GENERAL NOTES

1. OWNER/DEVELOPER: PARK TILDEN,, LLC
2756 E. BRIGSTOCK RD
MIDLOTHIAN, VA 23113
ATTN: ROBERT ENGLANDER
EMAIL: BOB@CATHFORDCONSULTING.COM
PHONE: 804.405.8787

2. ENGINEER: SEKIV SOLUTIONS
14207 POND CHASE PLACE
MIDLOTHIAN, VA 23113
ATTN: KEITH STANLEY
EMAIL: KSTANLEY@SEKIVSOLUTIONS.COM
PHONE: 804.363.0394

3. PROPERTY ADDRESS: 3301 & 3303 PARK AVENUE
RICHMOND, VA 23221

4. PROPERTY ZONING: R-6 - SINGLE FAMILY ATTACHED RESIDENTIAL

5. MAP REFERENCE NUMBER: W0001518016 & W0001518017

6. PROJECT SUMMARY: THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 4-UNIT SINGLE FAMILY ATTACHED DEVELOPMENT WITH A IN GARAGE PARKING

7. EXISTING USE: SINGLE FAMILY

8. PROPOSED USE: SINGLE FAMILY ATTACHED DWELLINGS

9. ACREAGE: TOTAL PARCEL ACREAGE: 0.16± ACRES
DISTURBED ACREAGE: 0.16± ACRES

10. BUILDINGS: 4 - SINGLE FAMILY ATTACHED DWELLINGS
SQUARE FOOTAGE: TBD BY BUILDING PERMIT
HEIGHT: 45± FEET

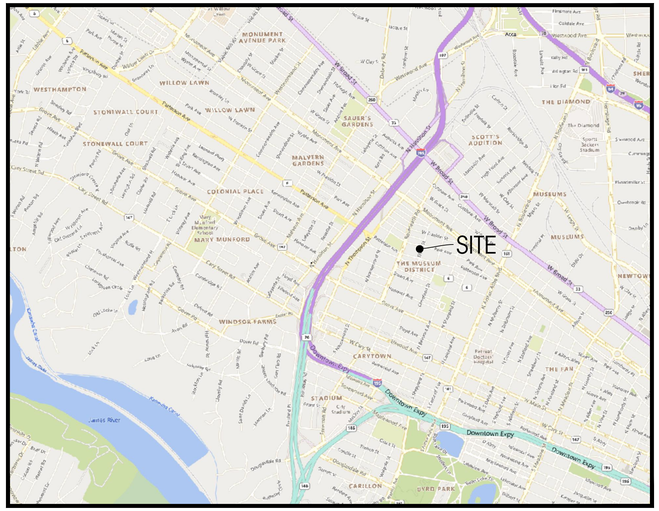
11. PARKING: SINGLE FAMILY ATTACHED:
1 SPACE PER DWELLING UNIT
4 SPACES REQUIRED

TOTAL PROVIDED:
8 SPACES WITHIN RESIDENTIAL UNITS

BICYCLE PARKING
WITHIN RESIDENTIAL UNITS

PARK & TILDEN ROW HOUSES
SPECIAL USE PERMIT PLAN

CITY OF RICHMOND, VIRGINIA



SOUTH ZONE (NAD83)

VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	LAYOUT AND UTILITY PLAN

REQUIRED PERMITS
BUILDING PERMIT
UTILITIES PERMIT
LAND DISTURBANCE PERMIT
TRADE PERMITS
WORK IN STREET PERMIT

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QUALITY ASSURANCE : S. OWENS
PROJECT MANAGER : K. STANLEY
PROJECT NO. : 10548
SCALE : AS SHOWN

COMMONWEALTH OF VIRGINIA
KEITH D. STANLEY
Lic. No. 045811
9/22/2022
PROFESSIONAL ENGINEER

DATE : DECEMBER 17, 2021

REVISION BLOCK

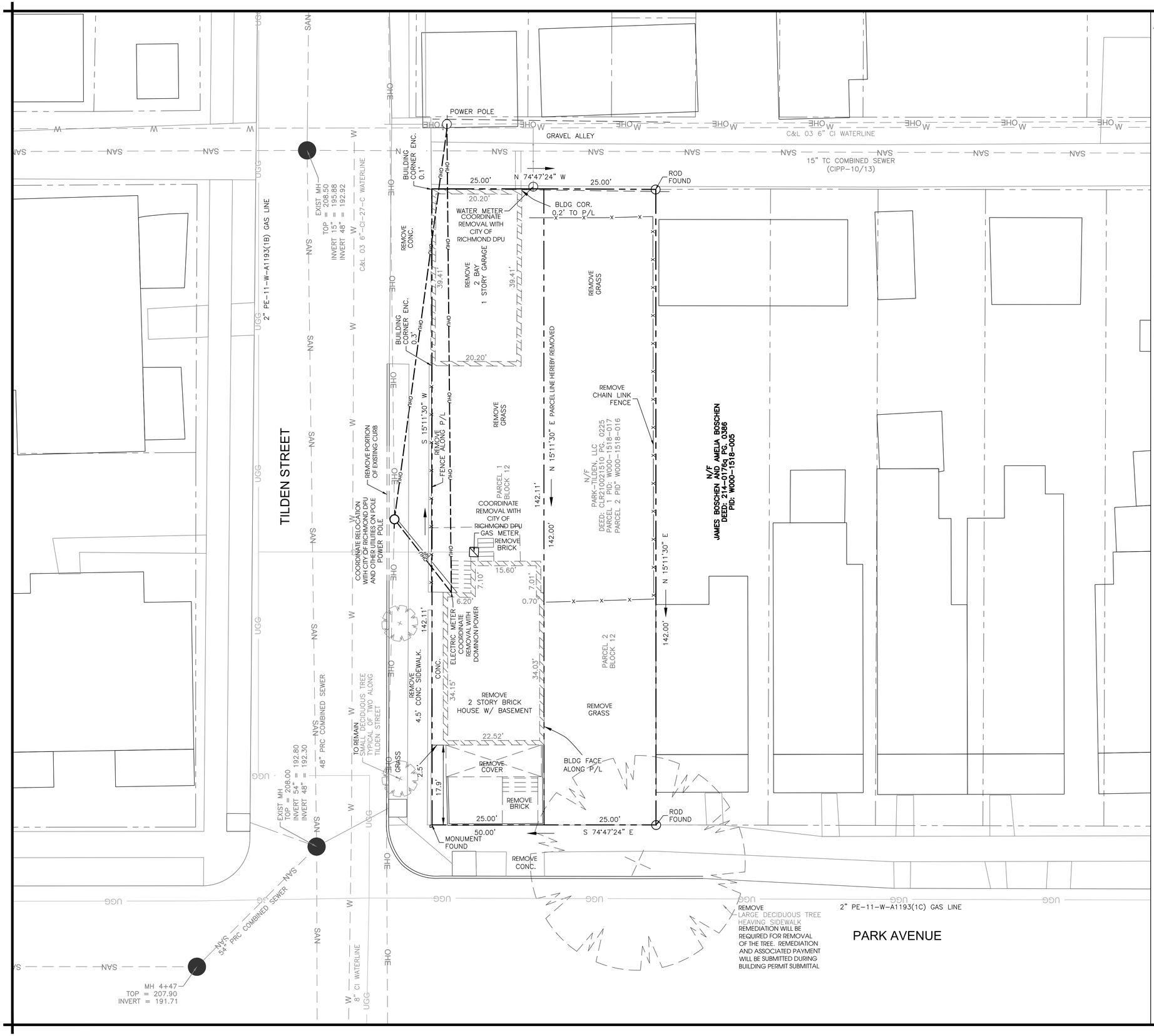
DATE	DESCRIPTION
MAR. 29, 2022	PER CITY COMMENT
SEPT. 1, 2022	PER CITY COMMENT
SEPT. 22, 2022	PER CITY PC RECOMMENDATION

