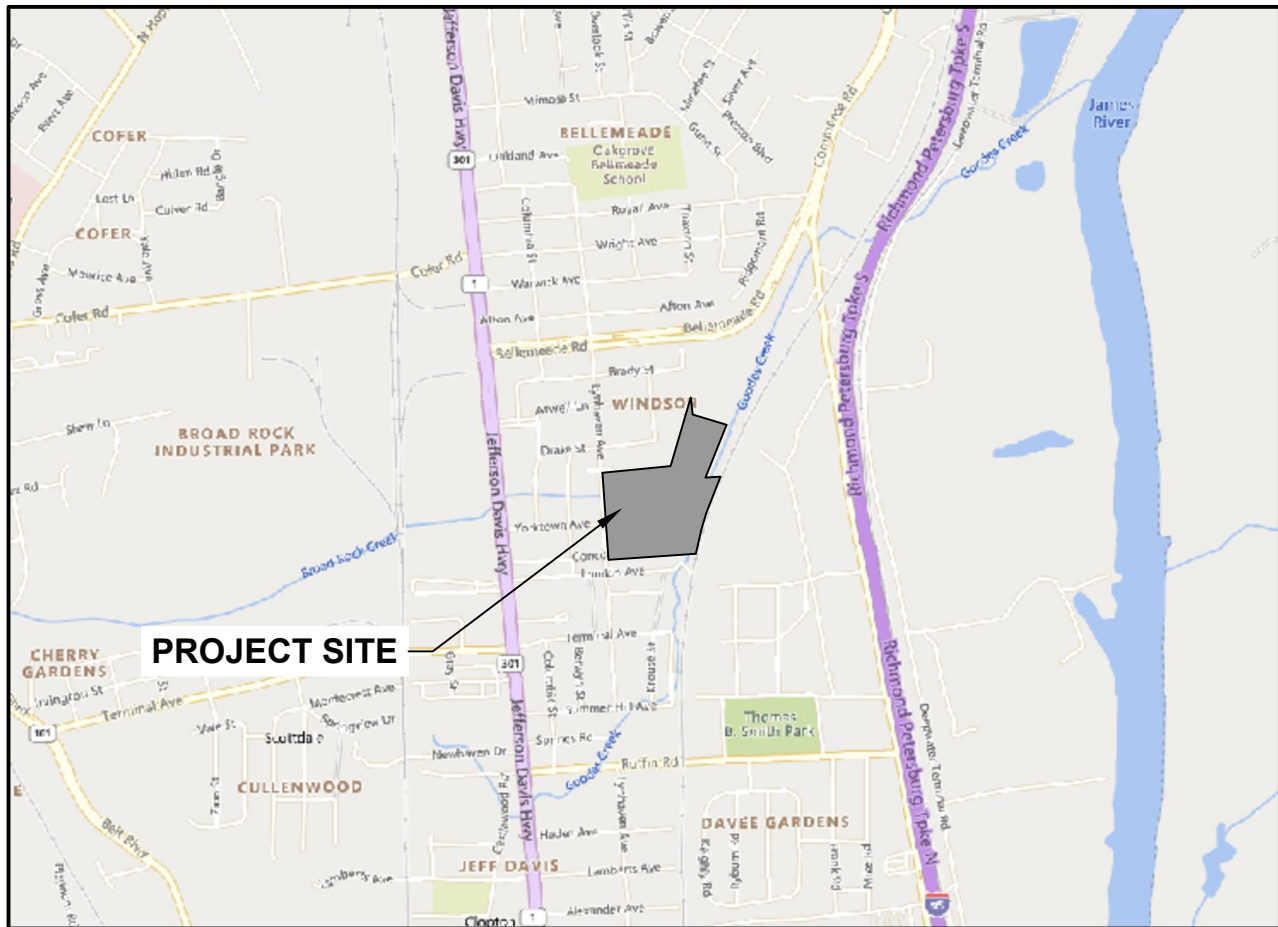


CITY OF RICHMOND, VIRGINIA
DEPARTMENT OF PARKS, RECREATION & COMMUNITY FACILITIES



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



VICINITY MAP
1"=2000'

JANUARY 14, 2026

LANDSCAPE ARCHITECT
TIMMONS GROUP
7053 Celebration Park Ave Unit 300
Richmond, VA 23225
CONTACT: Scott Wiley, PLA, ASLA
TELEPHONE: 804.200.6424
EMAIL: scott.wiley@timmons.com

CIVIL ENGINEER
TIMMONS GROUP
7053 Celebration Park Ave Unit 300
Richmond, VA 23225
CONTACT: Melissa Archbell, PE
TELEPHONE: 804.968.1637
EMAIL: melissa.archbell@timmons.com

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, 2502 LYNHAVEN AVE, 2504 LYNHAVEN AVE, 2516 LYNHAVEN AVE, 2500 LYNHAVEN AVE, 2520 LYNHAVEN AVE
PARCEL ID: S0080418002; 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: HORIZONTAL DATUM: (NAD83) VIRGINIA STATE PLANE COORDINATE SYSTEM
SYSTEM: 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:

Table with 3 columns: E&S MEASURE, QUANTITY, SPEC #. Rows include CONSTRUCTION ENTRANCE, INLET PROTECTION, TREE PROTECTION, SAFETY FENCE, SILT FENCE BARRIER, BLANKET MATTING, TEMPORARY SEEDING, and PERMANENT SEEDING.

