

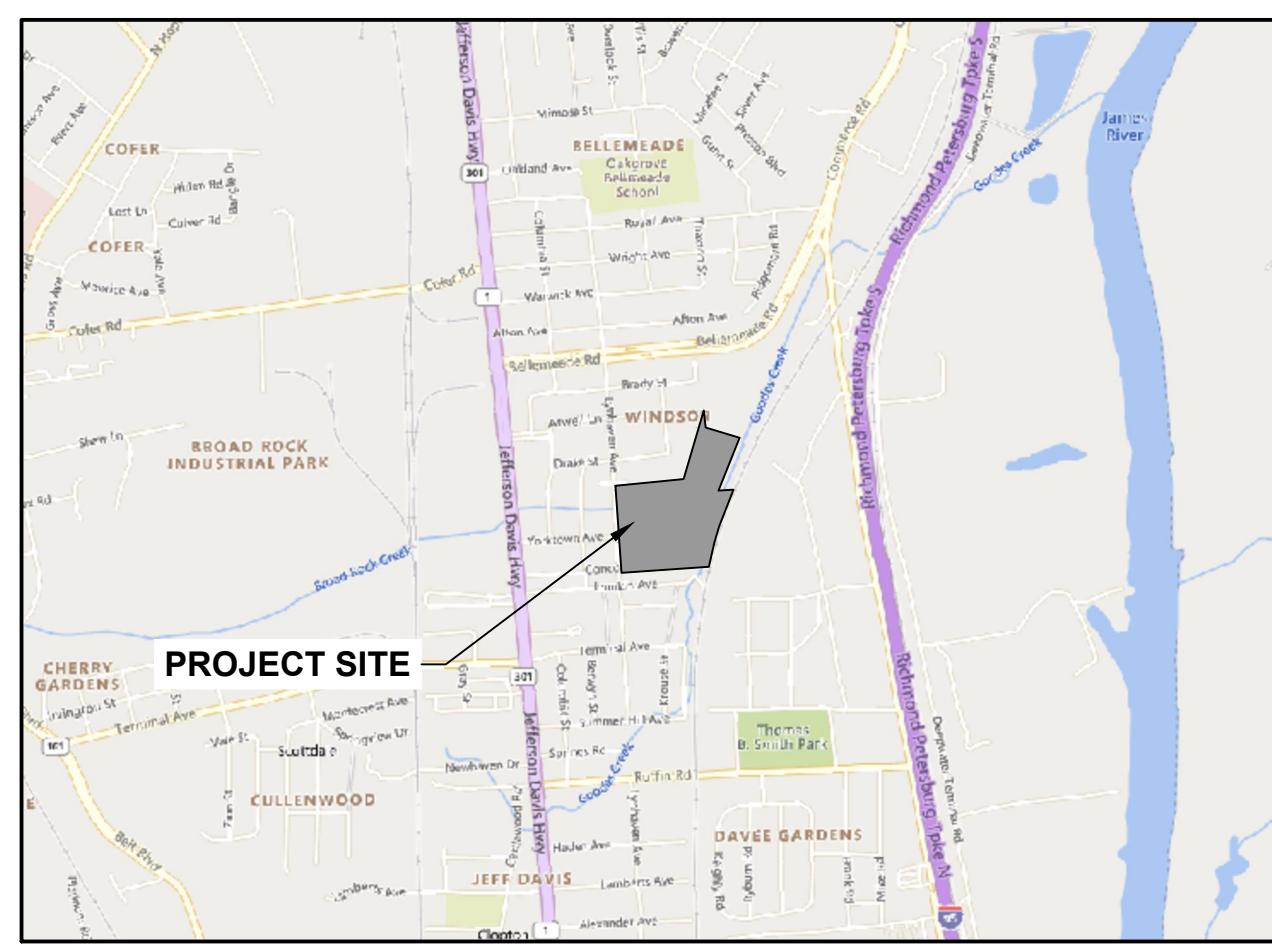
CITY OF RICHMOND, VIRGINIA

DEPARTMENT OF PARKS, RECREATION & COMMUNITY FACILITIES



BROAD ROCK CREEK IMPROVEMENTS 2606 LYNHAVEN AVE, RICHMOND, VA DESIGN DEVELOPMENT

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C2.01	EXISTING CONDITIONS
C2.02	EXISTING CONDITIONS
C2.10	DEMOLITION KEY PLAN
C2.11	DEMOLITION PLAN
C2.12	DEMOLITION PLAN
C3.00	PHASE I EROSION AND SEDIMENT CONTROL KEY PLAN
C3.01	PHASE I EROSION AND SEDIMENT CONTROL PLAN
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C6.02	STORMWATER QUANTITY - SITE ANALYSIS (PROPOSED)
C6.03	STORMWATER QUANTITY - CALCULATIONS (EXISTING)
C6.04	STORMWATER QUANTITY - CALCULATIONS (PROPOSED)
