

108 S. BELVIEW NEAR WEST CITY OF RICHMOND

GENERAL EROSION AND SEDIMENT 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 VR 625-02-00 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 THE 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.

STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PLAN. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE PLAN CAN NOT BE CARRIED OUT.

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 (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

SEEDING SCHEDULE

ALL CUT AND FILL SLOPES AND CHANNELSIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:

- A. 100 LBS. PER 1,000 SQ. FT. GROUND LIMESTONE OR EQUIVALENT.
B. 20 LBS. OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQ. FT.
C. VARIETIES TO BE SEEDED:
1. SPRING SEEDING MARCH 1 - APRIL 30; SPRING OATS 2.5 LBS. PER 1,000 SQ. FT.
2. SUMMER SEEDING MAY 1 - AUGUST 1; WEEPING LOVE GRASS AT 2 OZ. PER 1,000 SQ. FT. MIXED WITH 1 BUSHEL SAWDUST FOR UNIFORM SEEDING.
3. AUTUMN SEEDING AUGUST 1 - NOVEMBER 15; TALL FESCUE (KY 31) AT 1.5 LBS. PER 1,000 SQ. FT.

CITY OF RICHMOND - GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET THE LATEST REQUIREMENTS OF THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-522-7001) BEFORE BEGINNING ANY EXCAVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS AND SHALL NOTIFY THE PROPER AUTHORITIES AT THE START OF CONSTRUCTION SO THAT WORK MAY BE INSPECTED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE ANY EXISTING RIGHT-OF-WAY MONUMENTS. ANY MARKERS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
5. CURRENT SPECIFICATIONS OF THE CITY OF RICHMOND SHALL GOVERN POURING, CURING, FORMS, REINFORCEMENT, WORKMANSHIP, ETC OF ALL CONCRETE USED ON THIS PROJECT.
6. EXCESS EXCAVATION IS TO BE DISPOSED OF AS DIRECTED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER CITY AGENCIES (24) TWENTY FOUR HOURS PRIOR TO BEGINNING CONSTRUCTION.
8. CONCRETE FOR CURBS SHALL BE CLASS A-3 PER CURRENT SPECIFICATIONS OF THE CITY OF RICHMOND.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION.
10. ALL PARKING LOT STRIPING SHALL BE WHITE.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF SIDEWALK, CURB, GUTTER, AND PAVEMENT THAT MAY BE IN SOME STATE OF DISREPAIR. A DPW INSPECTOR WILL MEET THE DEVELOPER, ON SITE, TO EVALUATE EXISTING CURB, GUTTER, AND SIDEWALK.
12. EXISTING ENTRANCES AND RAMPS THAT WILL NOT BE UTILIZED BY THE PROJECT MUST BE REMOVED AND REPLACED WITH SIDEWALK, CURB, AND GUTTER TO MATCH THE RUNNING PROFILE. A DPW INSPECTOR WILL MEET THE DEVELOPER, ON SITE, TO INDICATE THE ENTRANCES AND RAMPS TO BE REMOVED.
13. DESTRUCTIVE WORK WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS OR REPAIR/REPLACEMENT OF EXISTING IMPROVEMENTS MUST ADHERE TO GUIDELINES FOR THE RESTORATION OF TRENCH CUTS SPECIFIED IN THE DPW RIGHT-OF-WAY EXCAVATION & RESTORATION MANUAL. THIS WILL AFFECT THE WIDTH OF ASPHALT MILLING AND OVERLAY ACCORDING TO THE AGE OF THE EXISTING ASPHALT, WIDTH OF PROPOSED UTILITY TRENCH, AND SPACING OF PROPOSED UTILITY CUTS.
14. TRAFFIC ESTIMATE PROVIDED FOR PLAN PURPOSES ONLY:
AM PEAK HR. = 11 VPH (ITE CODE 223)
PM PEAK HR. = 17 VPH (ITE CODE 223)

