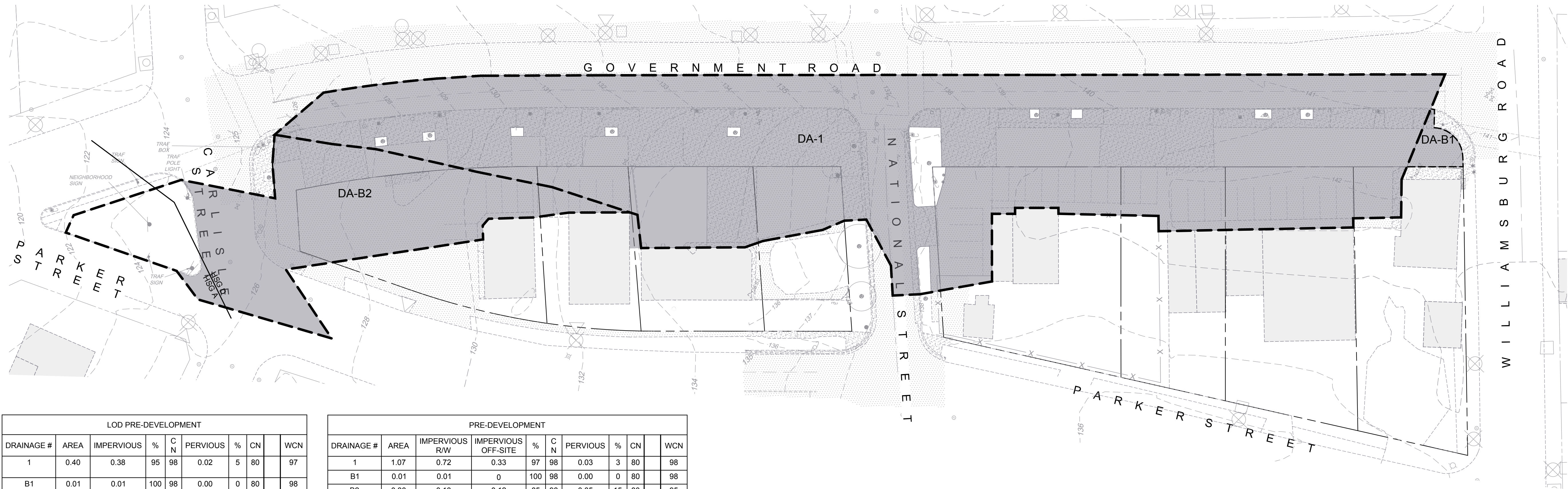
No.	Description	Date
-----	-------------	------

STORM DRAIN DETAILS

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

C7.20

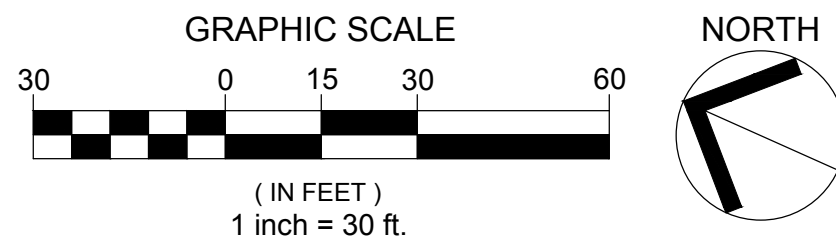
© H2 DESIGN STUDIO. EXISTING CONDITIONS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION. ANY PART OF THIS DRAWING, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF H2 DESIGN STUDIO.



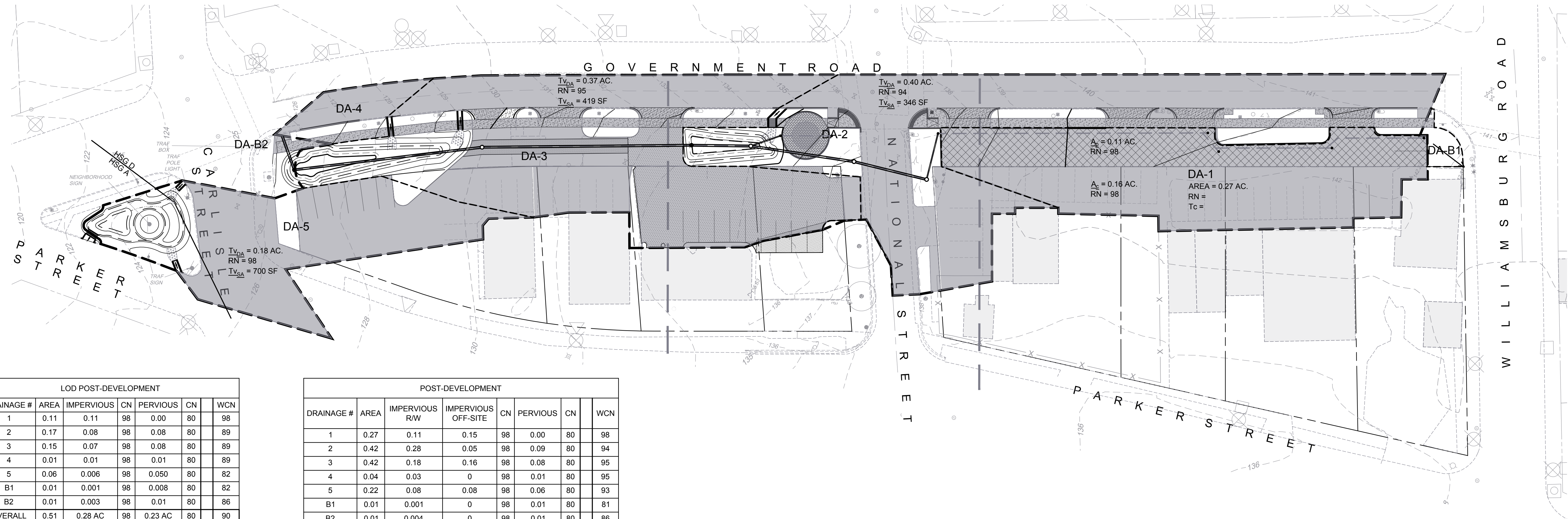
LOD PRE-DEVELOPMENT								
DRAINAGE #	AREA	IMPERVIOUS	%	C N	PERVIOUS	%	CN	WCN
1	0.40	0.38	95	98	0.02	5	80	97
B1	0.01	0.01	100	98	0.00	0	80	98
B2	0.10	0.05	53	98	0.05	47	80	90
OVERALL	0.51 AC	0.45 AC	87	98	0.07 AC	13	80	96

PRE-DEVELOPMENT									
DRAINAGE #	AREA	IMPERVIOUS R/W	IMPERVIOUS OFF-SITE	%	C N	PERVIOUS	%	CN	WCN
1	1.07	0.72	0.33	97	98	0.03	3	80	98
B1	0.01	0.01	0	100	98	0.00	0	80	98
B2	0.30	0.13	0.12	85	98	0.05	15	80	95
OVERALL	1.38 AC	0.86 AC	0.45 AC	95	98	0.07 AC	5	80	97

EXISTING CONDITIONS



PROPOSED CONDITIONS



LOD POST-DEVELOPMENT							
DRAINAGE #	AREA	IMPERVIOUS	CN	PERVIOUS	CN		WCN
1	0.11	0.11	98	0.00	80		98
2	0.17	0.08	98	0.08	80		89
3	0.15	0.07	98	0.08	80		89
4	0.01	0.01	98	0.01	80		89
5	0.06	0.006	98	0.050	80		82
B1	0.01	0.001	98	0.008	80		82
B2	0.01	0.003	98	0.01	80		86
OVERALL	0.51 AC	0.28 AC	98	0.23 AC	80		90

POST-DEVELOPMENT									
DRAINAGE #	AREA	IMPERVIOUS R/W	IMPERVIOUS OFF-SITE	CN	PERVIOUS	CN			WCN
1	0.27	0.11	0.15	98	0.00	80			98
2	0.42	0.28	0.05	98	0.09	80			94
3	0.42	0.18	0.16	98	0.08	80			95
4	0.04	0.03	0	98	0.01	80			95
5	0.22	0.08	0.08	98	0.06	80			93
B1	0.01	0.001	0	98	0.01	80			81
B2	0.01	0.004	0	98	0.01	80			86
OVERALL	1.39 AC	0.70 AC	0.44 AC	98	0.25 AC	80			95