C6.05	STORMWATER QUANTITY - CALCULATIONS
C6.06	STORMWATER QUANTITY - CALCULATIONS
C6.07	STORMWATER QUANTITY - CALCULATIONS
C6.10	STORMWATER QUALITY - SITE COMPLIANCE
C6.11	STORMWATER QUALITY COMPLIANCE - VRRM CALCS
C7.00	UTILITY KEY PLAN
C7.01	UTILITY PLAN
C7.02	UTILITY PLAN
C7.10	UTILITY PROFILES
C7.20	UTILITY NOTES & DETAILS
C7.21	UTILITY NOTES & DETAILS
C7.22	UTILITY NOTES & DETAILS



JANUARY 14, 2026

LANDSCAPE ARCHITECT
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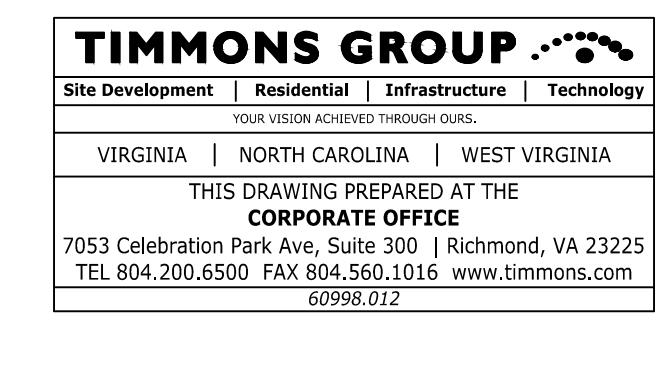
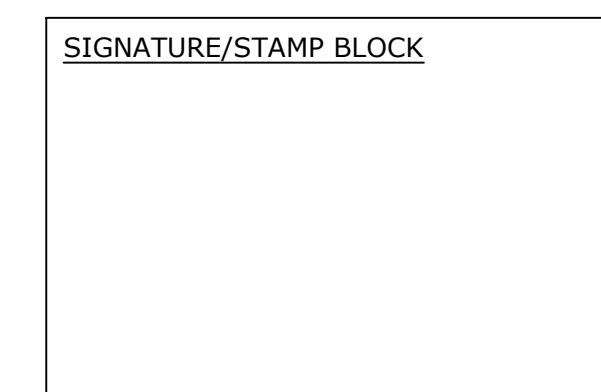
OWNER / DEVELOPER
CITY OF RICHMOND PARKS AND REC
2401 Leigh Street
RICHMOND, VA 23220
CONTACT: Ryan Rinn
TELEPHONE: 804.646.4347
EMAIL: ryan.rinn@rva.gov