*SEEDING NOTE: REFER TO LANDSCAPE PLAN FOR QUANTITIES.

STORM DRAINAGE QUANTITIES:

Table with 2 columns: STORM SEWER TYPE: DESCRIPTION, QUANTITY. Rows include PIPE: 10" HDPE, PIPE: 15" HDPE, PIPE: 12" X 18" HORIZONTAL ELLIPTICAL CLASS III RCP, VDOT MOD MH-2, VDOT STD DI-1, 18" CIRCULAR ADS DRAIN BASIN, 24" CIRCULAR ADS DRAIN BASIN, and 30" CIRCULAR ADS DRAIN BASIN.

SIGNATURE/STAMP BLOCK



SITE PLAN SUBMITTAL
NOT FOR CONSTRUCTION

TIMMONS GROUP logo and contact information: Site Development, Residential, Infrastructure, Technology. Virginia, North Carolina, West Virginia. Corporate Office: 7053 Celebration Park Ave, Suite 300, Richmond, VA 23225.

DRAWING NO: C0.00

BUILDING CODE SUMMARY

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE VIRGINIA CONSTRUCTION CODE, INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL PLUMBING CODE 2018 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 ACCEPTED CONSTRUCTION STANDARDS & IN COMPLIANCE WITH ALL BUILDING CODES, ORDINANCES & REGULATIONS OF ALL CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. RESTORE ANY 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 UNLESS A WRITTEN VARIANCE IS APPROVED BY THE OWNER.
- D. GENERAL CONTRACTOR & ALL SUBCONTRACTORS 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.
- J. WITHIN 30 DAYS OF PROJECT COMPLETION, GENERAL CONTRACTOR SHALL PROVIDE REPRODUCIBLE SCALED AS-BUILTS 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 OUR KNOWLEDGE & INFORMATION, THESE DRAWINGS HAVE BEEN PREPARED IN CONFORMITY WITH ANSI STANDARD A117.1:2009 & 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, PIPING & VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES & LOCATIONS OF SUCH HOLES OR OPENINGS WITH 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 8 LBS 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 HERE-IN.
- 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: DIRECTIONAL SIGNS, ROOMS SIGNS & EXIT SIGNS.
- S. 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. 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. CONTRACTOR 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, UNLESS OTHERWISE DIRECTED BY THE OWNER.
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 CONTRACTOR.
9. THIS PLAN SET DOES NOT SPECIFY EXACT JOB SEQUENCING OR CONTRACTOR'S AND 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 CONFLICTS, WORK DELAYS, AND WORK STOPPAGES IN SITE CONSTRUCTION. THIS INCLUDES STAGING AND SCHEDULING OF SITE PLAN ELEMENTS 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-76, CLASS II, EXCEPT AS NOTED.
4. ALL STORM SEWERS AND STRUCTURES SHALL HAVE A MINIMUM OF 4" OF AGGREGATE BEDDING PLUS 1/8" DIAMETER.
5. ALL MANHOLE AND INLET INVERTS SHALL BE SHAPED IN ACCORDANCE WITH VDOT STANDARD IS-1, EXCEPT WHERE SPECIFIED.
6. IF DURING 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 ONSITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL WORK IS SUBJECT TO INSPECTION BY DPW INSPECTOR. NOTIFY APPROPRIATE CITY OFFICIALS 72 HOURS PRIOR TO START OF WORK.
3. CALL "MISS UTILITY" OF CENTRAL VIRGINIA 1-800-552-7001 (TOLL FREE) PRIOR TO CONSTRUCTION. VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE 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 THE PLANS.
4. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN UNINTERRUPTED UTILITY SERVICE AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE CITY UTILITY INSPECTOR, AT THE CONTRACTOR'S EXPENSE.
5. MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO ALL PROPERTIES THROUGHOUT CONSTRUCTION AND PREPARE A TRAFFIC MAINTENANCE PLAN IF REQUIRED BY THE CITY. ANY DEVIATIONS FROM THIS PLAN SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO IMPLEMENTATION.