Robert P. Englander Jr.
CathFord Consulting, LLC
2756 E. Bridgestock Rd.
Midlothian, VA 23113
804.405.8787
bob@cathfordconsulting.com

PARK & TILDEN ROW HOUSES
CITY OF RICHMOND, VA

COVER SHEET

SHEET NO.
C-001



DEMOLITION AND E&S NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 72 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, TWO STANDARD SIGNS MUST BE INSTALLED ON EACH SIDE OF THE CONSTRUCTION ACCESS. THESE SIGNS MAY BE INSTALLED ON TRIPOD DEVICES AND SHOULD STATE EITHER "CONSTRUCTION ENTRANCE AHEAD" OR "TRUCKS ENTERING HIGHWAY".
4. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
5. DISTURB ONLY THE PORTION OF THE SITE NEEDED TO INSTALL PERIMETER EROSION CONTROL DEVICES IN ACCORDANCE WITH REGULATIONS IN THE VA E&S HANDBOOK. DISTURBANCE OUTSIDE OF THE PRELIMINARY LIMITS OF DISTURBANCE IS NOT ALLOWED UNTIL ALL PERIMETER MEASURES ARE INSTALLED, FUNCTIONING, AND INSPECTED.
6. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
7. BEGIN BUILDING DEMOLITION.
8. BEGIN REMOVAL OF ANY RETAINING WALLS AND STAIRS. CONTRACTOR SHALL TRANSITION GRADE BACK AT A MAXIMUM 2H:1V TO TIE INTO EXISTING GROUND AND IMMEDIATELY STABILIZE SLOPE WITH TEMPORARY SEEDING IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
9. PLAN SHOWS APPROXIMATE LOCATION OF SANITARY SEWER LATERALS. MISS UTILITY DID NOT LOCATE AND SITE SURVEYS COULD NOT LOCATE ANY EVIDENCE OF LATERAL NOR FIND ANY CLEANOUTS. IF LATERAL(S) ARE FOUND, REMOVE EXISTING SANITARY SEWER LATERALS UP TO THE PROPERTY LINE, CUT AND CAP AT PROPERTY LINE, AND AT MAIN IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITY STANDARDS. CUTTING AND CAPPING THE SEWER LATERALS AT THE MAIN WILL BE PERFORMED BY THE CONTRACTOR VIA WORK IN STREET PERMIT WITH PUBLIC UTILITIES INSPECTIONS
10. PLAN SHOWS LOCATION OF WATER SERVICE WITH 3/4" METER PER SURVEY. REMOVE EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE, CUT AND CAP AT PROPERTY LINE. COORDINATE WITH THE CITY OF RICHMOND FOR ABANDONMENT AT THE MAIN. REMOVAL OF THE METER BOX AND CAPPING AT THE MAIN WILL BE PERFORMED BY THE CITY OF RICHMOND. CONTACT PUBLIC UTILITIES AT 804.646.8298/8337 TO COORDINATE THIS WORK.
11. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT TO PREVENT THE TRANSPORTATION OF ERODED MATERIAL OUTSIDE OF THE CONSTRUCTION LIMITS. TEMPORARY EROSION CONTROL MEASURES SHALL BE EMPLOYED UNTIL SUCH TIME AS THE PERMANENT EROSION CONTROL MEASURES HAVE BECOME ESTABLISHED. ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED AND ALL DRAINAGE IS DIVERTED TO THE PERIMETER EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH IN THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
13. THE PLAN PROVIDED HEREIN IS THE ATTEMPT TO IDENTIFY ALL THE ELEMENTS REQUIRED FOR THE CONSTRUCTION OF THE DEVELOPMENT. HOWEVER, ELEMENTS NOT IDENTIFIED ON THE FIELD SURVEY OR ON RECORD DATA MAY BE ON SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DEMOLISH ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: UTILITY SERVICES, FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE SEEDED BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

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PROJECT MANAGER : K. STANLEY
PROJECT NO. : 10548
SCALE : AS SHOWN

COMMONWEALTH OF VIRGINIA
KEITH D. STANLEY
Lic. No. 045811
9/22/2022
PROFESSIONAL ENGINEER

DATE : DECEMBER 17, 2021

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PARK & TILDEN ROW HOUSES

CITY OF RICHMOND, VA

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO.

C-101

NOTES

1. BUILDING DIMENSIONS AND LOT SIZES ARE APPROXIMATE. DIMENSIONS MAY VARY AT TIME OF BUILDING PERMIT AND SUBDIVISION SUBMISSION
2. WATER AND SEWER CONNECTION(S) WILL BE MADE IN TILDEN STREET AND BE DESIGNED IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
3. REMEDIATION WILL BE REQUIRED FOR ALL TREES REMOVED WITHIN THE RIGHT OF WAY AT THE TIME OF BUILDING PERMIT SUBMISSION.
4. NO AREA LIGHTING IS PROPOSED. ADJACENT STREET LIGHT PROVIDE ADEQUATE LIGHTING. POST LIGHTS MAY BE INSTALLED IN FRONT OF INDIVIDUAL UNITS AT TIME OF BUILDING PERMIT.
5. BIKE STORAGE WILL BE WITHIN INDIVIDUAL UNITS
6. WASTE/RECYCLING CONTAINER STORAGE WILL BE PROVIDED WITHIN GARAGE OF INDIVIDUAL UNITS AND PLACED IN ALLEY FOR PICK-UP
7. ENTIRE SIDEWALK ALONG PROJECT FRONTAGE IS TO BE REPAIRED AND REPLACED TO SUPPORT STREETSCAPE.

TILDEN STREET

PARK AVENUE

EXIST MH
TOP = 208.50
INVERT 15" = 195.88
INVERT 48" = 192.92

2" PE-11-W-A1193(1B) GAS LINE

C&L 03 6"-01-27-C WATERLINE

TRASH/RECYCLE PICKUP DAY LOCATION

25.00'

N 74°47'24" W

25.00'

C&L 03 6" CI WATERLINE

15" TC COMBINED SEWER (CIPP-10/13)

GRASS GROUND COVER

7' SIDEWALK

SMALL DECIDUOUS TREE SPECIES TO MATCH EXISTING TREES ALONG FRONTAGE

LOT 1
1,655± SF

LOT 2
1,466± SF

29.33'

8'

38.5'

S 15°11'30" W

LOT 5 - COMMON SPACE
715± SF

14.33'

6' PRIVACY FENCE

N/F
JAMES BOSCHEN AND AMELIA BOSCHEN
DEED: 214-0176q PG. 0386
PID: W000-1518-005

3' SETBACK

N 15°11'30" E

142.00'

142.11'

EXISTING SMALL DECIDUOUS TREE TO REMAIN

7' SIDEWALK

LOT 3
1,532± SF

LOT 4
1,734± SF

65.33'

23.33'

23.33'

5.87'

15'

50.00'

7' SIDEWALK

S 74°47'24" E

EXIST MH
TOP = 208.00
INVERT 54" = 192.80
INVERT 48" = 192.30

48" PRC COMBINED SEWER

EXISTING SMALL DECIDUOUS TREE TO REMAIN

GRASS GROUND COVER

2" CALIPER SHINGLE OAK (QUERCUS IMBRICARIA) PROVIDE HARDWOOD MULCH 5' TO EITHER SIDE OF TREE THE ENTIRE WIDTH OF THE LANDSCAPE STRIP, THEN BEGIN GRASS GROUND COVER

2" PE-11-W-A1193(1C) GAS LINE

54" PRC COMBINED SEWER

MH 4+47
TOP = 207.90
INVERT = 191.71

8" CI WATERLINE

SOUTH ZONE (1402853) VIRGINIA STATE PLANE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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PARK & TILDEN ROW HOUSES

CITY OF RICHMOND, VA

LAYOUT AND UTILITY PLAN

SHEET NO.