PROJECT SUMMARY

STREET ADDRESS:	2606 LYNHAVEN AVE; 2510 LYNHAVEN AVE; 2100 COLBY LANE
ALTERNATE STREET ADDRESSES:	2600 LYNHAVEN AVE 2602 LYNHAVEN AVE 2604 LYNHAVEN AVE 2608 LYNHAVEN AVE 2610 LYNHAVEN AVE 2612 LYNHAVEN AVE 2614 LYNHAVEN AVE 2616 LYNHAVEN AVE 2618 LYNHAVEN AVE 2620 LYNHAVEN AVE 2622 LYNHAVEN AVE 2624 LYNHAVEN AVE 2626 LYNHAVEN AVE 2628 LYNHAVEN AVE 2514 LYNHAVEN AVE 2518 LYNHAVEN AVE 2506 LYNHAVEN AVE 2508 LYNHAVEN AVE 2512 LYNHAVEN AVE 2514 LYNHAVEN AVE 2502 LYNHAVEN AVE 2504 LYNHAVEN AVE 2516 LYNHAVEN AVE 2500 LYNHAVEN AVE 2520 LYNHAVEN AVE
PARCEL ID:	S0080418001; S0080418001; S0080276004
ZONING:	OS - OFFICE-SERVICE R-53 - RESIDENTIAL (MULTI-FAMILY)
MASTER PLAN LAND USE:	RESIDENTIAL
CITY NEIGHBORHOOD:	WINDSOR
SITE ACREAGE:	14.11-ACRES (2606 LYNHAVEN AVE) 3.94-ACRES (2510 LYNHAVEN AVE) 3.50-ACRES (2100 COLBY LANE)
EXISTING/PROPOSED USE:	VACANT/PUBLIC PARK
BUILDINGS:	1 RESTROOM/STORAGE BUILDING
AREA OF DISTURBANCE:	1.89-ACRES
EXISTING CONDITIONS:	CITY OF RICHMOND UTILITY MAPS, CITY OF RICHMOND GIS TOPOGRAPHIC SURVEY BY MALCOLM C. MCKENZIE & JEFFREY L. SNYDER FROM AN ACTUAL AIRBORNE SURVEY. THE ORIGINAL DATA WAS OBTAINED ON OCTOBER 9, 2023. PREPARED BY MCKENZIE SNYDER, INC. FOR CARDINAL SURVEY & DESIGN.
DATUM:	NAD 83 SYSTEM
HORIZONTAL DATUM:	(NAD83) VIRGINIA STATE PLANE COORDINATE SOUTH ZONE (1983). VERTICAL DATUM: NAVD88.
YARDS:	OS - 15-FT FRONT YARD, 10-FT SIDE YARDS, 25-FT REAR YARD R-53 - 15-FT FRONT YARD, 15-FT SIDE YARDS, 15-FT REAR YARD

E & S QUANTITIES:		
E&S MEASURE	QUANTITY	SPEC #
CONSTRUCTION ENTRANCE	1 EA.	C-SCM-03
INLET PROTECTION	7 EA.	C-SCM-04
TREE PROTECTION	5,891 LF	C-SSM-01
SAFETY FENCE	292 LF	C-PCM-01
SILT FENCE BARRIER	3,836 LF	C-PCM-04
BLANKET MATTING	1,707 SY	C-SSM-05
TEMPORARY SEEDING	* SEE NOTE	C-SSM-09
PERMANENT SEEDING	* SEE NOTE	C-SSM-10

STORM DRAINAGE QUANTITIES:	
STORM SEWER TYPE: DESCRIPTION	QUANTITY
PIPE: 10" HDPE	37 LF
PIPE: 15" HDPE	310 LF
PIPE: 12" X 18" HORIZONTAL ELLIPICAL CLASS III RCP	83 LF
VDOT MOD MH-2	2 EA.
VDOT STD DI-1	2 EA.
18" CIRCULAR ADS DRAIN BASIN	1 EA.
24" CIRCULAR ADS DRAIN BASIN	2 EA.
30" CIRCULAR ADS DRAIN BASIN	1 EA.



SITE PLAN SUBMITTAL
NOT FOR CONSTRUCTION

DRAWING NO: C0.00



SITE PLAN SUBMITTAL
NOT FOR CONSTRUCTION

THIS DRAWING REARED AT THE
CORPORATE OFFICE
703 Celebration Park Ave, Suite 300 | Richmond, VA 23225
TEL: 804.200.6500 FAX: 804.360.1016 www.timmons.com

REVISION DESCRIPTION

YOUR VISION ACHIEVED THROUGH OURS.

DATE

01/14/2026

DRAWN BY

B. RODINA

DESIGNED BY

S. GOODE

CHECKED BY

M. ARCHBELL

SCALE

NO SCALE

TIMMONS GROUP
BROAD ROCK CREEK PARK IMPROVEMENTS
CITY OF RICHMOND - VA
GENERAL NOTES AND DETAILS



PET WASTE RECEPTACLE
NTS

NOTE
MANUFACTURER: ZERO
WASTE USA
PRODUCT: THE SENTRY
DOG WASTE STATION
COLOR/FINISH: GREEN
*OR APPROVED EQUAL

BUILDING CODE SUMMARY

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE VIRGINIA CONSTRUCTION CODE, INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL PLUMBING CODE 2016 EDITION, AS WELL AS THE ICC A117.1, 2009 EDITION AND NFPA STANDARD 14.