FULTON HILL - GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

No. Description Date

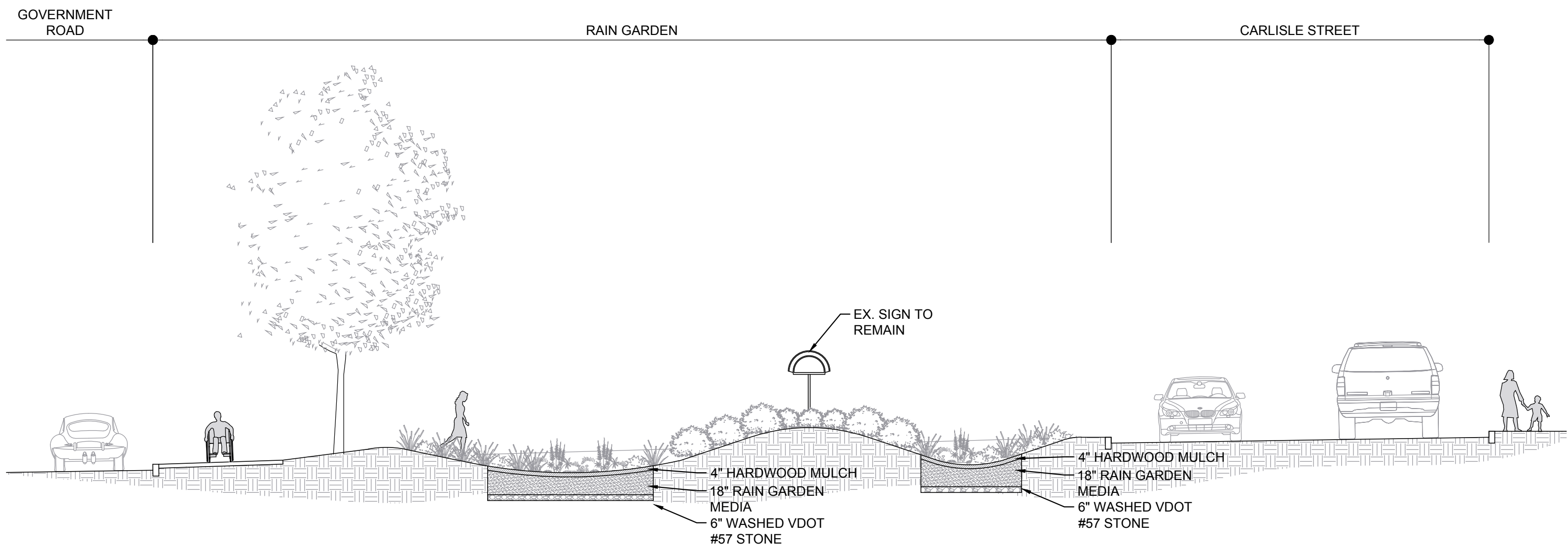
DRAINAGE AREA MAP

Designed By: CAH
Drawn By: DSN
Checked By: CAH
QA/QC By: ELG
Date: OCTOBER 12, 2022
Project Number: M21012
Sheet Number:

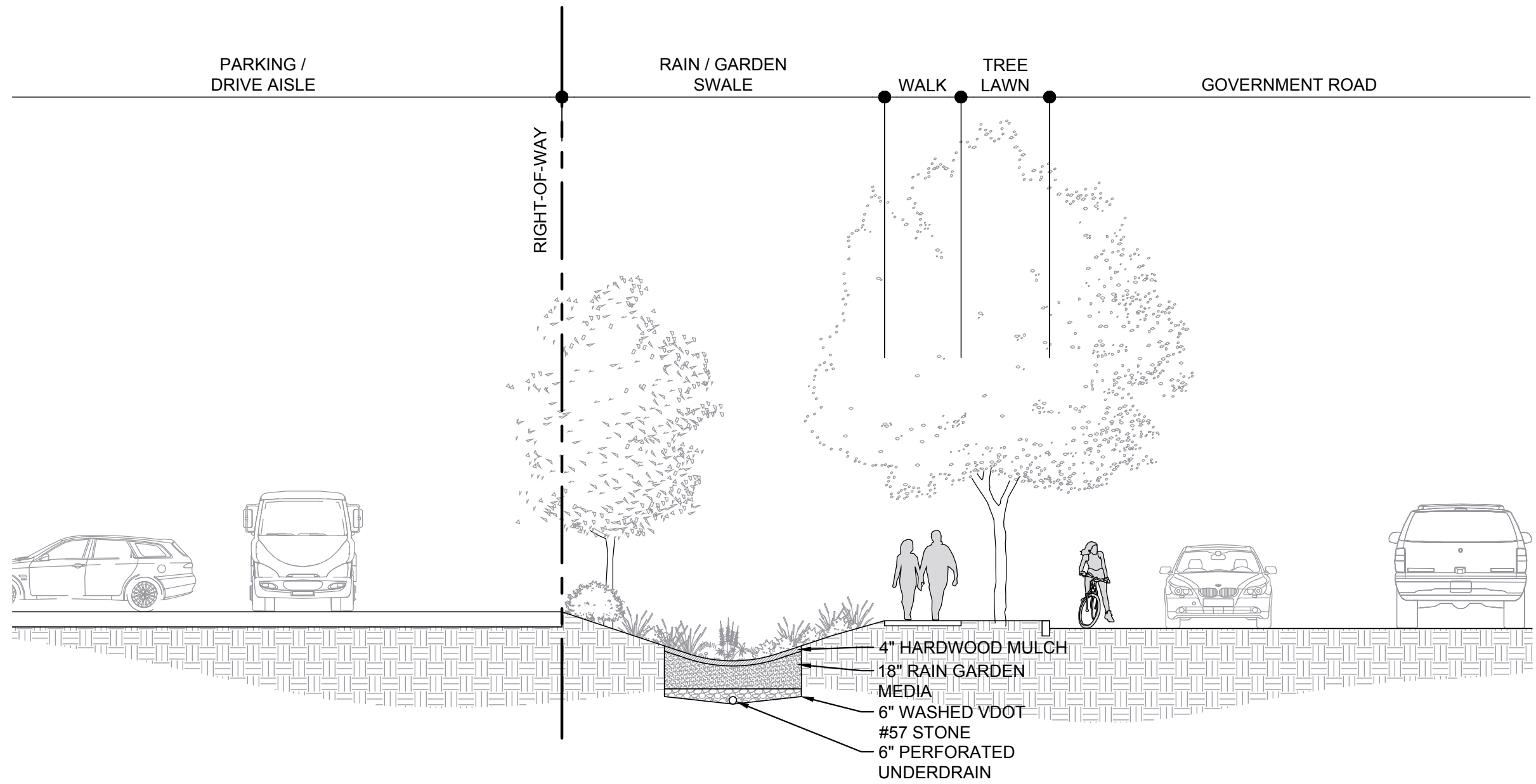
C8.00



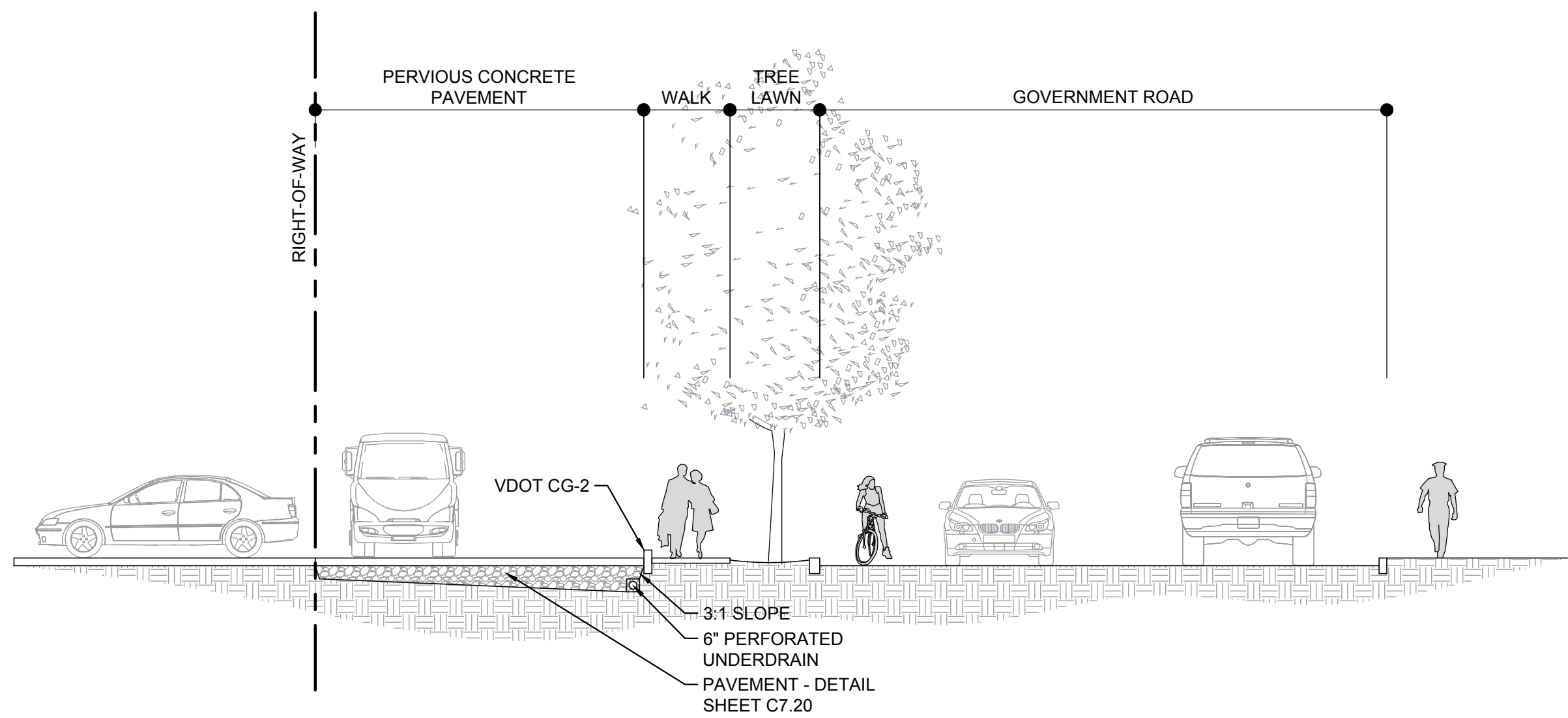
115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



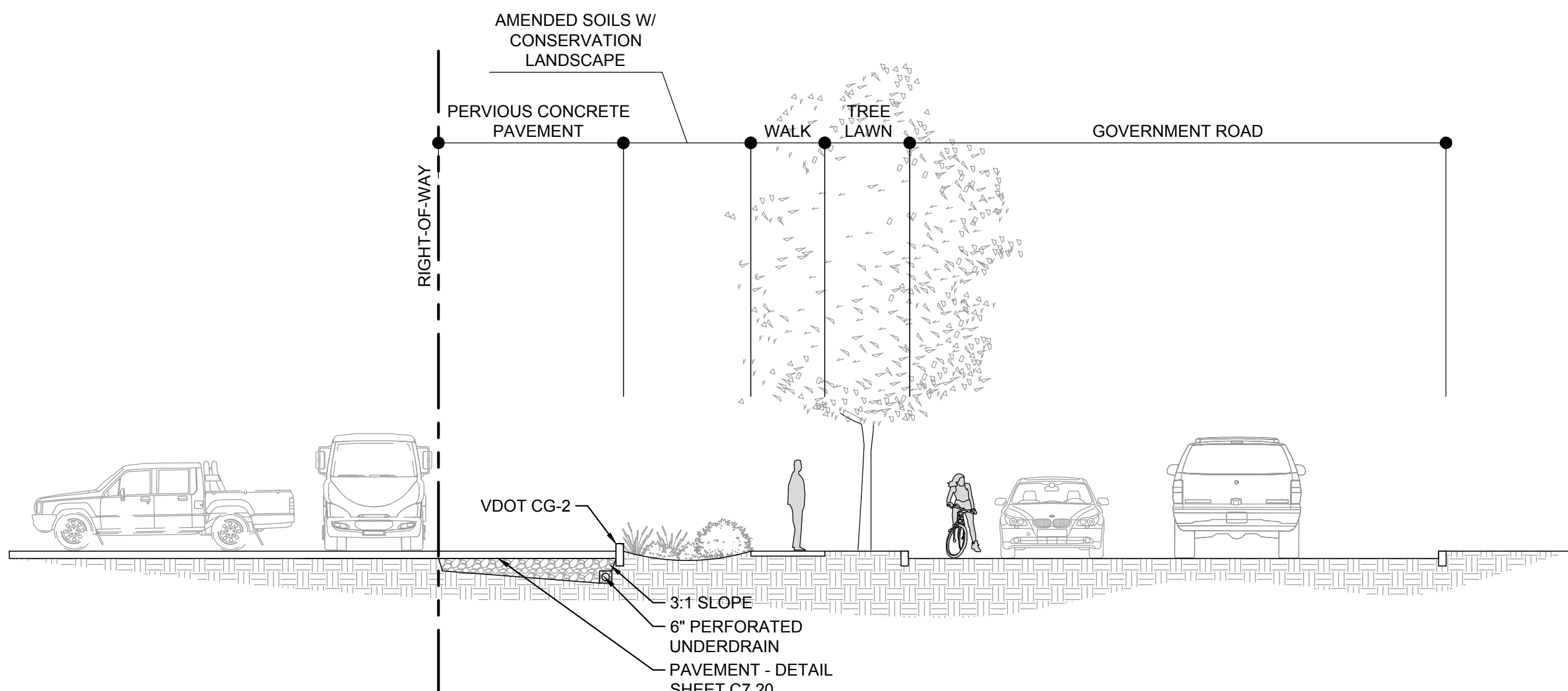
SECTION 1
1
L1.01
SCALE: 1/8" = 1'-0"



SECTION 2
2
L1.01
SCALE: 1/8" = 1'-0"



SECTION 3
3
L1.01
SCALE: 1/8" = 1'-0"



SECTION 4
4
L1.01
SCALE: 1/8" = 1'-0"