C-102

PERSPECTIVES

09.23.2022

PARK & TILDEN ROWHOUSES | NEW CONSTRUCTION

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PERSPECTIVES

09.23.2022

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510 ARCHITECTS

PERSPECTIVES

09.23.2022

PARK & TILDEN ROWHOUSES | NEW CONSTRUCTION

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510 ARCHITECTS

CONTEXT ELEVATION

09.23.2022

PARK & TILDEN ROWHOUSES | NEW CONSTRUCTION

510 ARCHITECTS

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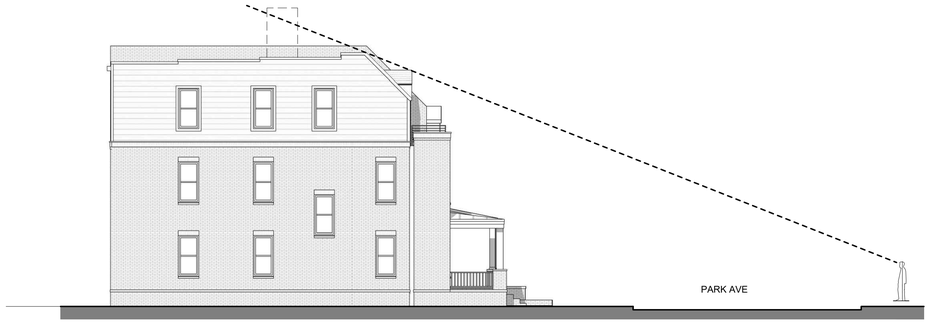
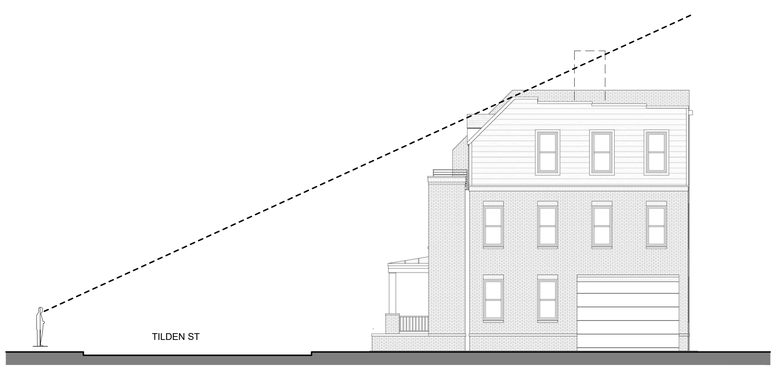
NORTH ELEVATION - PARK - SITE LINE 4

3/32" = 1'-0"



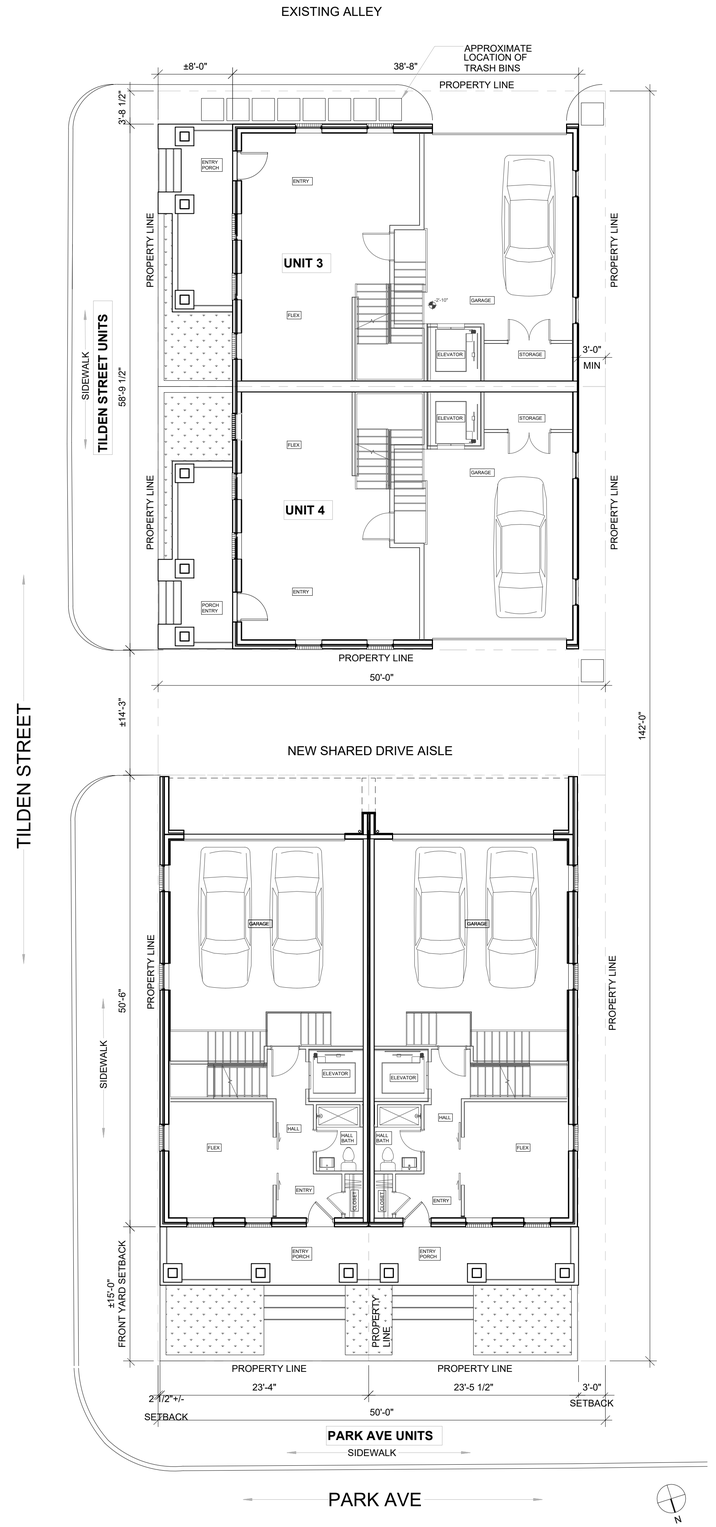
EAST ELEVTION - PARK C - SITE LINE 3

3/32" = 1'-0"



NORTH ELEVATION - TILDEN - SITE LINE 2

3/32" = 1'-0"



ARCHITECTURAL SITE PLAN 1

1/8" = 10'

