

LAYOUT NOTES

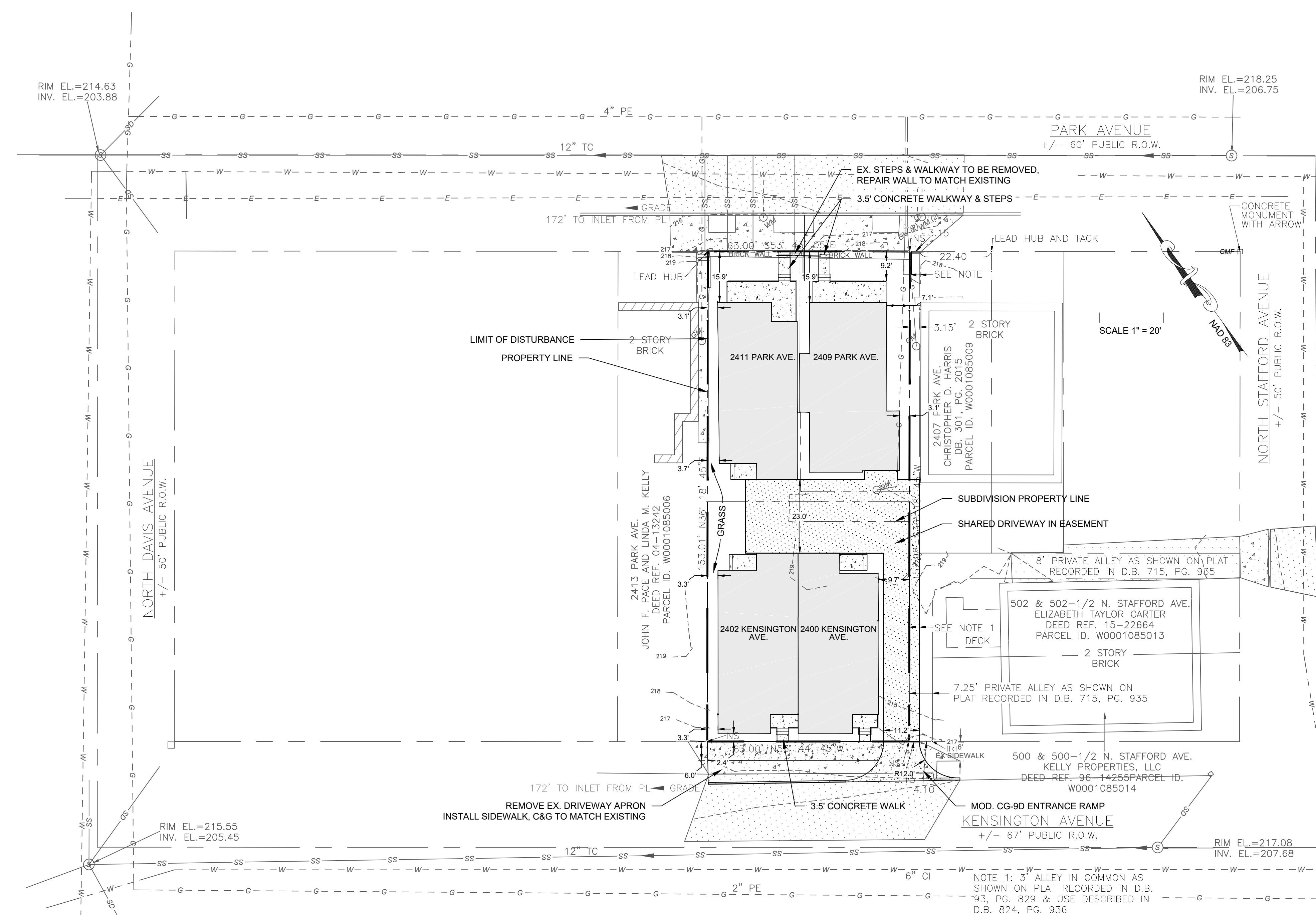
1. NOTIFY THE GENERAL CONTRACTOR IF THERE EXISTS A CONFLICT EXISTS BETWEEN THE CIVIL AND ARCHITECTURAL PLANS.
2. ALL DISTURBED CITY SIDEWALK AND CURB SHALL BE REPAIRED AND REPLACED IN ACCORDANCE WITH CITY STANDARDS. FOR SIDEWALK TIE IN, CONTRACTOR SHALL SAW-CUT AND REMOVE A REASONABLE PORTION OF DAMAGED/DEMOLISHED CONCRETE AND REPLACED ACCORDINGLY.
3. PAVEMENT REPLACEMENT FOR UTILITY LATERAL CONNECTIONS SHALL BE IN ACCORDANCE WITH CITY STANDARD PAV-2/A DATED 5/2016.
4. POWER POLE TO BE RELOCATED . COORDINATE WITH DOMINION VA POWER.
5. COORDINATE WALL STEP DETAIL WITH ARCHITECT.
6. ALL SEEDING, FERTILIZING, AND LIMING SHALL BE DONE IN ACCORDANCE WITH VESCH SPEC. 3.32 AND SPEC 3.35 FOR MULCHING. RECOMMEND REFER TO C5.0 FOR ADDITIONAL DETAILS.

ENGINEER
KINE VUE, LLC
 CIVIL ENGINEERING CONSULTING
 7100 PROSPECT AVENUE
 RICHMOND, VA 23228
 Tracy.KineVue@gmail.com
 804.307.0733

ARCHITECT
JOHANNAS DESIGN GROUP
 1901 WEST GARY STREET
 RICHMOND, VA
 Andy@johannasdesign.com
 804.358.4993

OWNER/DEVELOPER
PIERCEPROPS LLC
 2009 MONUMENT AVENUE
 RICHMOND, VA 23220
 pdc.rva@gmail.com
 804-363-2720

DATE	REVISION
----	----
----	----
----	----
----	----



KENSINGTON PARK
 2409 PARK AVE CITY OF RICHMOND, VA
SCHEMATIC LAYOUT PLAN

DATE
10.22.2017

SHEET NO.
C1