FULTON HILL - GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

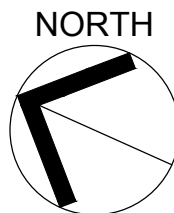
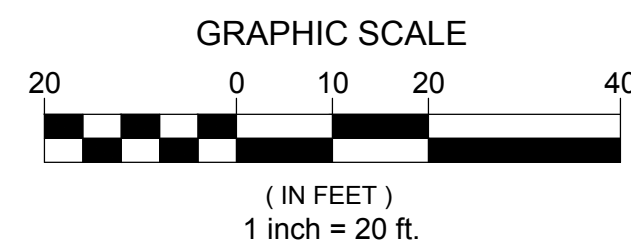
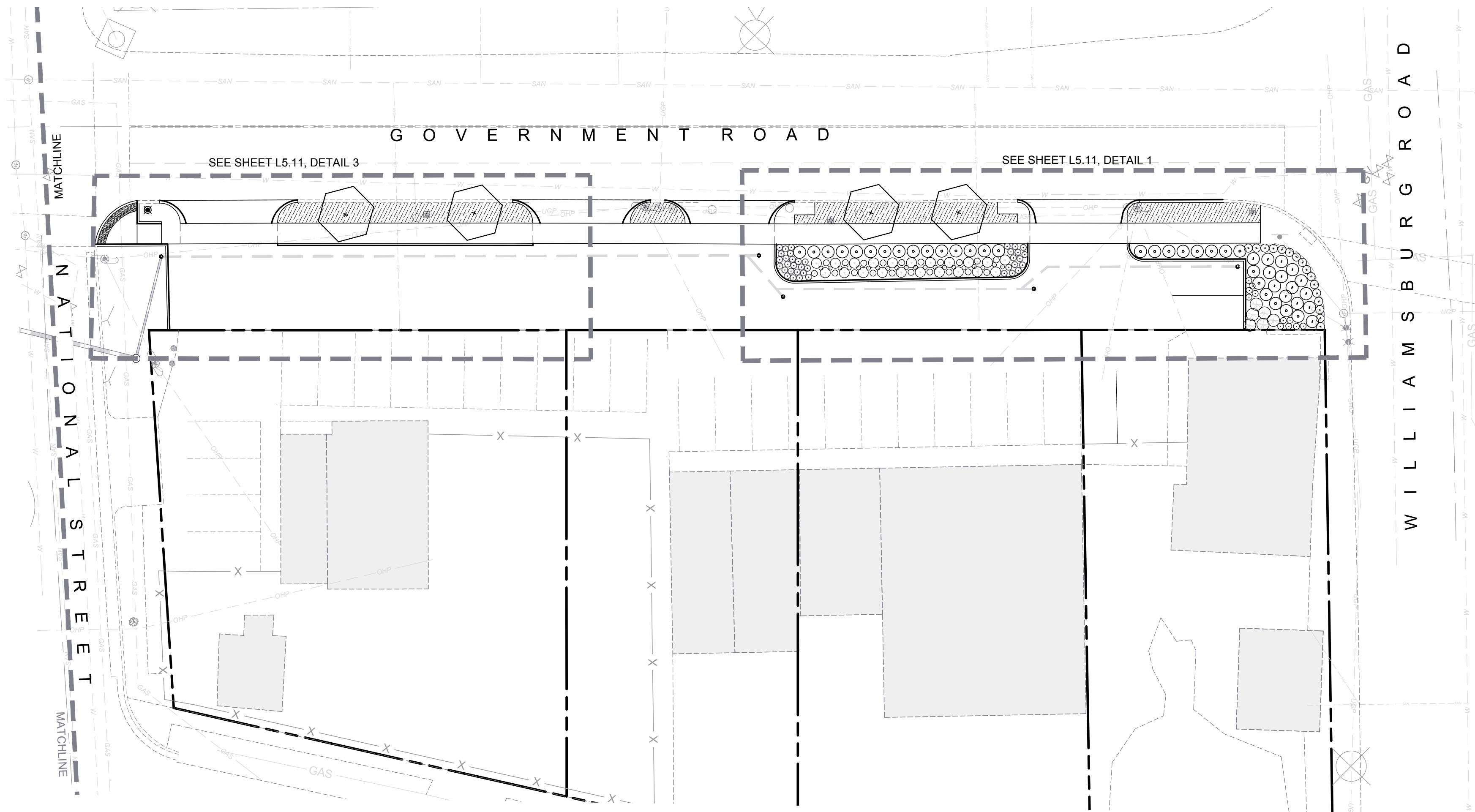
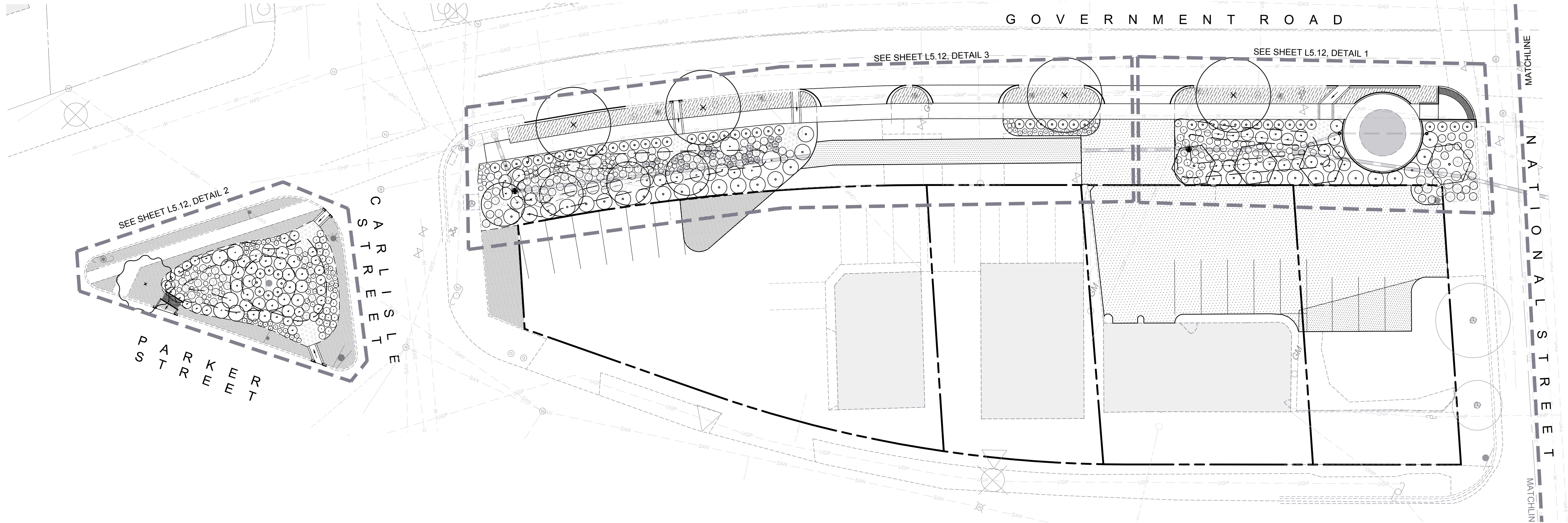
No.	Description	Date
-----	-------------	------

ILLUSTRATIVE SECTIONS

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

L3.00

© HJ DESIGN STUDIO. EXPLICITLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF HJ DESIGN STUDIO.



FULTON HILL - GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

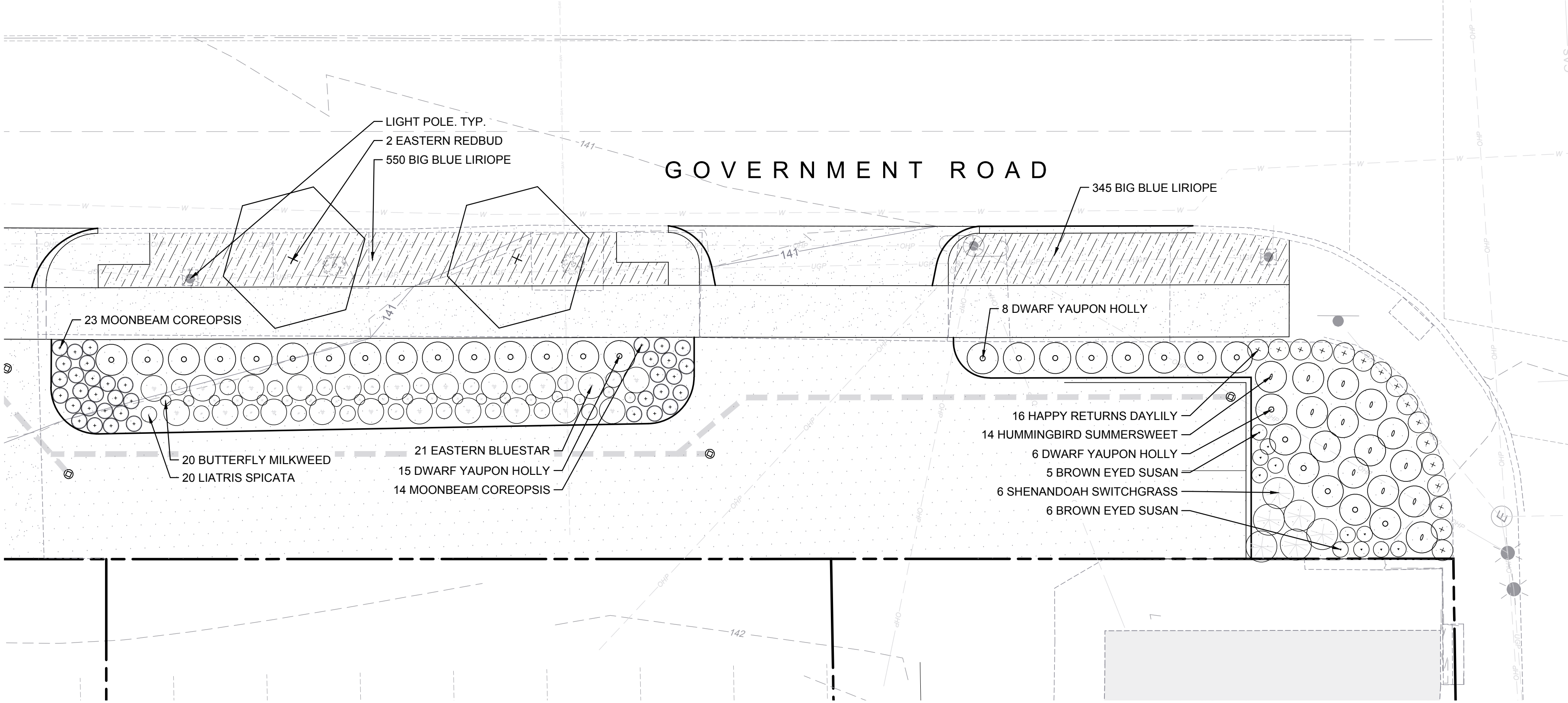
No.	Description	Date
-----	-------------	------