510 ARCHITECTS

PROGRESS SET NOT FOR CONSTRUCTION

PARK & TILDEN ROWHOUSES

NEW CONSTRUCTION

3301 PARK AVENUE | RICHMOND, VIRGINIA 23221

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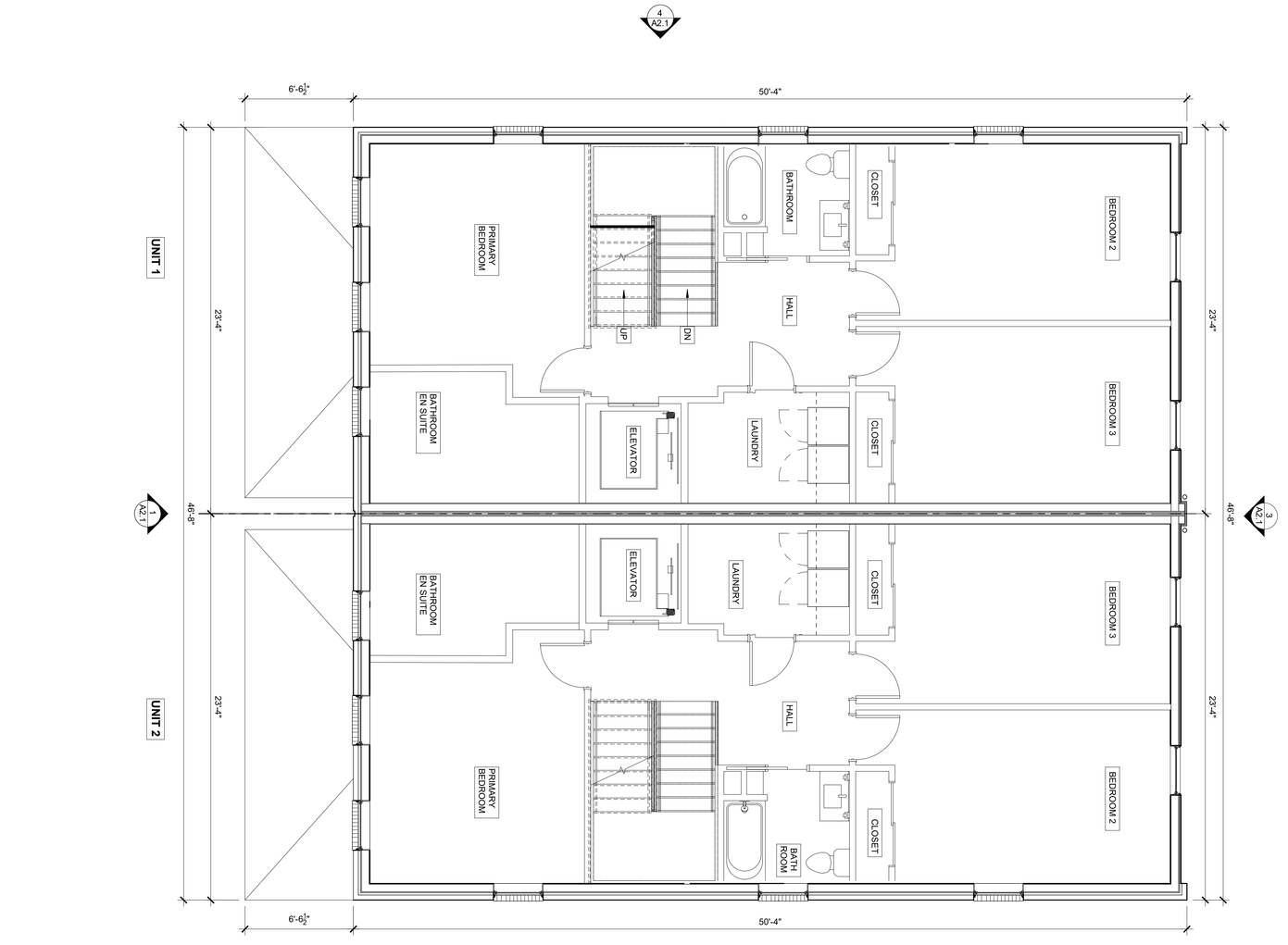
ARCHITECTURAL SITE PLAN

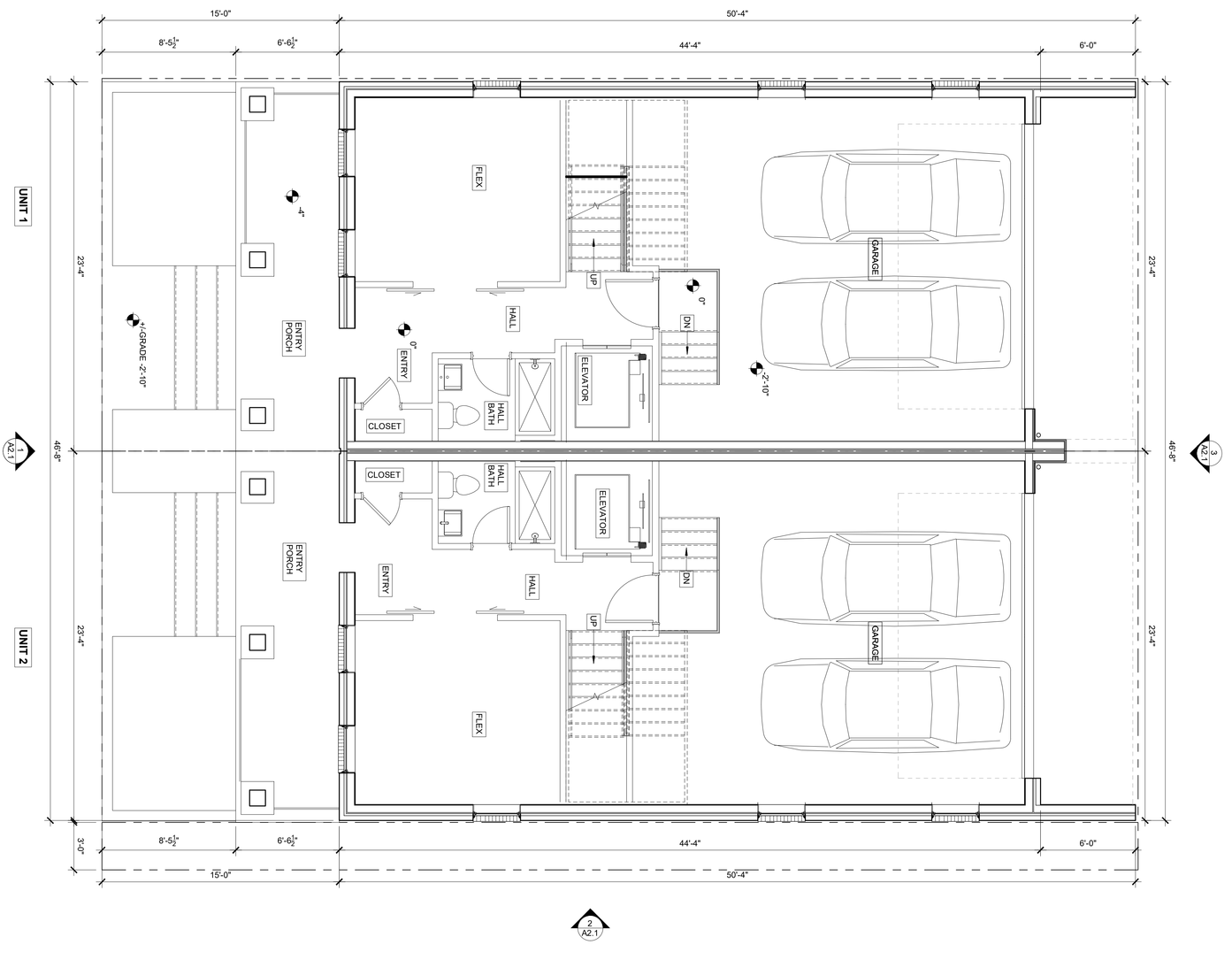
A 0.1



LEVEL 2 - CONSTRUCTION PLAN - PARK

1/4" = 1'-0"

2



LEVEL 1 - CONSTRUCTION PLAN - PARK

1/4" = 1'-0"