6. STOCKPILES OF MATERIAL NOT PERMITTED IN THE TRAVELWAY.
7. THE COST OF ALL CONSTRUCTION SIGNS, SIGN POST, BARRICADES, DELINEATORS, CONCRETE CONSTRUCTION BARRIERS, FLASHING AND STEADY BURN LIGHTS, AND OTHER TRAFFIC CONTROL DEVICES WHICH ARE NECESSARY FOR CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR. IN ADDITION, THE COST OF ALL TRAFFIC CONTROL WHICH ARE REQUIRED AS A RESULT OF ANY CHANGE IN THE CONSTRUCTION STAGING, AND/OR EXTENSIONS OF TIME WHICH ARE REQUIRED BY THE CONTRACTOR AND ARE APPROVED BY THE TRAFFIC ENGINEER AND CONSTRUCTION ENGINEER, SHALL BE BORNE BY THE CONTRACTOR AND INCLUDED IN THE BID PRICE.
8. ALL SIGNS AND BARRICADES USED IN CONJUNCTION WITH THIS PROJECT SHALL CONFORM WITH THE LATEST EDITIONS OF THE "NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND "THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
9. EXCAVATION WHICH ARE PROPOSED TO BE OPEN PAST NORMAL WORKING HOURS MUST BE APPROVED BY THE TRAFFIC ENGINEER. NO OPEN TRENCHES ARE ALLOWED OVERNIGHT - EITHER TEMPORARY STEEL PLATING OR TEMPORARY BACKFILL ARE REQUIRED. THE COST OF SIGNING AND BARRICADING THESE EXCAVATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE INCLUDED IN THE BID PRICE.
10. WHEN CONSTRUCTION OCCURS PARALLEL AND/OR PERPENDICULAR IN THE TRAFFIC MAINTENANCE PLAN AT LEAST AN 11' MINIMUM TRAVEL LANE WITH FLAGMEN TO DIRECT TRAFFIC THROUGH THE WORK AREA.
11. DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE TRAFFIC ENGINEER.
12. REMOVE UNSUITABLE MATERIAL IF ENCOUNTERED AND REPLACE WITH SUITABLE MATERIAL TO THE SPECIFICATION OF THE CITY INSPECTOR.
13. IF TREES DESIGNED "TO REMAIN" ARE LOCATED WITHIN 10' OF CONSTRUCTION LIMITS, CONTACT DPW URBAN FORESTRY 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
14. PROVIDE TEMPORARY DRAINAGE WITHIN THE PROJECT LIMITS DURING CONSTRUCTION OR TO RELIEVE AREAS THA MAY CAUSE DAMAGE TO ROADWAYS OR IMPEDE TRAFFIC AS DIRECTED BY THE CITY OF RICHMOND INSPECTOR.
15. CLEAN ALL DRAINAGE PIPES AND STRUCTURES OF DEBRIS AND ERODED MATERIAL AT ALL STAGES OF CONSTRUCTION TO THE SATISFACTION OF THE CITY OF RICHMOND INSPECTOR.
16. REFER TO THE LATEST VERSION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS.
17. ALL WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE A WORK IN STREET PERMIT ISSUED BY THE CITY.
18. DO NOT BEGIN WORK UNTIL THE PERMIT INSPECTOR HAS BEEN NOTIFIED, A PRE-CONSTRUCTION CONFERENCE HAS BEEN HELD AND MISS UTILITY HAS MARKED ALL UTILITIES.
19. ASPHALT PAVEMENT CUTS SHALL BE AS CLEAN AND STRAIGHT AS POSSIBLE, WITH NO OUTLINE DIMENSIONS LESS THAN 3 FEET WITHOUT SPECIAL APPROVAL OF THE PERMIT INSPECTOR. REFER TO DETAIL ON THIS SHEET FOR PAVEMENT RESTORATION.
20. ALL ASPHALT PAVEMENT RESTORATION THICKNESS SHALL BE 1 1/2 TIMES THE EXISTING SECTION OR A MINIMUM OF 8-INCHES WHICHEVER IS GREATER. REFER TO THE DPW TRENCH CUT RESTROATION DETAIL ON THIS SHEET FOR THE TYPICAL STANDARD.
21. THE FINAL RESTORATION ON OPEN TRENCH CUTS REQUIRES THE DISTURBED ASPHALT PAVEMENT ZONE TO BE A SQUARE POINTED OFF AND STRAIGHT LINE. THE AREA OF PAVEMENT RESTORATION IS TO BE FULLY ENVELOPED BY THE FINAL SURFACE COURSE REPAIRS. THE ADJOINING SURFACE/TOP COURSE LAYER IS TO BE OVER-MILLED A MINIMUM DEPTH OF 1.25 INCHES OR MORE. A MINIMUM DISTANCE OF ONE FOOT BEYOND EACH SIDE OF THE TRENCH WALL. THIS STEP OUT IS TO OCCUR ALONG THE ENTIRE TRENCH LINE RUN AND/OR SQUARE POINTED AREA.
22. FINAL ACCEPTANCE BY THE CITY SHALL NOT BE MADE UNIL ALL WORK SHOWN ON THE APPROVED PLANS IS COMPLETE TO THE SATISFACTION OF THE CITY INSPECTOR AND PROJECT MANAGER.