PLANTING PLAN OVERVIEW

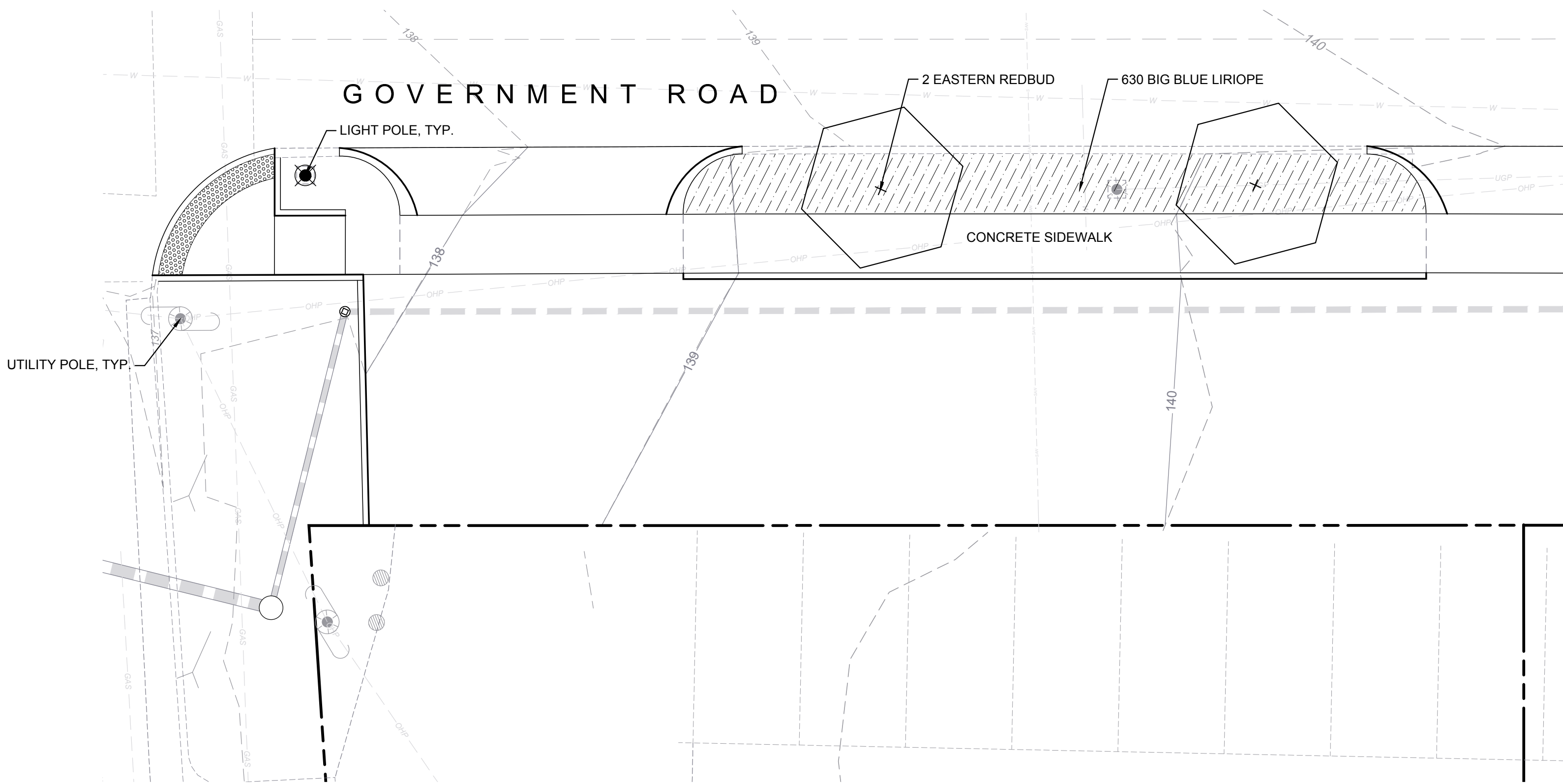
Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

L5.00

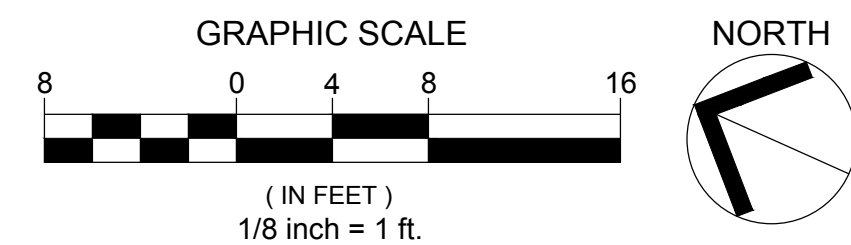
© H2 DESIGN STUDIO. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF H2 DESIGN STUDIO.