GENERAL CONSTRUCTION NOTES

- A. GENERAL CONTRACTOR SHALL INSPECT ALL DRAWINGS IMMEDIATELY UPON RECEIPT & REPORT ANY DISCREPANCIES, CONFLICTS, ERRORS, OR OMISSIONS DISCOVERED. THIS INCLUDES COORDINATION WITH MEP/OTHER TRADES.
- B. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK IS DONE IN ACCORDANCE WITH ACCORDING TO CONTRACT STANDARDS IN COMPLIANCE WITH THE BUILDING CODES, ORDINANCES & REGULATIONS OF ALL CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION, REGARDING INFRASTRUCTURE (SIDEWALKS, CURBS, ETC.) DAMAGED DURING CONSTRUCTION AT THE EXPENSE OF THE CONTRACTOR.
- C. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS & SPECIFICATIONS.
- D. GENERAL CONTRACTOR & SUB-CONTRACTORS SHALL VISIT & INSPECT THE PREMISES PRIOR TO SUBMITTING A PROPOSAL/SUBMISSION OF A PROPOSAL. CONSTITUTES AN AGREEMENT THAT THE GENERAL CONTRACTOR INCLUDED ALL ITEMS NECESSARY TO ACCOMMODATE THE EXISTING CONDITIONS. ANY CONDITIONS IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY UPON DISCOVERY. DESIGNER CANNOT BE HELD RESPONSIBLE FOR ANY HIDDEN CONDITIONS.
- E. GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS & THE CERTIFICATE OF OCCUPANCY, UNLESS NOTED OTHERWISE.
- F. MATERIALS SHALL BE DELIVERED & STORED IN ORIGINAL, UNOPENED PROTECTIVE PACKAGING. INSPECT LABELS IMMEDIATELY UPON DELIVERY FOR ACCURACY. STORE & INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS. PREVENT DAMAGE TO MATERIALS & SURROUNDING SURFACES WHEN HANDLING.
- G. GENERAL CONTRACTOR SHALL KEEP A CLEAN & SECURE JOB SITE & TAKE ADEQUATE MEASURES TO PROTECT BUILDING & SITE OCCUPANTS & ITEMS SALVAGED FOR REUSE & IS RESPONSIBLE FOR RETURNING ANY DAMAGED ITEMS TO LIKE NEW CONDITION OCCUPIED/PUBLIC AREAS SHALL BE KEPT CLEAR OF CONSTRUCTION MATERIALS. SECURITY, NOISE, & DUST BARRIERS SHALL BE MAINTAINED BY GENERAL CONTRACTOR BETWEEN AREAS OF CONSTRUCTION & OCCUPIED/PUBLIC AREAS.
- H. GENERAL CONTRACTOR SHALL PERFORM FINAL CLEANING PRIOR TO END USE OCCUPANCY TO INCLUDE: VACUUMING & REMOVAL OF DUST, DEBRIS, OILS, STAINS, FINGERPRINTS, LABELS & WALLCOVERING ADHESIVE.
- I. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE & OPERATIONAL SPACE. WITHIN 30 DAYS OF PROJECT COMPLETION, GENERAL CONTRACTOR SHALL PROVIDE REPRODUCIBLE DRAWINGS TO THE OWNER & THE ARCHITECT. THESE AS-BUILTS SHALL REFLECT FINAL FIELD CONDITIONS AT PROJECT COMPLETION.
- K. WITHIN 60 DAYS OF PROJECT COMPLETION, GENERAL CONTRACTOR SHALL PROVIDE THE END USER WRITTEN DOCUMENTATION OF ALL WARRANTIES & RECOMMENDED MAINTENANCE PROCEDURES FOR ALL EQUIPMENT & FINISH MATERIALS.
- L. TO THE BEST OF THE OWNER'S KNOWLEDGE, THESE DRAWINGS HAVE BEEN PREPARED IN CONFORMITY WITH ANSI STANDARD A11.1-2005 & ADA TITLE III FOR MAKING BUILDINGS & FACILITIES ACCESSIBLE TO & USABLE BY PERSONS WITH DISABILITIES. ALTERATIONS, EXCEPTIONS & DELETIONS TO THESE RULES BY THE RESIDING JURISDICTION HAVE BEEN ACCOMMODATED TO THE BEST OF OUR KNOWLEDGE.
- M. HOLES & OPENINGS THROUGH WALLS & FLOORS FOR DUCTS, PLUMBING & VENTILATION SHALL BE CHECKED FOR SIZE & POSITION. NO HOLE OR OPENING SHALL BE MADE IN PLUMBING, HEATING, VENTILATING & ELECTRICAL DRAWINGS & CONTRACTORS.
- N. OMISSIONS: IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED OUT ON THE DRAWINGS OR NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED OUT.
- O. INSTALLATION OF ALL PRODUCTS SHALL BE AS REQUIRED BY THE MANUFACTURER'S LATEST WRITTEN INSTRUCTIONS AT THE TIME OF PERMITTING.
- P. CONTROLS & OPERATING MECHANISMS FOR ALL FIXTURES & FURNISHINGS SHALL BE OPERABLE BY A FORCE OF NO GREATER THAN 5 LB WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO ACTIVE CONTROLS.
- Q. THE SELECTED CONTRACTOR SHALL SUPPLY ALL MISC. BLOCKING, BRACING, METAL, TRIM, FASTENERS, HARDWARE, ETC. AS REQUIRED TO COMPLETE THE WORK HEREIN.
- R. ALL REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY ADA/ACCESSIBILITY SIGNAGE HAVING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, TO BE INSTALLED IN ACCORDANCE WITH IBC SECTIONS 1011, 1109 & 1110 ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR NEAREST ADJACENT WALL. GENERAL CONTRACTOR SHALL PROVIDE & INSTALL SAID SIGNAGE, INCLUDING BUT NOT LIMITED TO DOOR PUSH PLATES, ROOM NUMBER & EXIT SIGNS.
- S. ALL UTILITY LINES SUCH AS ELECTRIC, WATER, SEWER, GATV, OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND. THIS SHALL APPLY TO LINES SERVING INDIVIDUAL SITES AS WELL AS TO UTILITY LINES NECESSARY WITHIN PROJECT. UNDERGROUND WIRING FOR LIGHTING AND SIGNS ARE COVERED BY DETAILS TO BE PROVIDED BY THE ELECTRICAL ENGINEER.