GEOTECHNICAL NOTES

FOR CITY OF RICHMOND DEPT. OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT

1. ALL CONTROLLED FILL ZONES ARE TO BE MONITORED BY A FULL TIME GEOTECHNICAL ENGINEERING SERVICE FIRM.
2. ENGINEERED FILLS SHALL BE PROPERLY PLACED ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER
3. ALL SUMMARY REPORTS FROM THE GEOTECHNICAL ENGINEER REPRESENTING THE PROJECT MUST STATE HIS PROFESSIONAL OPINION ON THE SATISFACTORILY COMPLETED PHASES OF CONSTRUCTION, SUCH AS: SLOPE CUTS, SUBDRAINAGE SYSTEMS, PREPARATION OF SUBGRADES AND COMPACTION OF EARTH FILLS
4. NO FILLS SHALL HAVE ZONES THAT EXCEED TWO (2) FEET IN ELEVATION WITHOUT CONDUCTING COMPACTION TEST AND OBTAINING RESULTS 95% OR GREATER
5. THE GEOTECHNICAL ENGINEER MUST SUBMIT A DETAILED ANALYSIS, ITEMIZING THE FIELD DENSITY TEST RESULTS. THIS REPORT SHALL BE ACCOMPANIED WITH A COPY OF THE SITE PLAN SHEET AND INDICATE THE TEST LOCATIONS & ELEVATIONS. THE GEOTECHNICAL ENGINEER MUST PROVIDE ENOUGH DESIGNATED TESTING IN ALL FILL ZONES TO ADEQUATELY EXAMINE & CERTIFY THE INTEGRITY OF THE FILL
6. THE GEOTECHNICAL ENGINEER MUST SUBMIT A CERTIFIED BUILDING PAD REPORT FOR EACH FILL PAD LOCATION. THIS REPORT SHALL PROFILE THE FILL MATERIAL PLACEMENT AND PROVIDE THE COMPACTION TEST RESULTS. ALL REPORTS WILL BE ACCOMPANIED BY THE SITE PLAN, INDICATING THE TEST LOCATIONS & ELEVATIONS
7. NO BUILDING PADS IN FILL ZONES WILL HAVE A STRATUM EXCEEDING TWO (2) FEET IN ELEVATION WITHOUT TEST VERIFYING DENSITY.
8. THESE GEOTECHNICAL NOTES SHALL IN NO WAY LESSEN THE REQUIREMENTS OF THE SUBMITTED SOILS REPORT.

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" OF 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.

PAVEMENT SECTION

1. ALTERNATE EQUIVALENT PAVEMENT SECTIONS MAY BE SUBSTITUTED FOR THE CITY STANDARD PAVEMENT DESIGN WHEN PROPER METHODS OF SUBGRADE SOIL ANALYSIS ARE CONDUCTED AND WITH THE APPROVAL OF THE DIRECTOR AND ENGINEER.
2. CBR SAMPLING OF THE SUBGRADE SOILS FOR THE FINAL PAVEMENT DESIGN MUST BE COORDINATED BY THE OWNER, THROUGH THE GEOTECHNICAL ENGINEER AND VERIFIED BY THE ASSIGNED SITE INSPECTOR DURING THE CONSTRUCTION PHASE.
3. TEST FOR THE FINAL PAVEMENT DESIGN SHALL BE CONDUCTED ON A APPROVED REVEAL OF THE SUBGRADE. THESE TESTS SHALL BE MADE AT EACH INTERSECTION, CHANGES IN SUBGRADE SOILS, AND AT A MAXIMUM SPACING OF 500'. A MINIMUM OF TWO (2) CBR SAMPLES WILL BE REQUIRED FOR ANY CUL-DE-SAC OR DEAD END STREET LESS THAN 500' IN LENGTH
4. TEST SPACING AND METHODS MUST FOLLOW THE APPROVED GUIDELINES SET FORTH AND/OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. THE FINAL ALTERNATIVE EQUIVALENT PAVEMENT DESIGN MUST BE SUBMITTED FOR APPROVAL BY DIRECTOR. THE SUBMISSION WILL BE ACCOMPANIED BY THE GEOTECHNICAL REPORT AND DESIGNED BY AN ENGINEER.