1

N

A 1.1 PARK AVE - CONSTRUCTION PLAN

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PARK & TILDEN ROWHOUSES

NEW CONSTRUCTION

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PROGRESS SET
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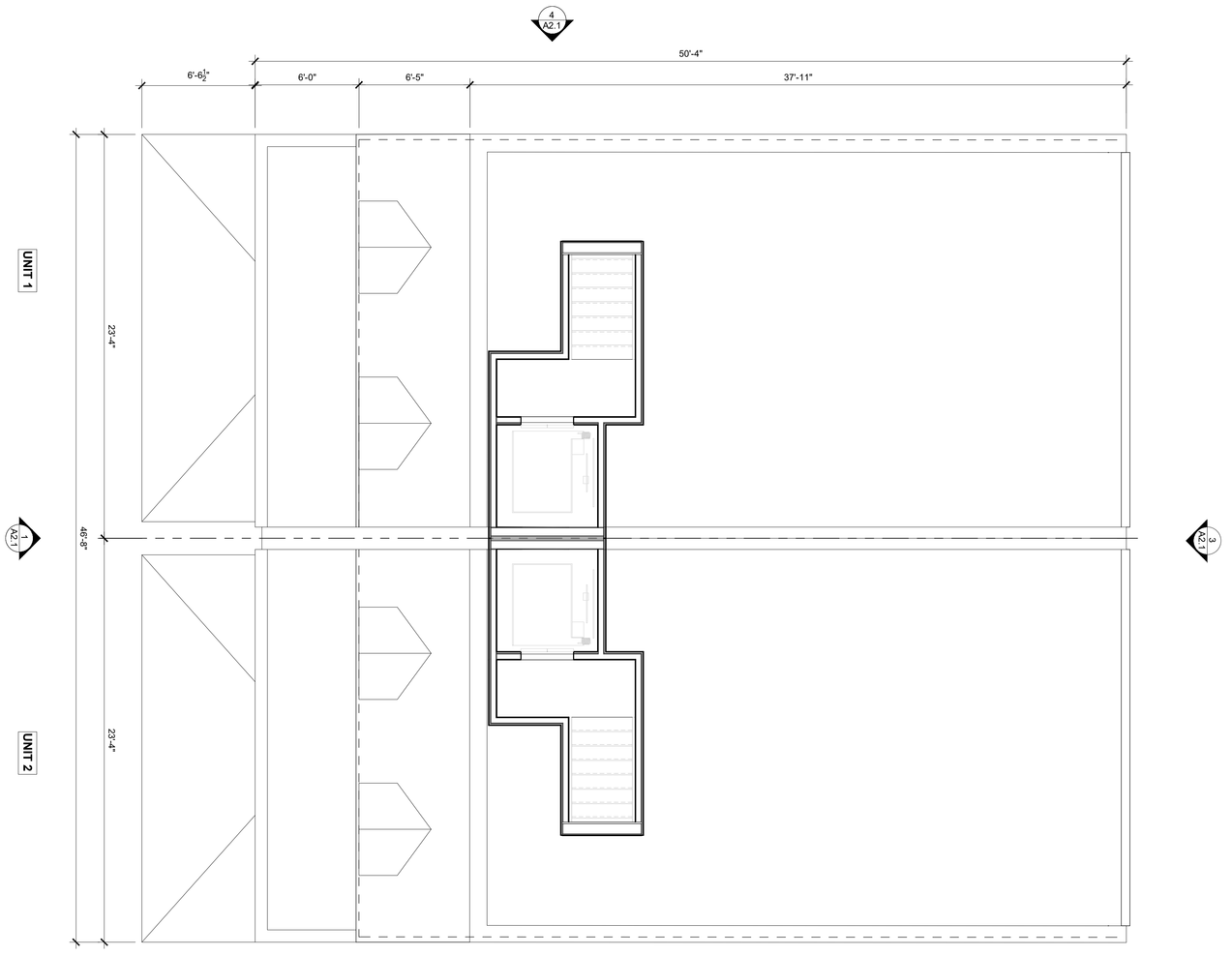
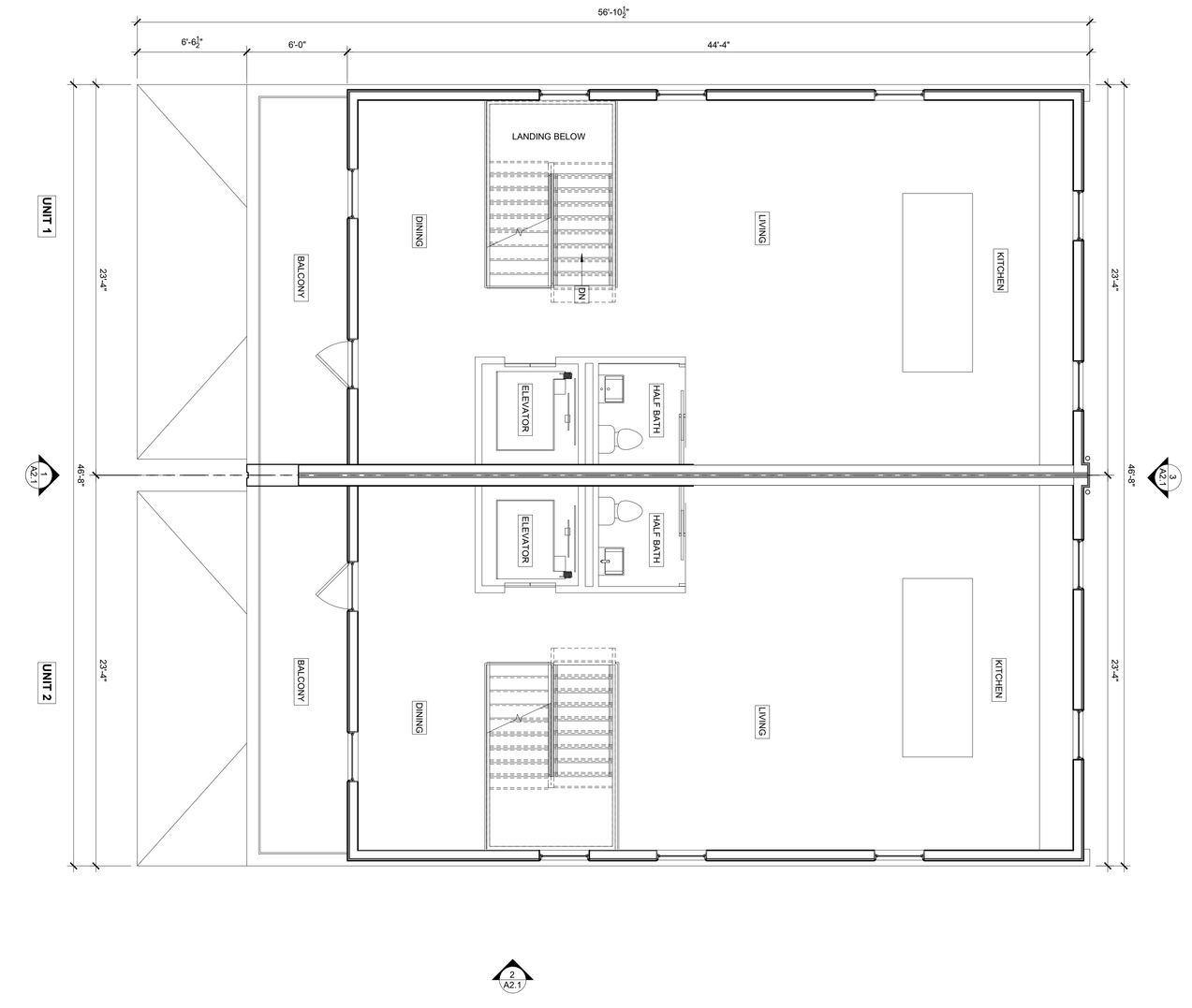
510 ARCHITECTS



ROOF PLAN - PARK

1/4" = 1'-0"

2



LEVEL 3 - CONSTRUCTION PLAN - PARK

1/4" = 1'-0"