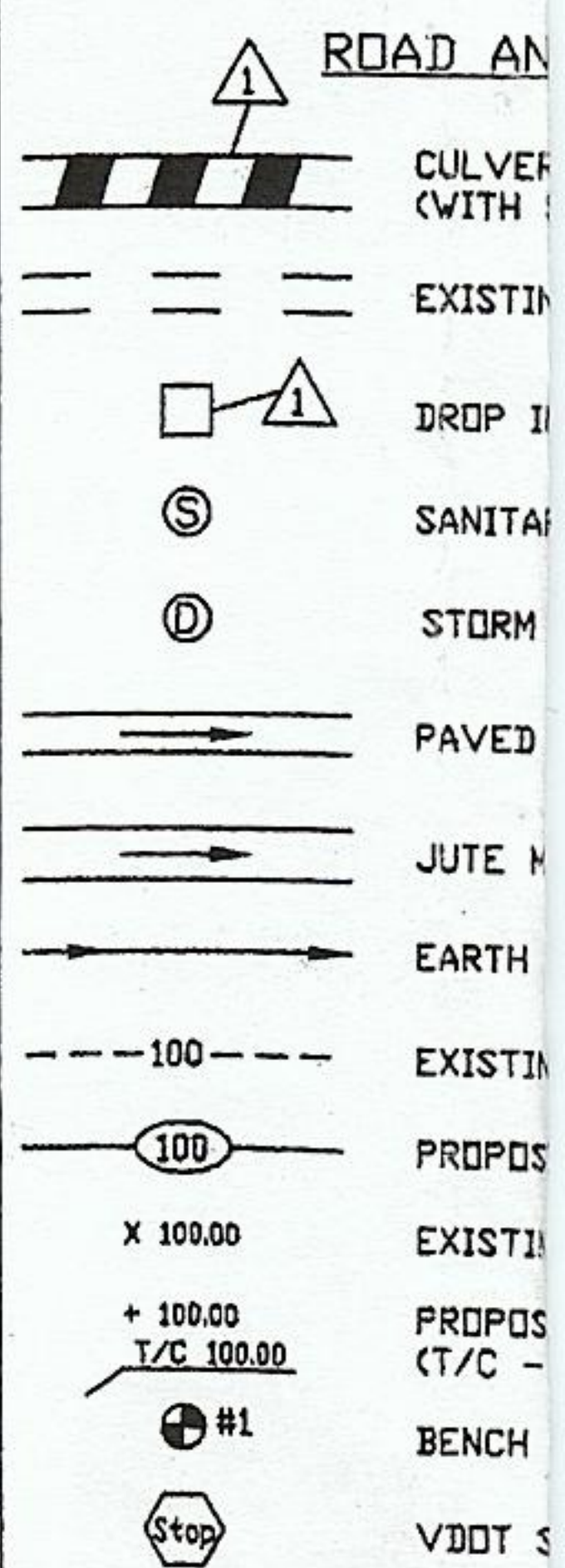
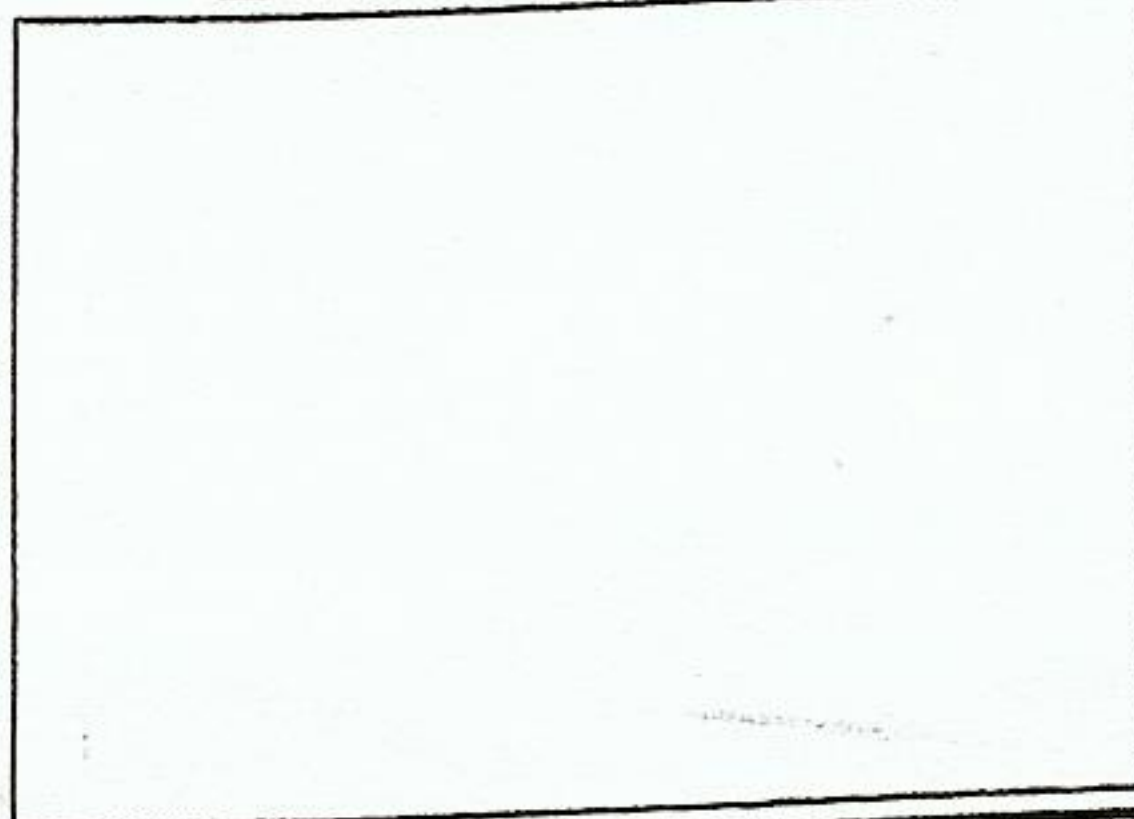
CITY OF RICHMOND - C.B.P.A. NOTES