PET WASTE RECEPTACLE

NTS

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



SITE PLAN SUBMITTAL
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
7053 Celebration Park Ave., Suite 300 | Richmond, VA 23225
TEL 804-200-0390 FAX 804-580-1016 www.timmons.com

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
JOB NO.
60998.012
SHEET NO.
C1.00



- GENERAL UTILITY NOTES:**
- DATE OF PRELIMINARY SUBMITTAL: 11/27/2024 (NO MAPPING)
 - DATE OF FINAL SUBMITTAL: N/A
 - ACCUMARK, INC. PERFORMED AN UNDERGROUND UTILITY DESIGNATION EFFORT IN 11/2024 WITHIN THE PROJECT LIMITS PROVIDED BY THE CLIENT
 - ACCUMARK, INC. DOES NOT GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT LIMITS PROVIDED BY THE CLIENT
 - FIELD DESIGNATING AND MARKING PERFORMED BY ACCUMARK, INC. IN ACCORDANCE WITH QUALITY LEVEL B STANDARDS UNLESS OTHERWISE NOTED HEREON AS QUALITY LEVELS C OR D
 - QUALITY CONTROL / QUALITY ASSURANCE REVIEW PERFORMED BY FRANK R. RICHARDSON, II, L.S. - ACCUMARK, INC.
 - THE UTILITY SIZES SHOWN HEREIN ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANY'S OWNER, BY WRITTEN RECORDS, BY VERBAL INFORMATION OR BY OBSERVED VISUAL EVIDENCE
 - SURVEYED LOCATIONS OF DESIGNATED UTILITIES MAY NOT REPRESENT THE EXACT CENTERLINE OF THE UTILITY. TEST HOLES WILL BE NECESSARY TO IDENTIFY THE EXACT CENTERLINE.
 - AT TIME OF UTILITY FILE SUBMITTAL RECORDS HAVE NOT BEEN RECEIVED FROM ALL UTILITY OWNERS AS IDENTIFIED IN THE VA #11 SYSTEM. ONCE RECEIVED ACCUMARK WILL REVIEW AND REVISE THE UTILITY FILE AS NECESSARY.
 - ACCUMARK RECOMMENDS TEST HOLES ON ANY UTILITY LINEWORK PROVIDED IF THE POSSIBILITY OF A CONFLICT WITH PROPOSED DESIGN EXISTS, SPECIFICALLY ON PROVIDED QLC, QLD, AND GPR LINEWORK.
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UTILITY FIELD LOCATION REFERENCE NOTES:

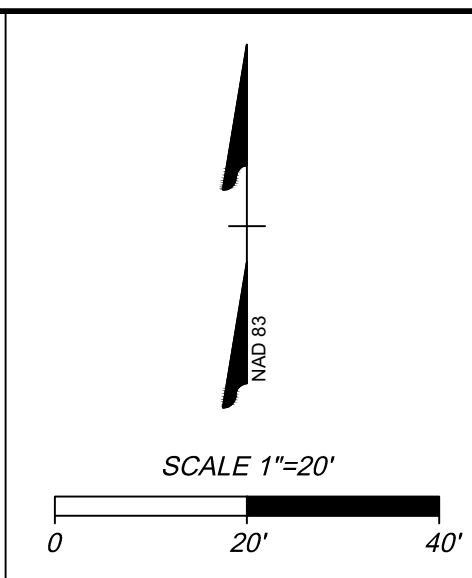
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FOR PRELIMINARY QA/QC REVIEW OF UTILITY DESIGNATION FOR THIS PROJECT AERIAL IMAGERY AS PROVIDED BY THE VIRGINIA DEPARTMENT OF EMERGENCY MANAGEMENT ON THE VIRGINIA GEOGRAPHIC INFORMATION NETWORK (VGIN) WAS UTILIZED FOR REVIEW AND PLACEMENT OF ANY RECORD PLOTTED UTILITIES.

Linetypes	
	Electric (Overhead)
	Gas
	Sanitary
	Storm Drain
	Water
	Unknown Utility Line
	Stream Centerline

Symbols	
	Electric Manhole
	Street Light Manhole
	Electric Ped
	Electric Box
	Elec Hand Box
	Elec Meter
	Light Pole
	Utility Pole
	Guy Wire
	Electric Pole
	Electric Riser
	Telephone Pole
	Combo. Pole
	Gas Manhole
	Gas Valve
	Gas Meter
	Water Manhole
	Water Valve
	Water Meter
	Fire Hydrant
	Post Indicator Valve
	Water Valve Pit
	Water Vault
	Irrigation Control Valve
	Storm Drain Manhole
	Curb Inlet
	Rectangular Grate Inlet
	Small Inlet
	Square Inlet
	Storm Cleanout
	Sanitary Manhole
	Sanitary Cleanout
	Utility Line Stub
	End Of Information
	Sign



BROAD ROCK CREEK PARK IMPROVEMENTS

CITY OF RICHMOND - VA

EXISTING CONDITIONS

60998.012

SHEET NO.

C2.01

JOB NO.