1

N

A
1.2

PARK AVE - CONSTRUCTION PLAN

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PARK & TILDEN ROWHOUSES

NEW CONSTRUCTION

3301 PARK AVENUE | RICHMOND, VIRGINIA 23221

PROGRESS SET
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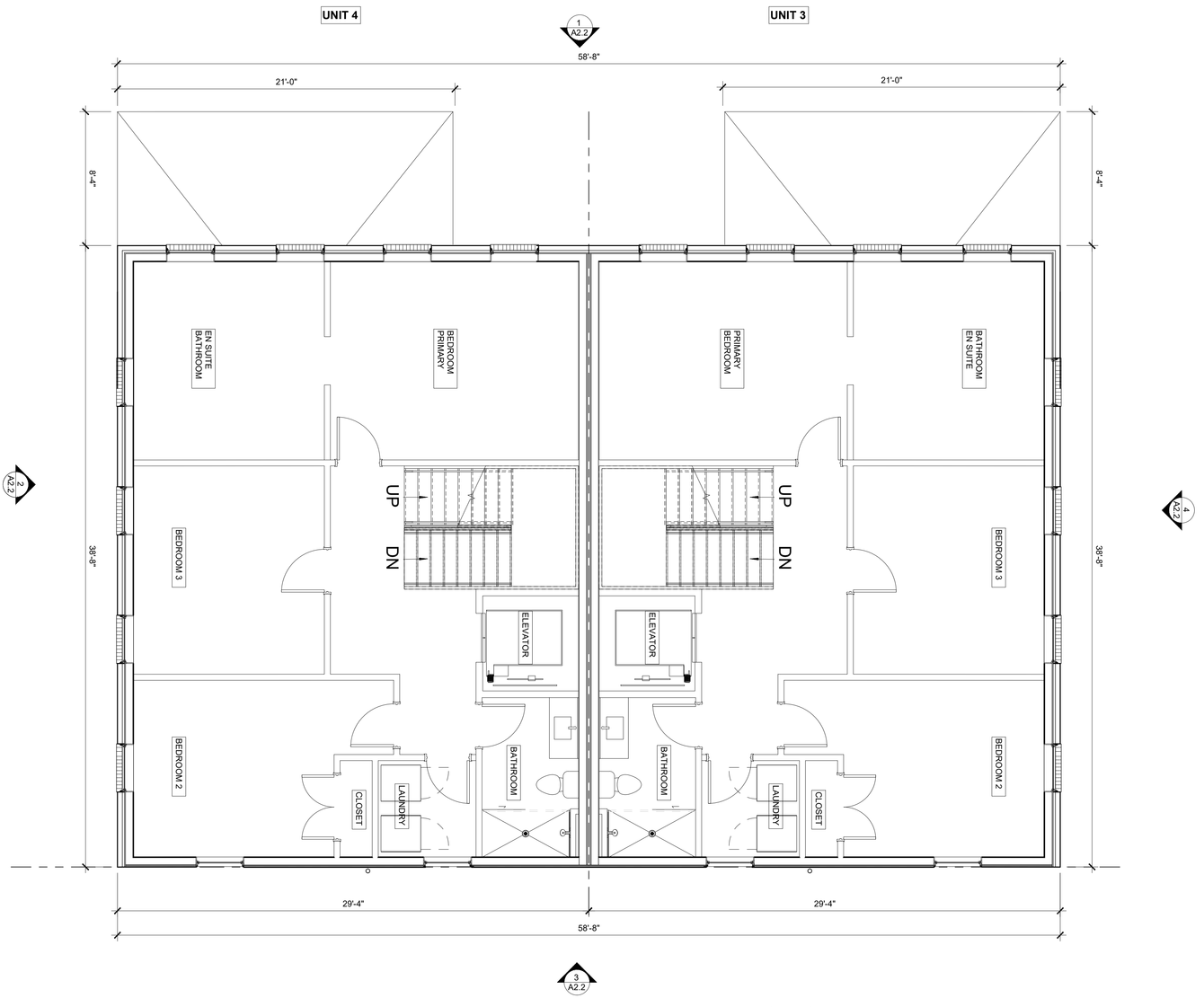
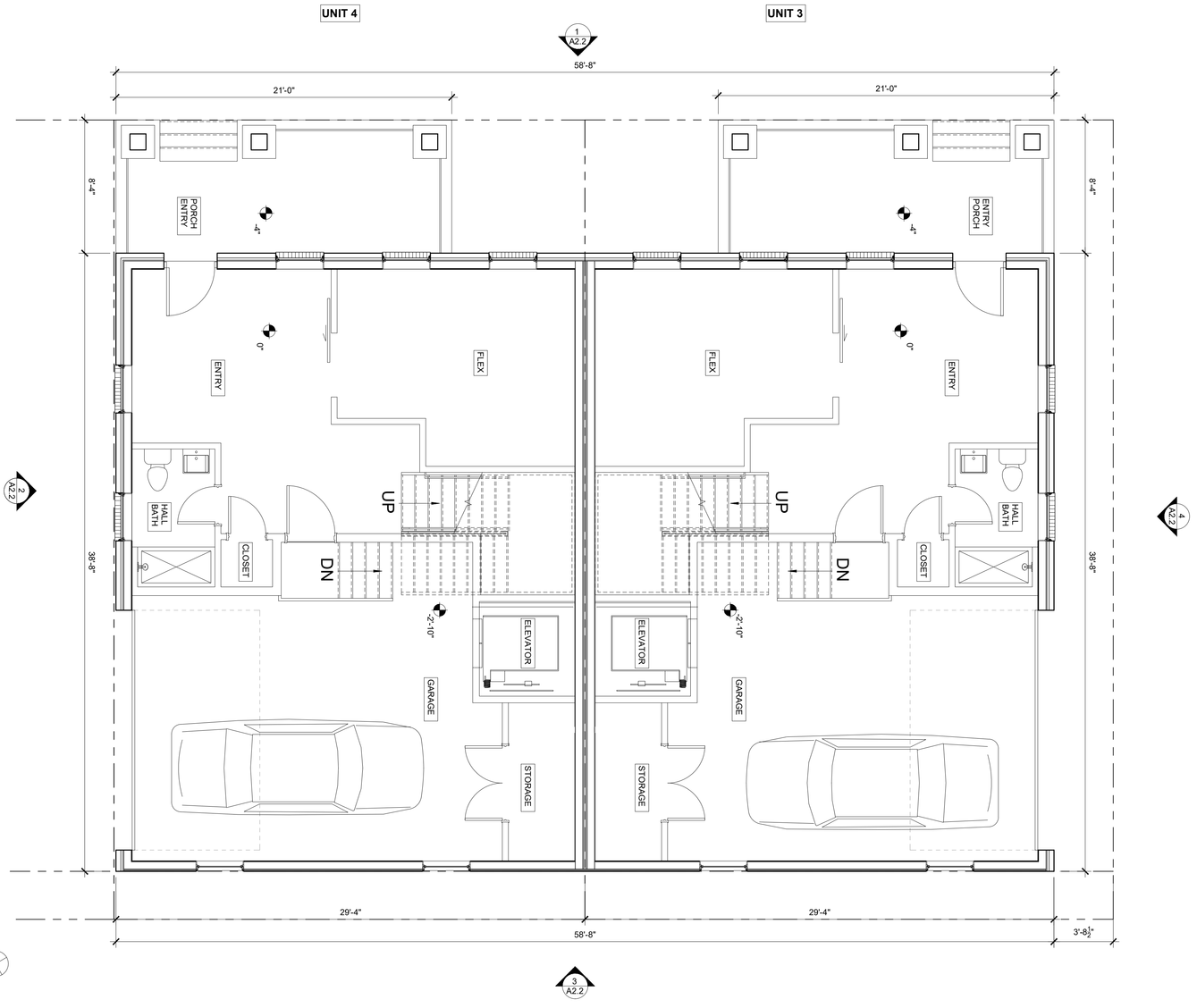
510 ARCHITECTS