1. NO WETLAND IMPACTS ARE PROPOSED WITH THIS PROJECT.
2. THIS PROJECT IS NOT WITHIN THE LIMITS OF THE R.M.A.

SITE SUMMARY & NOTES:

1. ZONING: B-3
2. PARCEL ID NUMBER: 68014, 36098, 19157, 37276
3. OWNER: EVA, L.L.C.
4. DEVELOPER: VED JAIN
5. PROJECT SUMMARY:
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL AND RETAIL
ACREAGE: 0.60 ACRES
BUILDING: BLDG - 4 STORY BUILDING
77,445 SQ.FT.
6. PARKING:
PARKING REQUIRED BY ZONING: 1 PER 4 UNITS.
SPACES REQUIRED FOR 68 UNITS = 68/4 = 17 SPACES.
SPACES PROVIDED AT GROUND FLOOR = 47 (INCLUDING ONE HANDICAPPED SPACE)
RETAIL SPACE #1 = 1195 S.F. PARKING REQUIRED @ 1 SPACE PER 300 S.F.
(1195/300) = 4 SPACES
IF THIS SPACE IS USED AS RESTAURANT (REQUIRED) PARKING SPACES:
(1195/100) = 12 SPACES
RETAIL SPACE #2 = 1762 S.F. PARKING REQUIRED @ 1 SPACE PER 300 S.F.
(1762/300) = 6 SPACES
PARKING SPACE REQUIRED: SPACES #1 AND #2 ARE BOTH FOR RETAIL THEN:
4+6=10 SPACES TOTAL
PARKING SPACE REQUIRED: IF SPACE #1 IS RESTAURANT AND #2 RETAIL THEN:
12+6=18 SPACES TOTAL
SEVENTEEN (17) EXTERIOR SPACES HAVE BEEN PROVIDED OUTSIDE AND ONE (1) INTERIOR SPACE WILL BE PROVIDED IF SPACE #1 IS USED FOR RESTAURANT
- NOTE: PARKING SPACES SHALL BE DELINEATED BY 4" WIDE WHITE PAINTED LINES.
WATER: CITY
SEWER: CITY
7. LANDSCAPING AND SITE IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED SO AS TO NOT INTERFERE WITH THE SIGHT DISTANCE NEEDS OF DRIVERS WITHIN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS.
8. GROUND FLOOR AREA FOR BUSINESS USE IS 20,830 SQ.FT.
PERMISSIBLE RESIDENTIAL AREA = 3x20,830=62,490 SQ.FT.
RESIDENTIAL AREA PROVIDED : 18,875x3 = 56,625 SQ.FT.
TOTAL BUILDING AREA: 20,830 + 56,625 = 77,445 S.F.
9. ALLOWABLE HEIGHT 35' FROM MEDIAN GRADE TO TOOP OF GRAVEL STOP OR PARAPET WALL
ACTUAL HEIGHT PROVIDED = 34'-10.5"
10. MEAN GRADE IS BASED UPON THE FOLLOWING:
LOWEST FINISHED GRADE AT THE FRONT LEFT SIDE OF THE BUILDING IS EQUAL TO 157.74'
HIGHEST FINISHED GRADE LOCATED NEAR THE RIGHT REAR CORNER OF THE BUILDING IS EQUAL TO 168.8'
MEAN GRADE IS EQUAL TO (157.74+168.8)/2=163.27'