GENERAL PLAN NOTES

1. ALL PAVEMENT, CONCRETE AND AGGREGATE MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND MATERIALS LISTED IN THE VDOT APPROVED MATERIALS LIST.
2. THE PREVAILING DEVELOPMENT STANDARDS, CONSTRUCTION DETAILS, AND APPROVED MATERIALS FOR THE CITY OF RICHMOND SHALL APPLY TO THE CONTRACTOR'S WORK AND SHALL BE INCLUDED AS PART IN THE CONTRACTOR'S BASE BID.
3. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONTRACT DOCUMENTS INCLUDING ALL PLANS, SPECIFICATIONS, AND EXTERNAL REFERENCE MATERIALS IDENTIFIED WITHIN THE CONTRACT DOCUMENTS. ALL OF THE PLAN SHEETS WITHIN THE CIVIL SITE PLAN SET SHALL BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS, INCLUDING ALL NOTES, DETAILS, CALCULATIONS AND REFERENCES TO EXTERNAL PUBLICATIONS.
4. THE PLAN SET APPROVED BY THE CITY OF RICHMOND SHALL BE THE PLAN SET USED FOR CONSTRUCTION, WHICH SHALL BE THE ONLY PLAN SET USED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN INDEPENDENT QUANTITY TAKE-OFF AND INCLUDE ALL ITEMS NECESSARY TO DELIVER A COMPLETE PROJECT AS PART OF THEIR BASE BID. THIS INCLUDES ANY INTERIM STAGING OR CONSTRUCTION MEANS AND METHODS EMPLOYED BY THE CONTRACTOR IN ORDER TO DELIVER A COMPLETE PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND BEING FAMILIAR WITH THE OWNER'S GEOTECHNICAL REPORT FOR THIS PROJECT.
7. CONTRACTOR SHALL CLARIFY ANY UNCLEAR INFORMATION THEY IDENTIFY IN THE PLAN SET OR IN THE CONTRACT DOCUMENTS DURING THE BID PERIOD.
8. ANY CONFLICTS IDENTIFIED BETWEEN THE PLAN AND PROFILE VIEWS OR BETWEEN STRUCTURE TABLES AND PLAN OR PROFILE DATA SHALL BE CLARIFIED PRIOR TO CONSTRUCTION BY RFI ISSUED BY THE OWNER.
9. THIS PLAN SET DOES NOT SPECIFY EXACT JOB SEQUENCING OR CONTRACTOR'S MEANS & METHODS. THE ENVIRONMENTAL AND EROSION CONTROL INSPECTOR SHALL APPROVE ALL JOB SEQUENCING RELATIVE TO ENVIRONMENTAL PROTECTION AND EROSION AND SEDIMENT CONTROL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE JOB TO AVOID SUB-CONTRACTOR & TRADE CONTRACTS WORKING ON THE WORK STOPOFFS ON SITE CONSTRUCTION. THIS INCLUDES SIGNING AND SUBMITTING A SITE PLAN FOR TRADES OR CONSTRUCTION PRACTICES FOR MATERIAL AND EQUIPMENT THAT OVERLAP OR OCCUPY THE SAME PHYSICAL FOOTPRINT EITHER CONCURRENTLY OR DURING DIFFERENT PERIODS OF SITE CONSTRUCTION.