LEVEL 2 - CONSTRUCTION PLAN - TILDEN

2 1/4" = 1'-0"



LEVEL 1 - CONSTRUCTION PLAN -TILDEN

1 1/4" = 1'-0"

A 1.3

TILDEN ST - CONSTRUCTION PLAN

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PARK & TILDEN ROWHOUSES

NEW CONSTRUCTION

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PROGRESS SET
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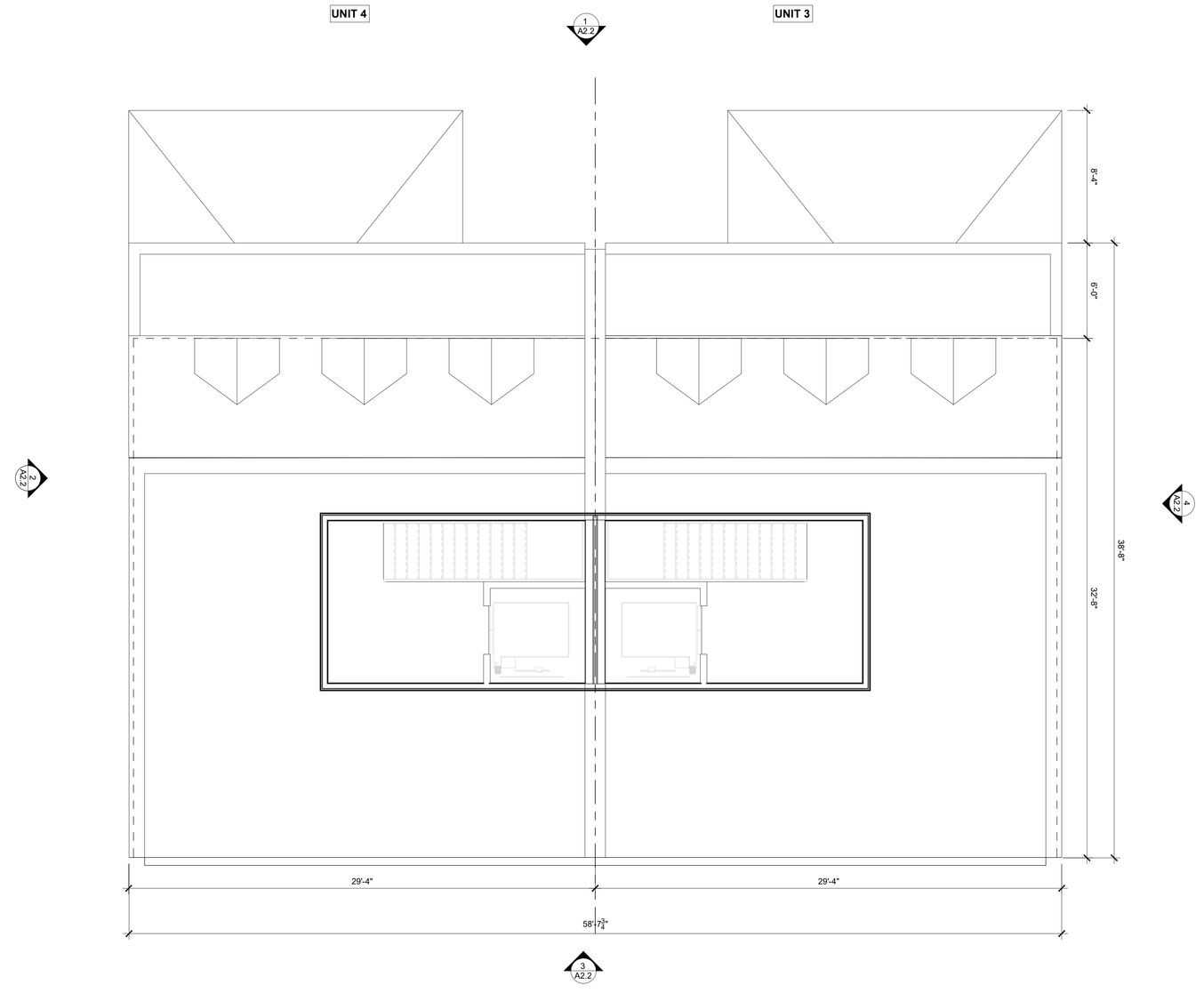
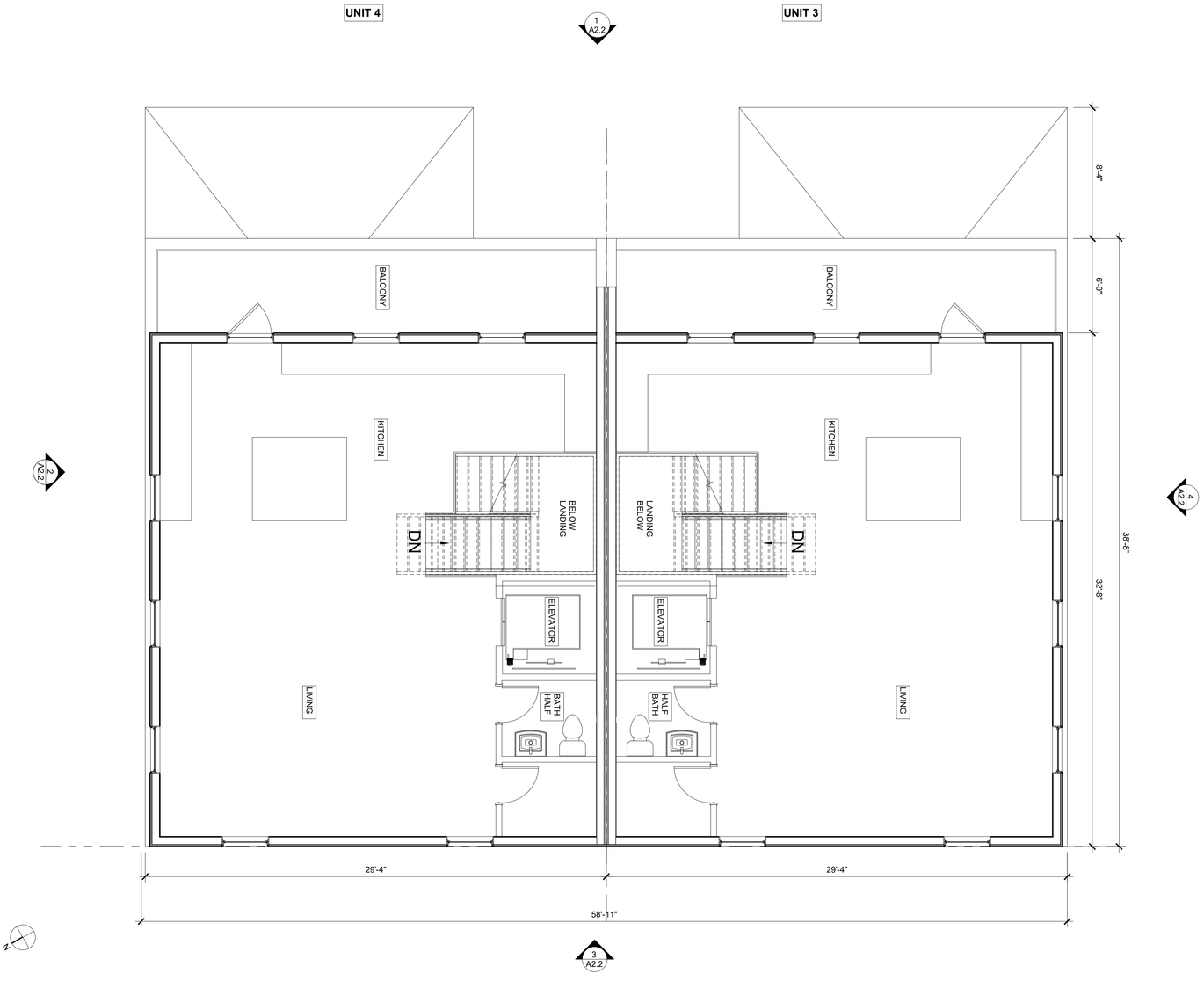
510 ARCHITECTS