1
L1.01
PLAN
RAIN GARDEN AT INNOVATE FULTON
SCALE: 1/8" = 1'-0"



3
L1.01
PLAN
TREE LAWN AT RESTAURANT
SCALE: 1/8" = 1'-0"



FULTON HILL - GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

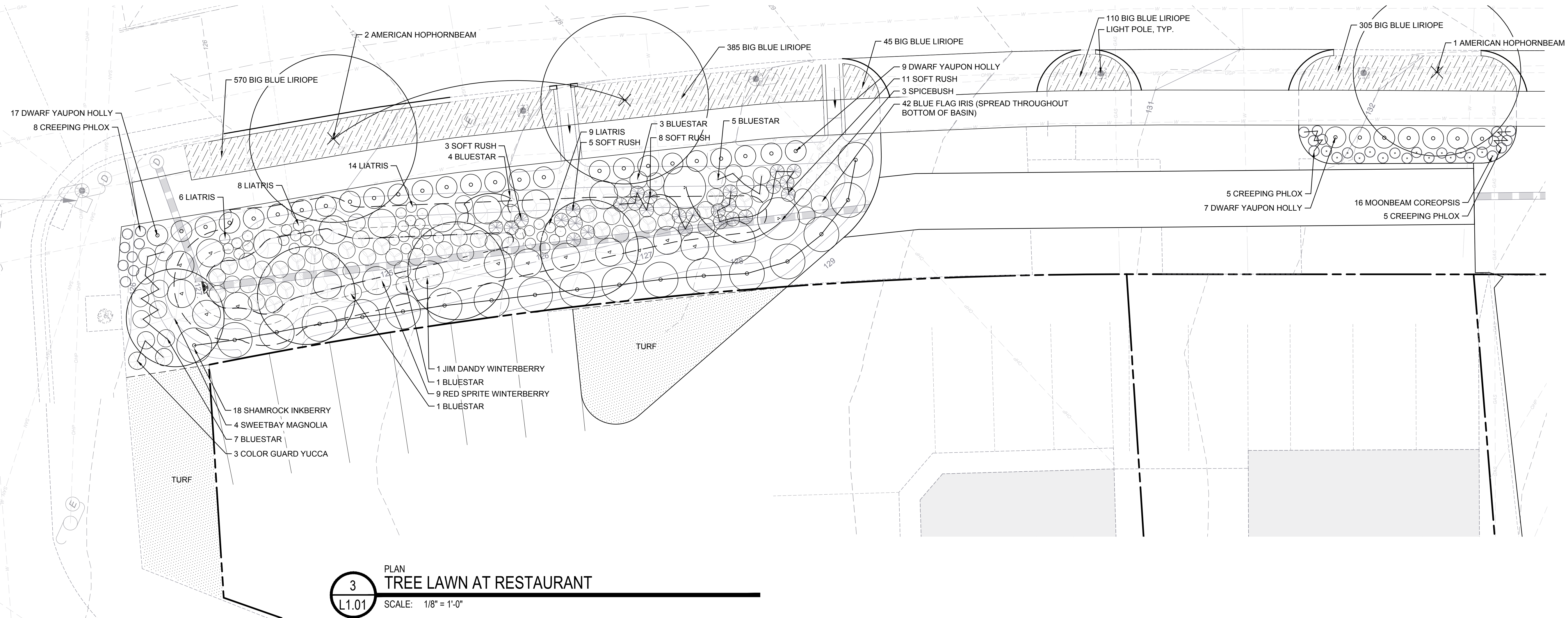
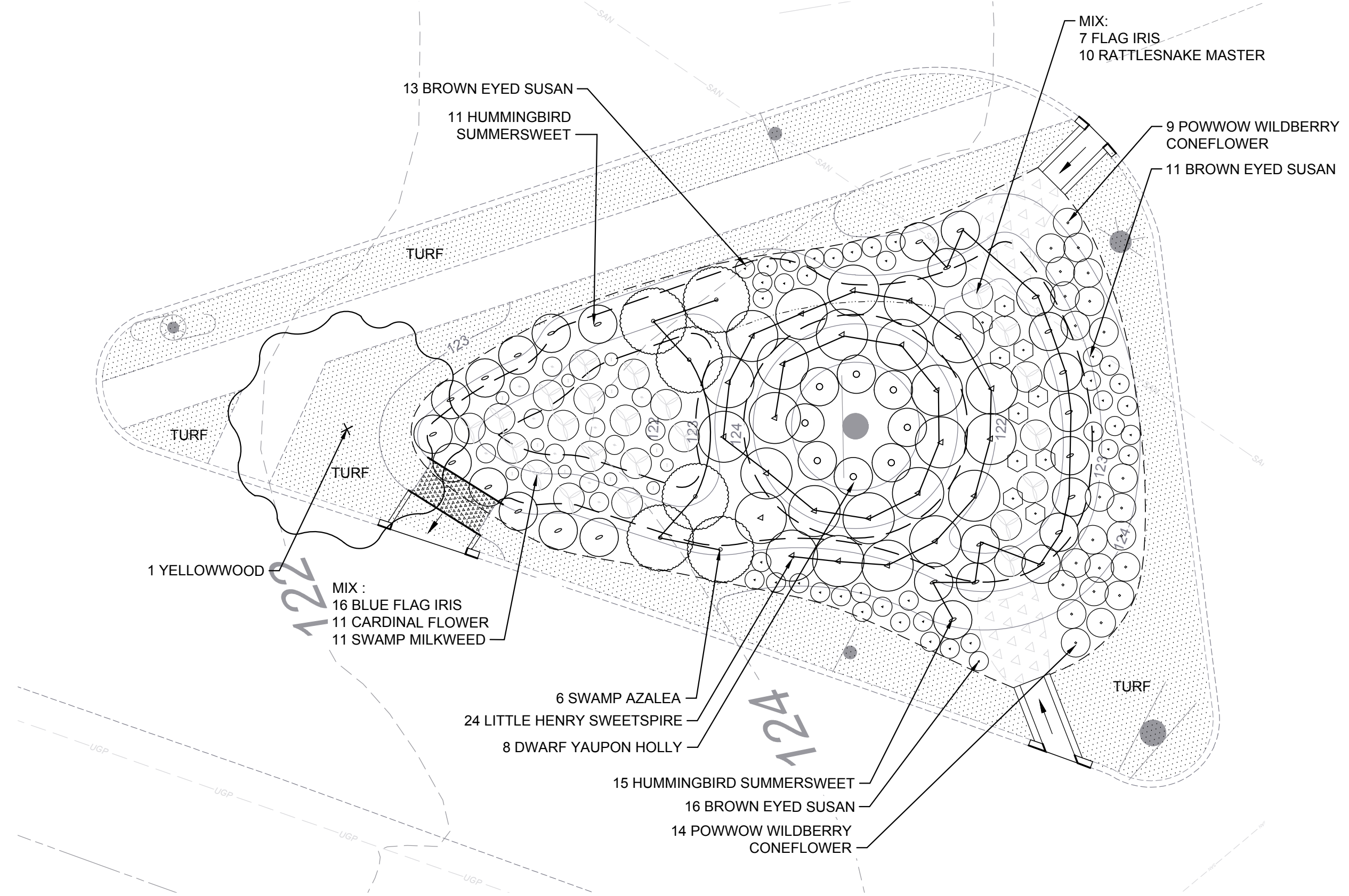
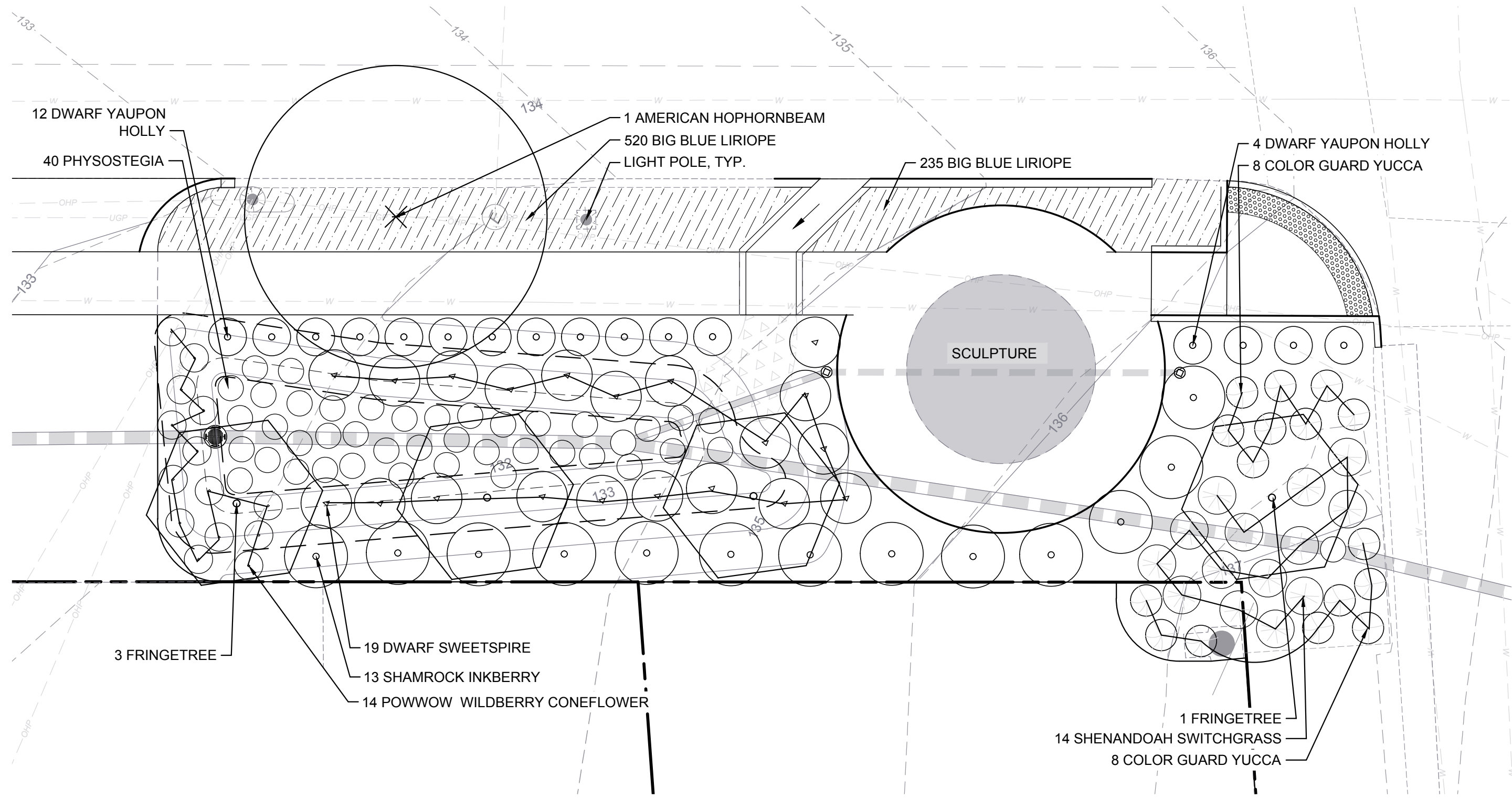
REVISIONS:

No.	Description	Date
-----	-------------	------

PLANTING ENLARGEMENTS

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	

L5.11



FULTON HILL - GREEN STREET

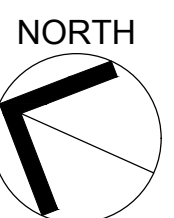
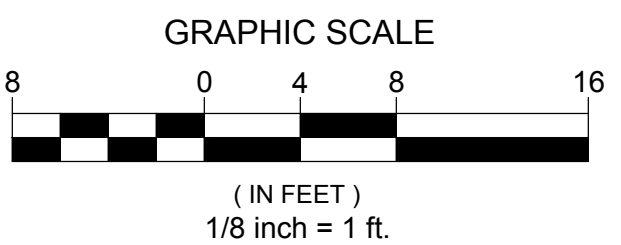
GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:

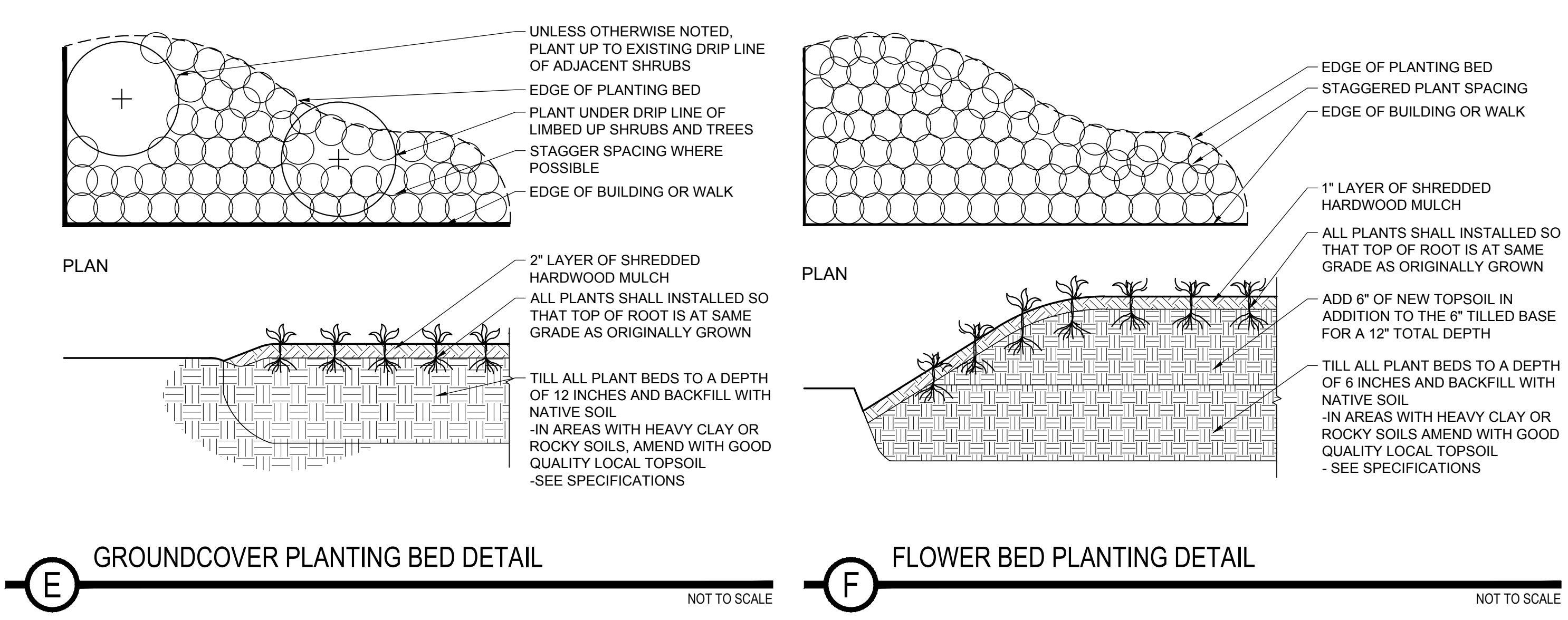
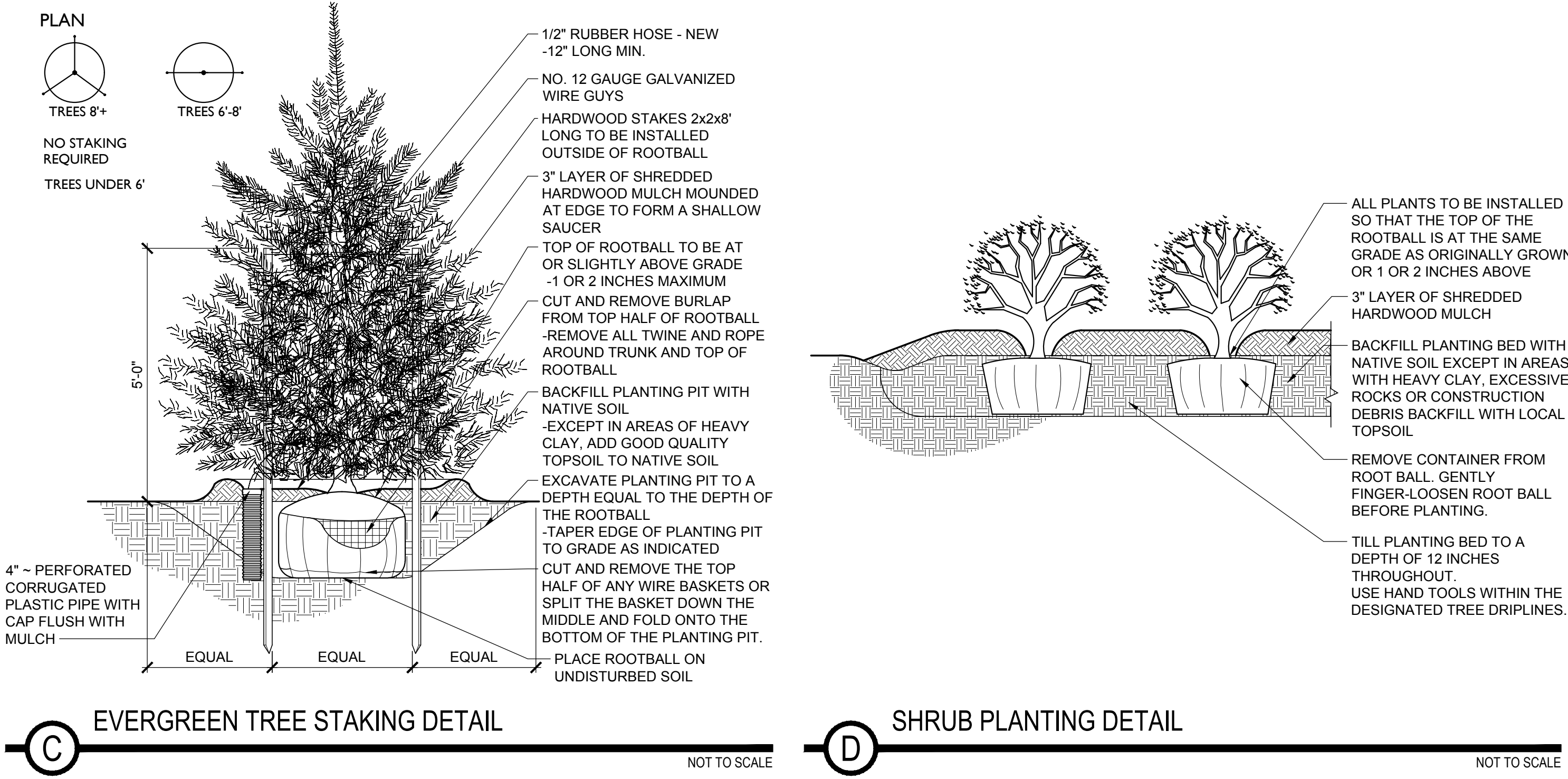
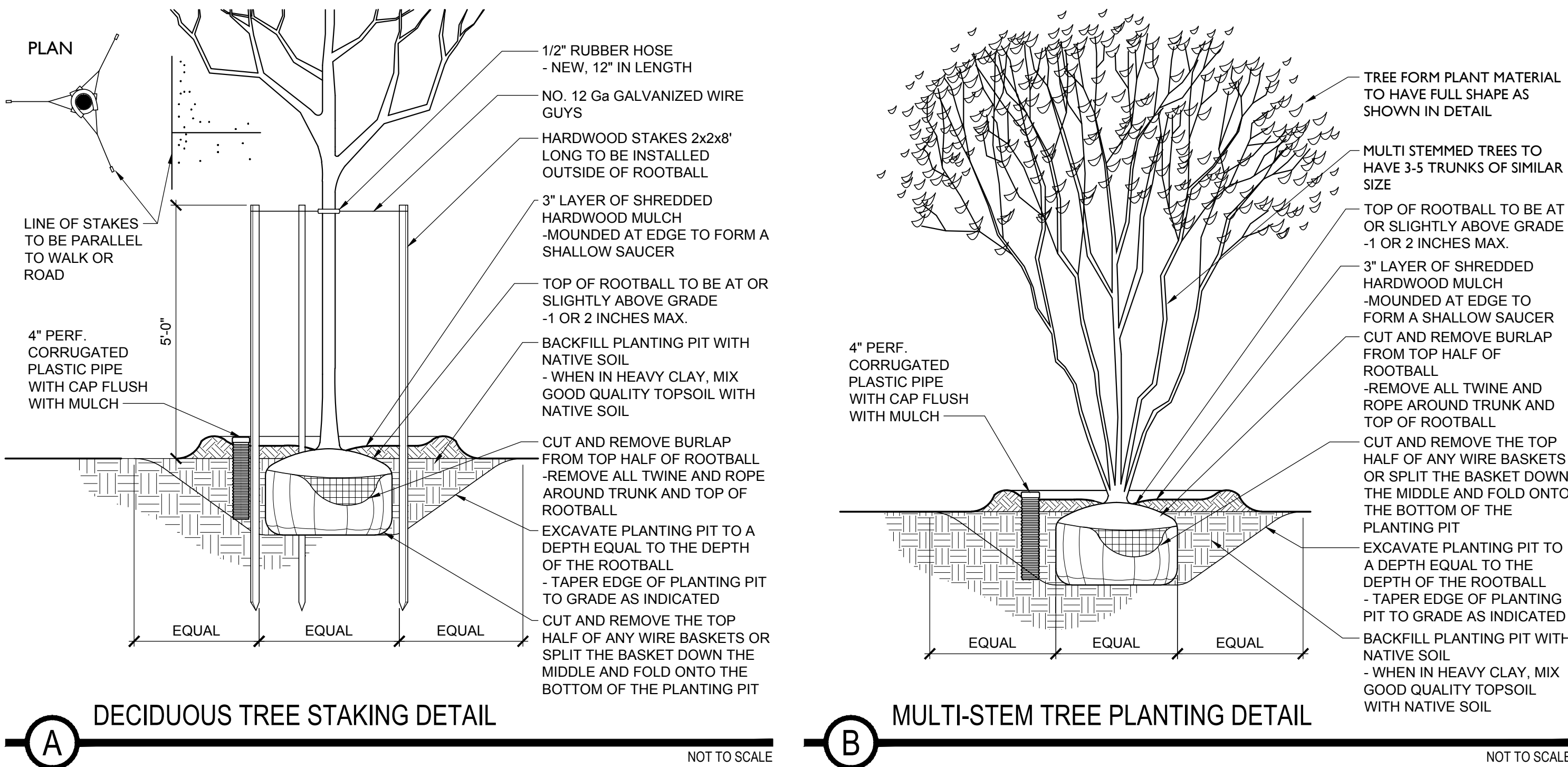
No.	Description	Date
-----	-------------	------