DRAINAGE NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE CURRENT VERSION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS, AS AMENDED BY CONTRACT PROVISIONS AND THESE PLANS. ALL CONSTRUCTION MATERIALS SHALL CONFORM WITH THE CITY OF RICHMOND STANDARDS AND SPECIFICATIONS, IF MORE STRINGENT.
2. ALL CONCRETE PIPE JOINTS ARE TO BE SEALED ACCORDING TO VDOT STANDARDS AND SPECIFICATIONS.
3. ALL STORM SEWERS SHALL BE ASTM, C-176, CLASS III, EXCEPT AS NOTED.
4. ALL STORM SEWERS AND STRUCTURES SHALL HAVE A MINIMUM OF 4" OF AGGREGATE BEDDING PLUS $\frac{1}{10}$ DIAMETER.
5. ALL MANHOLE AND INLET INVERTS SHALL BE SHAPED IN ACCORDANCE WITH VDOT STANDARD IS-1, EXCEPT WHERE SPECIFIED OTHERWISE.
6. IF IN CONSTRUCTION, THE EXISTING CULVERT OR DITCH INVERT ELEVATIONS SHOWN ON THESE PLANS ARE FOUND TO DIFFER SIGNIFICANTLY FROM THE ELEVATIONS IN THE FIELD, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY FOR AN ADJUSTMENT IN ELEVATIONS.
7. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF CHAMBER TO CENTER OF CHAMBER, UNLESS OTHERWISE SPECIFIED.

CONSTRUCTION ACCESS AND MAINTENANCE OF TRAFFIC NOTES

1. IMPLEMENT THE NOTES AND DETAILS PROVIDED IN THE VDOT "VIRGINIA WORK AREA PROTECTION MANUAL STANDARDS AND GUIDELINES" AT ALL TIMES DURING CONSTRUCTION. MAINTAIN A COPY OF THIS MANUAL ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. CONTRACTOR SHALL CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLANS, TO MISS THE UTILITY CALL "MISS UTILITY" OR CENTRAL VIRGINIA 1-800-552-7001 (TOLL FREE).
3. CONTRACTOR SHALL ACQUIRE ANY AND ALL NECESSARY CONSTRUCTION PERMITS, AND FURNISH COPIES TO THE CITY.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. THE MINIMUM CLEAR COVER OVER WATER PIPES SHALL BE 3.5 FEET.
6. SEWER PIPES SHALL BE PVC, UNLESS OTHERWISE INDICATED.
7. MANHOLE TOPS ARE BASED ON FINAL GRADES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF PROPER TOP ELEVATIONS BEFORE CONSTRUCTION OF MANHOLES.
9. THE ENGINEER WILL CERTIFY THAT THE GRADES ARE WITHIN 6" OF SUBGRADE BEFORE WATER LINE CONSTRUCTION CAN BEGIN.
10. FIRE HYDRANT PUMP CONNECTIONS SHALL FACE IN DIRECTION OF ARROW OR STREET.
11. UNDERGROUND WIRING FOR LIGHTING AND SIGNS ARE COVERED BY DETAILS TO BE PROVIDED BY THE ELECTRICAL ENGINEER.
12. ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND. THIS SHALL APPLY TO LINES SERVING INDIVIDUAL SITES AS WELL AS TO UTILITY LINES NECESSARY WITHIN PROJECT.
13. CROSS CONNECTION CONTROL AND BACK FLOW PREVENTION SHALL BE IN ACCORDANCE THE INTERNATIONAL PLUMBING CODE.
14. IT IS THE PLUMBER'S RESPONSIBILITY TO INSTALL UTILITY SERVICE BEYOND THE WATER METER.
15. IN ACCORDANCE WITH HANDICAP ACCESSIBILITY REQUIREMENTS, ALL APPLICABLE CODES AND REQUIREMENTS FOR ACCESSIBILITY FOR DISABLED PERSONS SHALL BE STRICTLY COMPLIED WITH.