ROOF PLAN - TILDEN

¼" = 1'-0"

2



LEVEL 3 - CONSTRUCTION PLAN - TILDEN

¼" = 1'-0"

1

A
1.4

TILDEN ST - CONSTRUCTION PLAN

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PARK & TILDEN ROWHOUSES

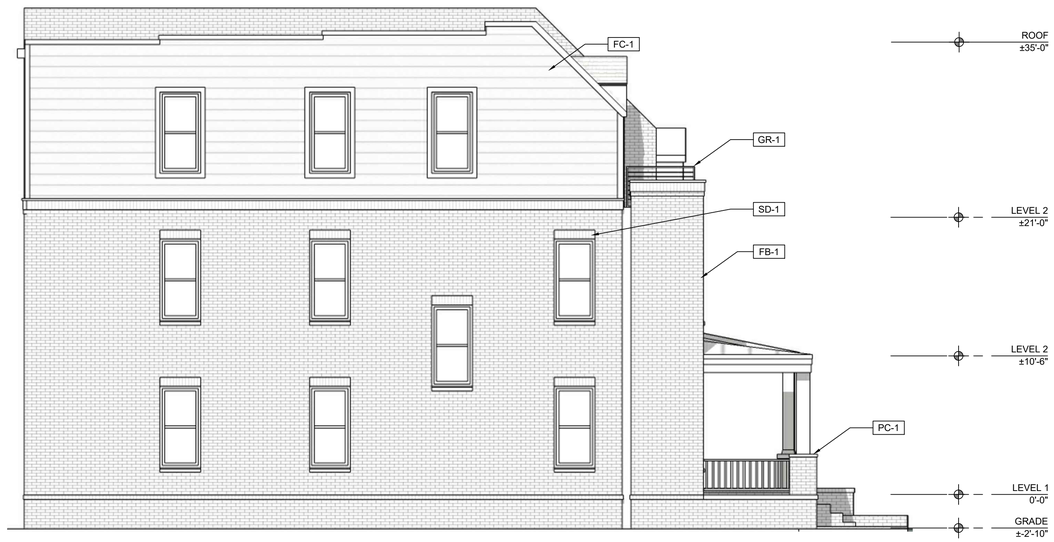
NEW CONSTRUCTION

3301 PARK AVENUE | RICHMOND, VIRGINIA 23221

PROGRESS SET
NOT FOR
CONSTRUCTION

510 ARCHITECTS

EXTERIOR FINISHES SCHEDULE			
TAG	DESCRIPTION	MANUFACTURER	REMARKS
FB-1	FACE BRICK	GLEN-GERY LAWERENCEVILLE: ROSENEATH MODULAR	FINAL COLOR: TBD
FC-1	FIBER CEMENT	HARDI PLANK LAP SIDING: SMOTH , PRIMED FOR PAINT, ALUMINUM TRIM, TYP	SEE DETAILS
GR-1	GUARD RAIL SYSTEM	ALUMINUM GUARDRAIL SYSTEM	SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
SD-1	SOLDIER HEADER		SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
PC-1	PRECAST COPING		SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE



EAST ELEVATION | TILDEN STREET FRONTAGE - PARK 4

3/16" = 1'-0"

WEST ELEVATION | PARK 2

3/16" = 1'-0"

SOUTH ELEVATION | PARK 3

3/16" = 1'-0"

NORTH ELEVATION | PARK AVE STREET FRONTAGE ELEVATION 1

3/16" = 1'-0"

510 ARCHITECTS

PROGRESS SET
NOT FOR
CONSTRUCTION

TILDEN ROWHOUSES

PARK & TILDEN NEW CONSTRUCTION

3301 PARK AVENUE | RICHMOND, VIRGINIA 23221

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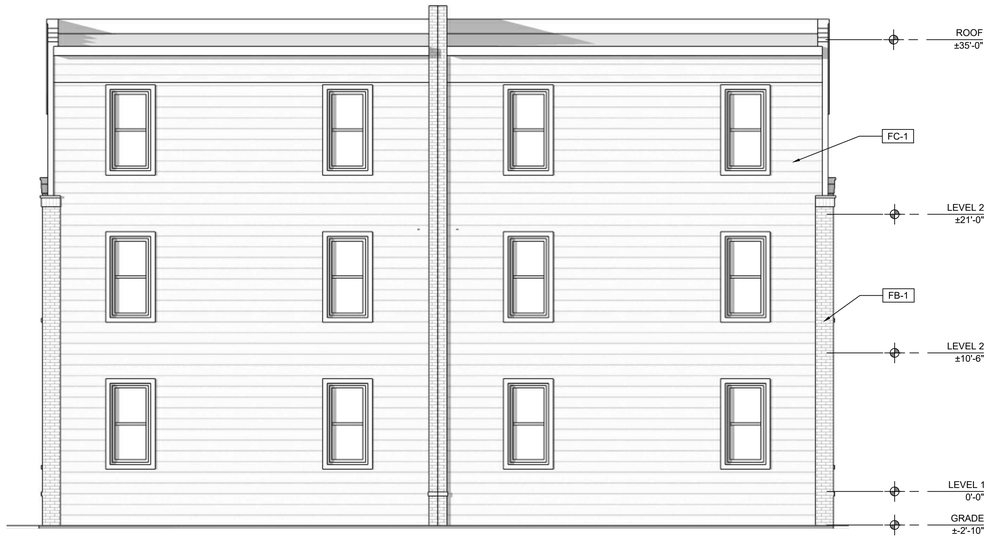
EXTERIOR ELEVATIONS

A 2.1

EXTERIOR FINISHES SCHEDULE			
TAG	DESCRIPTION	MANUFACTURER	REMARKS
FB-1	FACE BRICK	GLEN-GERY LAWERENCEVILLE: ROSENEATH MODULAR	FINAL COLOR: TBD
FC-1	FIBER CEMENT	HARDI PLANK LAP SIDING: SMOTH , PRIMED FOR PAINT, ALUMINUM TRIM, TYP	SEE DETAILS
GR-1	GUARD RAIL SYSTEM	ALUMINUM GUARDRAIL SYSTEM	SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
SD-1	SOLDIER HEADER		SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE
PC-1	PRECAST COPING		SEE DETAILS FOR PROFILE(S), COLOR TO BE SELECTED FROM MFR FULL RANGE

SOUTH ELEVATION | ALLEY - TILDEN 4
3/16" = 1'-0"



WEST ELEVATION | TILDEN 3
3/16" = 1'-0"

NORTH ELEVATION | TILDEN 2
3/16" = 1'-0"

EAST ELEVATION | TILDEN STREET FRONTAGE - TILDEN 1
3/16" = 1'-0"

510 ARCHITECTS

PROGRESS SET
NOT FOR
CONSTRUCTION

TILDEN ROWHOUSES
PARK & TILDEN
NEW CONSTRUCTION

3301 PARK AVENUE | RICHMOND, VIRGINIA 23221

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EXTERIOR ELEVATIONS

A 2.2