60998.012

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TEL 804.200.6300 FAX 804.580.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

01/14/2026

DRAWN BY

B. RODINA

DESIGNED BY

S. GOODE

CHECKED BY

M. ARCHBELL

SCALE

1"=20'

REVISION DESCRIPTION

DATE

01/14/2026

DRAWN BY

B. RODINA

DESIGNED BY

S. GOODE

CHECKED BY

M. ARCHBELL

SCALE

1"=20'

COMMONWEALTH OF VIRGINIA

MELISSA C. ARCHBELL

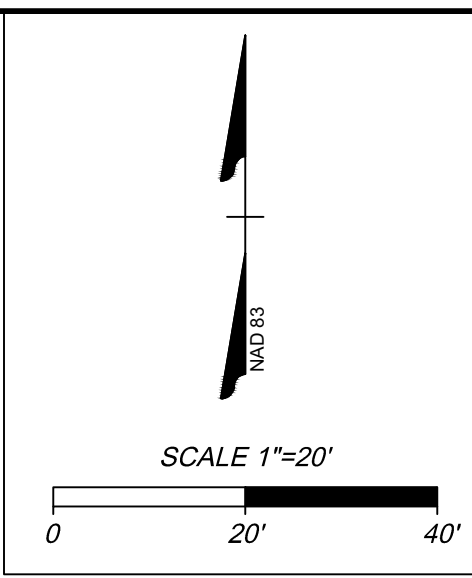
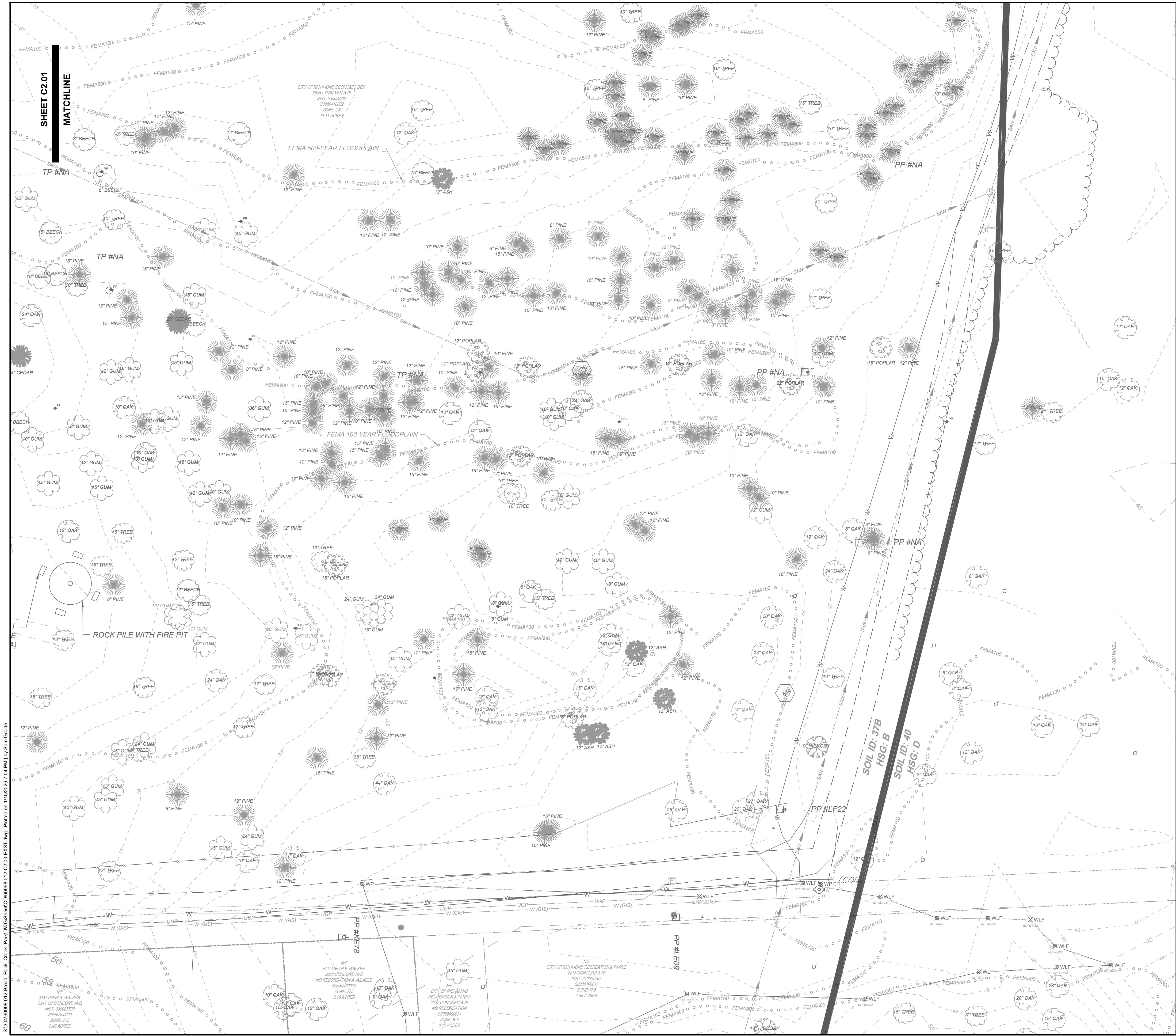
Lic. No. 044914

01-14-2026

PROFESSIONAL ENGINEER

SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION



GENERAL UTILITY NOTES:

- DATE OF PRELIMINARY SUBMITTAL: 11/27/2024 (NO MAPPING)
- DATE OF FINAL SUBMITTAL: N/A
- ACCUMARK, INC. PERFORMED AN UNDERGROUND UTILITY DESIGNATION EFFORT IN 11/2024 WITHIN THE PROJECT LIMITS SPECIFIED BY THE CLIENT.
- ACCUMARK, INC. DOES NOT GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT LIMITS PROVIDED BY THE CLIENT
- FIELD DESIGNATING AND MARKING PERFORMED BY ACCUMARK, INC. IN ACCORDANCE WITH QUALITY LEVEL B STANDARDS UNLESS OTHERWISE NOTED HEREON AS QUALITY LEVELS C OR D.
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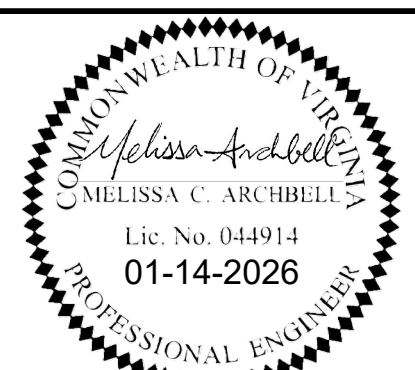
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Linetypes

- | | |
|---|----------------------|
| — DHE — DHE — DHE — DHE — DHE | Electric (Overhead) |
| — G — G — G — G — G — G — G — G | Gas |
| — S — S — S — S — S — S — S — S | Sanitary |
| — SD — SD — SD — SD — SD — SD — SD — SD | Storm Drain |
| — W — W — W — W — W — W — W — W | Water |
| — U — U — U — U — U — U — U — U | Unknown Utility Line |
| — SC — SC — SC — SC — SC — SC — SC — SC | Stream Centerline |

Symbols

- | | |
|----------------------|--------------------------|
| Electric Manhole | Water Manhole |
| Street Light Manhole | Water Valve |
| Electric Pad | Water Meter |
| Electric Box | Fire Hydrant |
| Elec Hand Box | Post Indicator Valve |
| Elec Meter | Water Valve Pit |
| Light Pole | Water Vault |
| Utility Pole | Irrigation Control Valve |
| Guy Wire | Storm Drain Manhole |
| Electric Pole | Curb Inlet |
| Electric Riser | Rectangular Grate Inlet |
| Telephone Pole | Small Inlet |
| Combo. Pole | Square Inlet |
| Gas Manhole | Storm Cleanout |
| Gas Valve | Sanitary Manhole |
| Sanitary Cleanout | Sanitary Cleanout |
| Utility Line Stub | End Of Information |
| Sign | |



SITE PLAN SUBMITTAL
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REVISION DESCRIPTION	DATE

DATE
01/14/2026

DRAWN BY
B. RODINA

DESIGNED BY
S. GOODE

CHECKED BY
M. ARCHBELL

SCALE
1"=20'