CONSTRUCTION NOTES

1. THIS PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT CITY OF RICHMOND RIGHT OF WAY EXCAVATION AND RESTORATION MANUAL AND VDOT ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN & STANDARDS INCLUDING ALL SUBSEQUENT REVISIONS.
2. CONTRACTOR SHALL CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN, TO MISS THE UTILITY CALL "MISS UTILITY" OR CENTRAL VIRGINIA 1-800-552-7001 (TOLL FREE).

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SITE PLAN SUBMITTAL
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TEL: 804.200.6500 FAX: 804.260.1016 www.timmons.com

REVISION DESCRIPTION

DATE

01/14/2026

DRAWN BY

B. RODINA

DESIGNED BY

S. GOODE

CHECKED BY

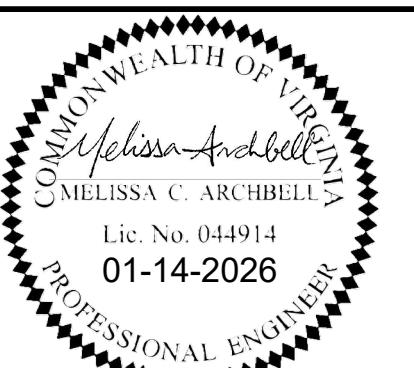
M. ARCHBELL

SCALE

1"=40'

YOUR VISION ACHIEVED THROUGH OURS.

DATE



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B. RODINA

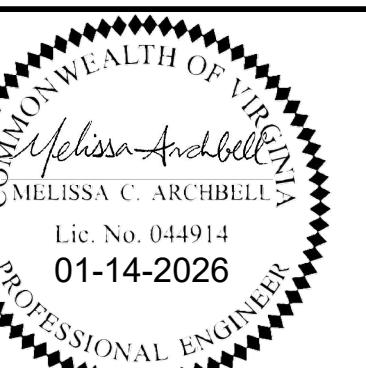
DESIGNED BY
S. GOODE

CHECKED BY
M. ARCHBELL

SCALE
1"=20'

YOUR VISION ACHIEVED THROUGH OURS.

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DESIGNED BY

S. GOODE

CHECKED BY

M. ARCHBELL

SCALE

1"=40'

10' SETBACK

15' SETBACK

25' SETBACK

GOODES CREEK

FO. COLD

FO. COLD</



COMMISSIONER OF
COMELISSA C. ARCHBELL
01-14-2026
PROFESSIONAL ENGINEER

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S. GOODE
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1"=20'