PLANTING ENLARGMENTS

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	



PLANTING DETAILS



© H2 DESIGN STUDIO. EXCEPT WHERE SHOWN, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF H2 DESIGN STUDIO.

PLANT MATERIAL SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HEIGHT	ROOT TYPE	DETAIL	REMARKS
TREES								
4	CERCIS CANADENSIS	EASTERN REDBUD	AS SHOWN	8-10'		B&B	A	SPECIMEN QUALITY, MATCHED
4	CHIONANTHUS VIRGINICUS	FRINGETREE	AS SHOWN	6-8'		B&B	B	MATCHED
1	CLADRASTIS KENTUCKEA	YELLOWWOOD	AS SHOWN	2.5"		B&B	A	SPECIMEN QUALITY
4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	AS SHOWN	8-10'		B&B	B	MATCHED
4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	AS SHOWN	2.5"		B&B	A	SPECIMEN QUALITY, MATCHED
SHRUBS								
40	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	AS SHOWN		18" MIN.	CONT.	D	
31	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	AS SHOWN		24" MIN.	CONT.	D	
1	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY (MALE)	AS SHOWN		24" MIN.	CONT.	D	
9	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	AS SHOWN		24" MIN.	CONT.	D	
86	ILEX VOMITORIA 'BORDEAUX'	DWARF YAUPON HOLLY	AS SHOWN		18" MIN.	CONT.	D	
57	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	AS SHOWN		24" MIN.	CONT.	D	
3	LINDERA BENZOIN	NORTHERN SPICEBUSH	AS SHOWN		24" MIN.	CONT.	D	
6	RHODODENDRON VISCOSUM	SWAMP AZALEA	AS SHOWN		21" MIN.	CONT.	D	
19	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	AS SHOWN		18" MIN.	CONT.	D	
PERENNIALS, GROUND COVER, AND ORNAMENTAL GRASSES								
47	AMSONIA TABERNAEMONTANA	EASTERN BLUESTAR	AS SHOWN			1 GAL.	E	
11	ASCLEPIAS INCARNATA	SWAMP MILKWEED	AS SHOWN			1 GAL.	E	
20	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	AS SHOWN			1 GAL.	E	
53	COREOPSIS 'MOONBEAM'	MOONBEAM COREOPSIS	AS SHOWN			1 GAL.	E	
37	ECHINACEA PURPUREA 'POWWOW WILDBERRY'	POWWOW WILDBERRY	AS SHOWN			1 GAL.	E	
10	ERYNGIUM YUCCIFOLIUM	RATTLESNAKE MASTER	AS SHOWN			1 GAL.	E	
16	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	AS SHOWN			1 GAL.	E	
65	IRIS VERSICOLOR	BLUE FLAG IRIS	AS SHOWN			1 GAL.	E	
27	JUNCUS EFFUSUS	SOFT RUSH	AS SHOWN			1 GAL.	E	
57	LIATRIS SPICATA	DENSE BLAZING STAR	AS SHOWN			1 GAL.	E	
11	LOBELIA CARDINALIS	CARDINAL FLOWER	AS SHOWN			1 GAL.	E	
3695	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	9" O.C.			4" POT	E	
20	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	AS SHOWN			3 GAL.	E	
18	PHLOX SUBULATA	CREeping PHLOX	AS SHOWN			1 GAL.	E	
40	PHYSOSTEGIA VIRGINIANA	FALL OBEDIENT PLANT	AS SHOWN			1 GAL.	E	
51	RUDBECKIA TRILOBA	BROWN EYED SUSAN	AS SHOWN			1 GAL.	E	

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNIT PRICES SHALL BE SUBMITTED AS PART OF FINAL BID.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. AN IRRIGATION SYSTEM IS NOT PROPOSED WITH THIS PROJECT.
- CONTRACTOR RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR.
- THE LANDSCAPE ARCHITECT IS THE OWNERS REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.
- ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO A.A.N. STANDARDS.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING, AND IMPROVEMENTS SHOWN AND REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
- BEDS TO CONTAIN SHRUBS OR GROUND COVER SHALL BE TILLED TO A DEPTH OF 6" AND THE SOIL CONDITIONED BY ADDING CLEAN, WELL ROTTED MANURE. IF EXISTING SOIL IS CONSIDERED TO BE UNUSABLE BY OWNER, BEDS SHALL BE TREATED TO ELIMINATE WEEDS AND WEED SEEDS.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
- ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
- ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANT MATERIALS IN THE NURSERY.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-(CURRENT EDITION).
- SOIL SHALL BE FREE OF ALL WEEDS.
- PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY COUNTY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE COUNTY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY RESULTING FROM UNATHORIZED SUBSTITUTIONS OR DOWNSIZING.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- THE ONE YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL AND ACCEPTANCE OF THE PLANTING INSTALLATION. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE INCLUDING WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION.
- CONTRACTOR SHALL REMOVE STAKING FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.

FULTON HILL -
GREEN STREET

GOVERNMENT ROAD, RICHMOND, VA

REVISIONS:		
No.	Description	Date

PLANTING NOTES,
DETAILS, AND
SCHEDULE

Designed By:	CAH
Drawn By:	DSN
Checked By:	CAH
QA/QC By:	ELG
Date:	OCTOBER 12, 2022
Project Number:	M21012
Sheet Number:	