TIMMONS GROUP

BROAD ROCK CREEK PARK IMPROVEMENTS

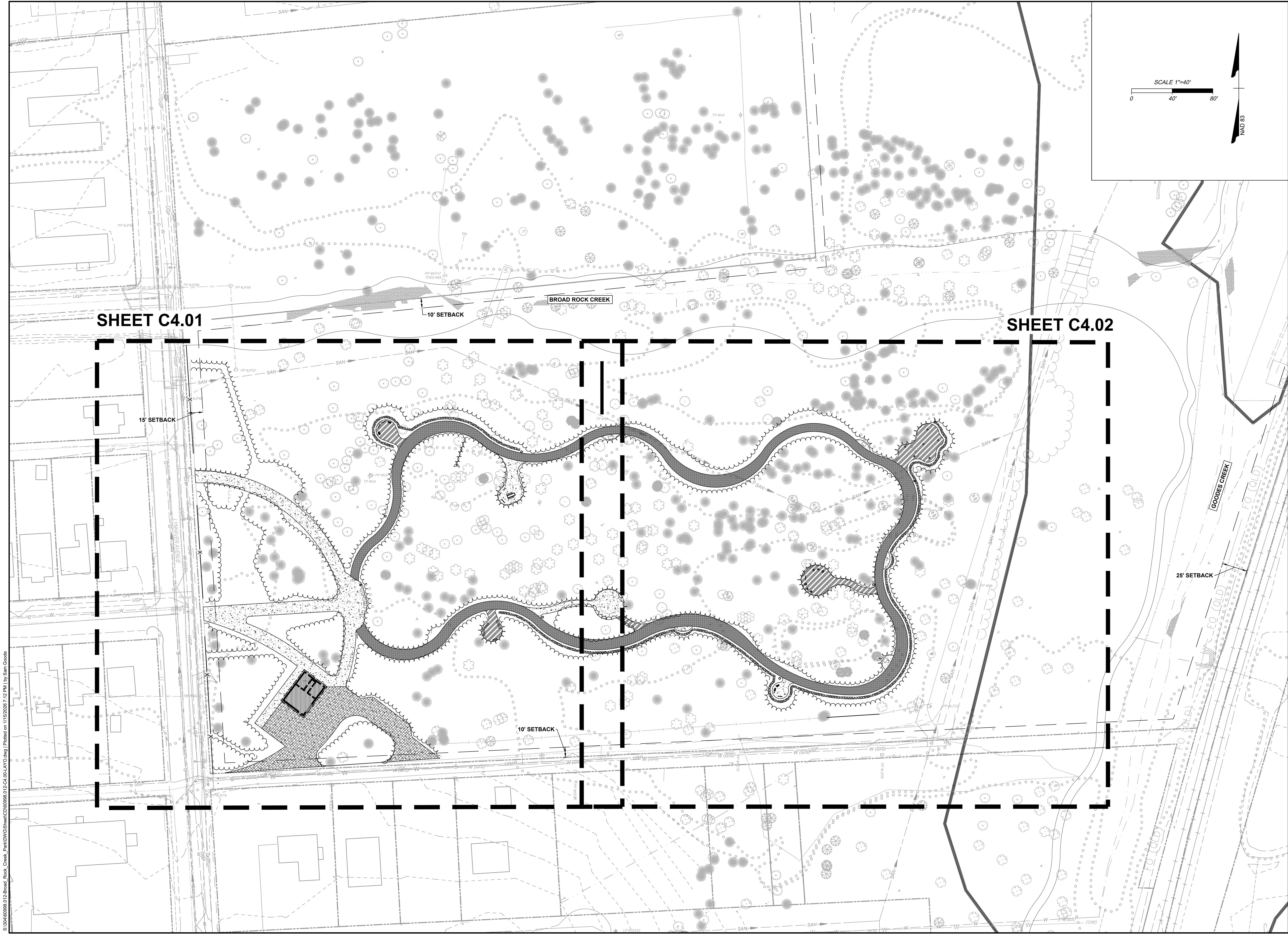
CITY OF RICHMOND - VA

EXISTING CONDITIONS

JOB NO.
60998.012

SHEET NO.
C2.02

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CITY OF RICHMOND - VA

SITE LAYOUT KEY PLAN

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DESIGNED BY
S. GOODE

CHECKED BY
M. ARCHBELL

SCALE
1"=40'

JOB NO.
60998.012

SHEET NO.
C4.00

COMMONWEALTH OF VIRGINIA
Melissa C. Archbell
Lic. No. 044914
01-14-2026
PROFESSIONAL ENGINEER

SITE PLAN SUBMITTAL
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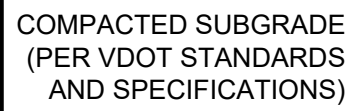
REVISION DESCRIPTION

DATE

S:\30460998.012-Broad_Rock_Creek_Park\DWG\Sheet\CD\60998.012-C4.00-LAYO.dwg | Plotted on 1/15/2026 7:12 PM | by Sam Goode

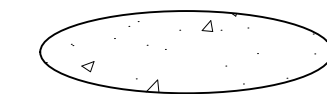
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PAVEMENT SECTIONS AS SHOWN ARE NOT BASED ON A GEOTECHNICAL
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AVAILABLE SITE DATA.



○ DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

NO SCALE



) DENOTES LIGHT DUTY CONCRETE ON PLANS

NO SCALE



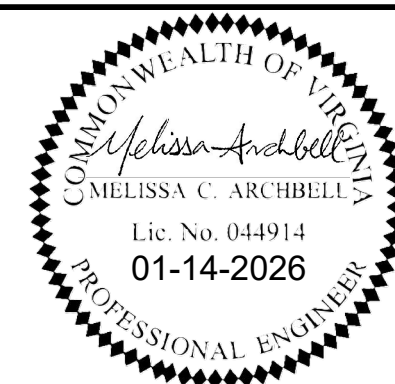
⑤ DENOTES HEAVY DUTY CONCRETE ON PLANS

NO SCALE



¹ LENGTH FOR TIE OUT GRADE VARIES BUT SHOULD BE SEEDED & STABILIZED TO PREVENT SEDIMENT RUNOFF & CHANNELIZATION.
² REFER TO THE SPECIFICATIONS FOR THE NON-WOVEN GEOTEXTILE FILTER FABRIC LINING OR APPROVED EQUAL

NOT TO SCALE



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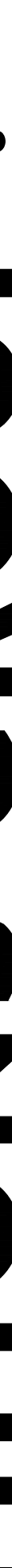
DESIGNED BY

S. GOODE

CHECKED BY _____

SCALE

NO SCALE

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of a series of dots of varying sizes arranged in a curved, upward-pointing arc.

BROAD ROCK CREEK PARK IMPROVEMENTS

CITY OF RICHMOND - VA

SITE PLAN NOTES AND DETAILS

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