POD APPROVAL:



AND INSTALLED FOR WIND
ECT. 1608 OF IBC 2003.
ID SNOW LOAD 30

ACCENT BRICK
TYPE-1

STAPLE VINYL TO
ALUMINUM & USE
VINYL INSLEY (TYP.)

TEUSSES FROM 1"X1" ALUMINUM
FRAME WELDED MAX. SPACING
3'-0" O/C

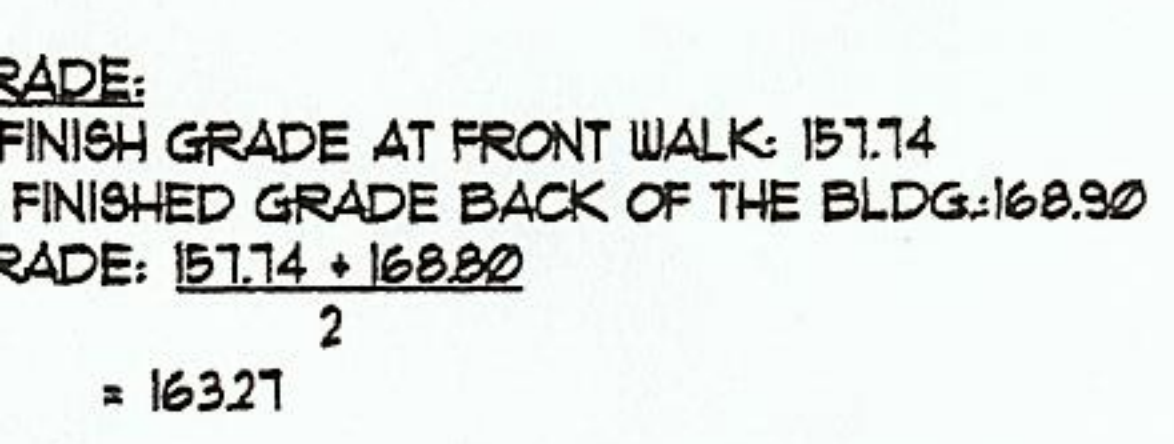
SPACE FOR OBTAINING PERMIT LATER.

TOP OF WALKWAY

AND INSTALLED FOR WIND
ECT. 1608 OF IBC 2003.
ID SNOW LOAD 30

2
A-15.1

SCALE: 1 1/2" = 1'-0"



(TOWARDS 7-11 STORE)