TIMMONS GROUP

BROAD ROCK CREEK PARK IMPROVEMENTS

SITE LAYOUT PLAN

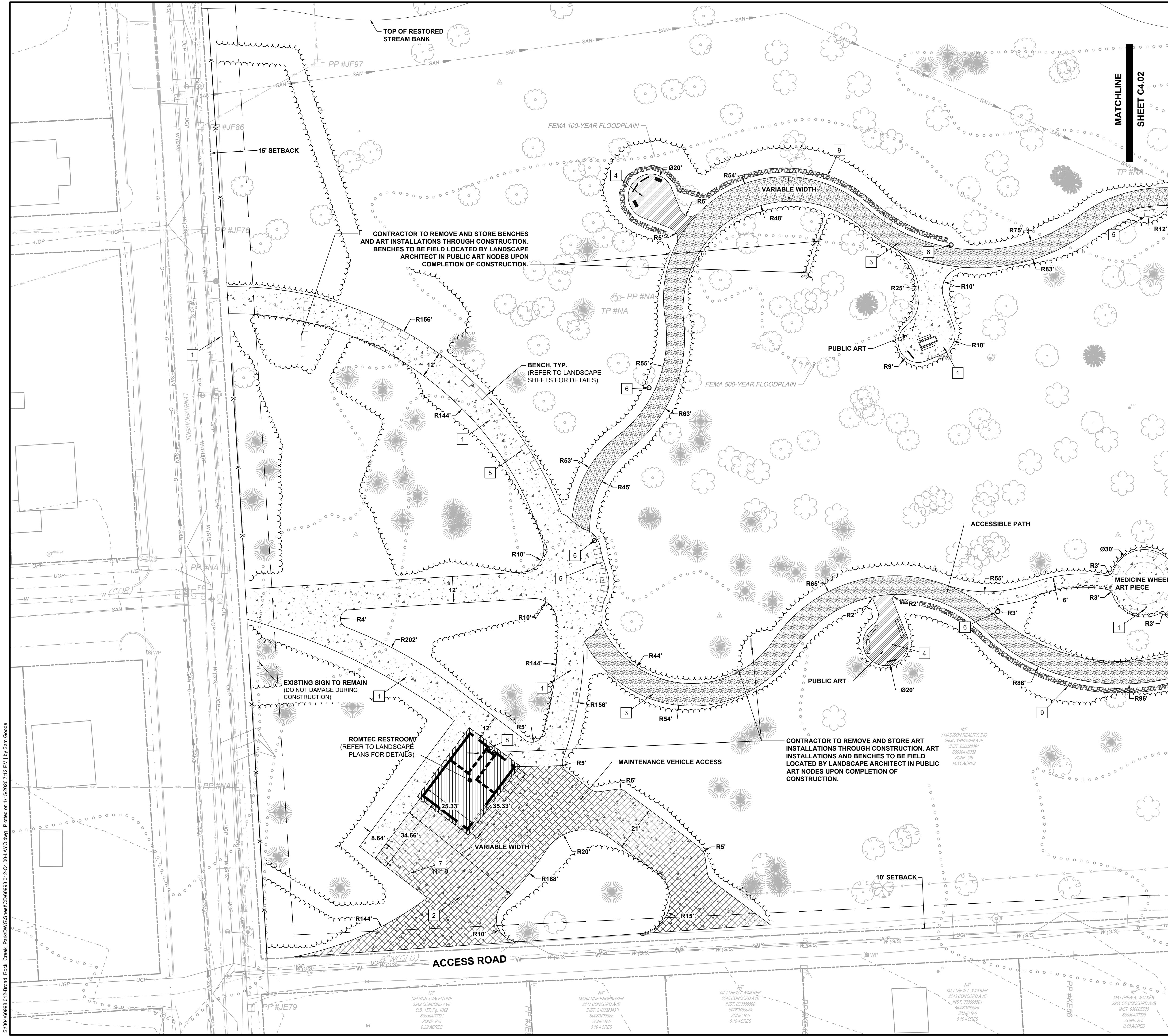
CITY OF RICHMOND - VA
SHEET NO.
60998.012
SHEET NO.
C4.01

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SITE LAYOUT NOTE KEY	
1	CoR CONCRETE SIDEWALK (CoR STD. RGM-CD-04)
2	VARIABLE WIDTH HEAVY DUTY CONCRETE PAVEMENT
3	VARIABLE WIDTH LIGHT DUTY ASPHALT PAVEMENT
4	WOOD MULCH
5	BENCH (REFER TO LANDSCAPE PLAN FOR DETAILS)
6	TRASH CAN (REFER TO LANDSCAPE PLAN FOR DETAILS)
7	BIKE RACK (REFER TO LANDSCAPE PLAN FOR DETAILS)
8	DRINKING FOUNTAIN (REFER TO LANDSCAPE PLAN FOR DETAILS)
9	GRAVEL DIAPHRAGM

SITE LAYOUT NOTES:
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.

LAYOUT HATCH LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SECTION
	LIGHT DUTY ASPHALT PAVEMENT SECTION
	WOOD MULCH
	EXTENTS OF BUILDING OVERHEAD
	GRAVEL HATCH





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BROAD ROCK CREEK PARK IMPROVEMENTS

CITY OF RICHMOND - VA

SITE PLAN NOTES AND DETAILS

JOB NO.
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