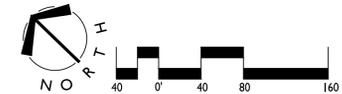




NOTE:
 L2.0 SERIES - HARDSCAPE
 L3.0 SERIES - LANDSCAPE



| | | |
|---|---------------------|----------------|
| APPROVED | | |
| DEVELOPMENT SITE PLAN: DSUP2015-0025 | | |
| DEPARTMENT OF PLANNING & ZONING | | |
| DIRECTOR _____ | DATE _____ | |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | | |
| SITE PLAN NO. _____ | | |
| DIRECTOR _____ | DATE _____ | |
| CHAIRMAN, PLANNING COMMISSION _____ DATE _____ | | |
| DATE RECORDED _____ | | |
| INSTRUMENT NO. _____ | DEED BOOK NO. _____ | PAGE NO. _____ |

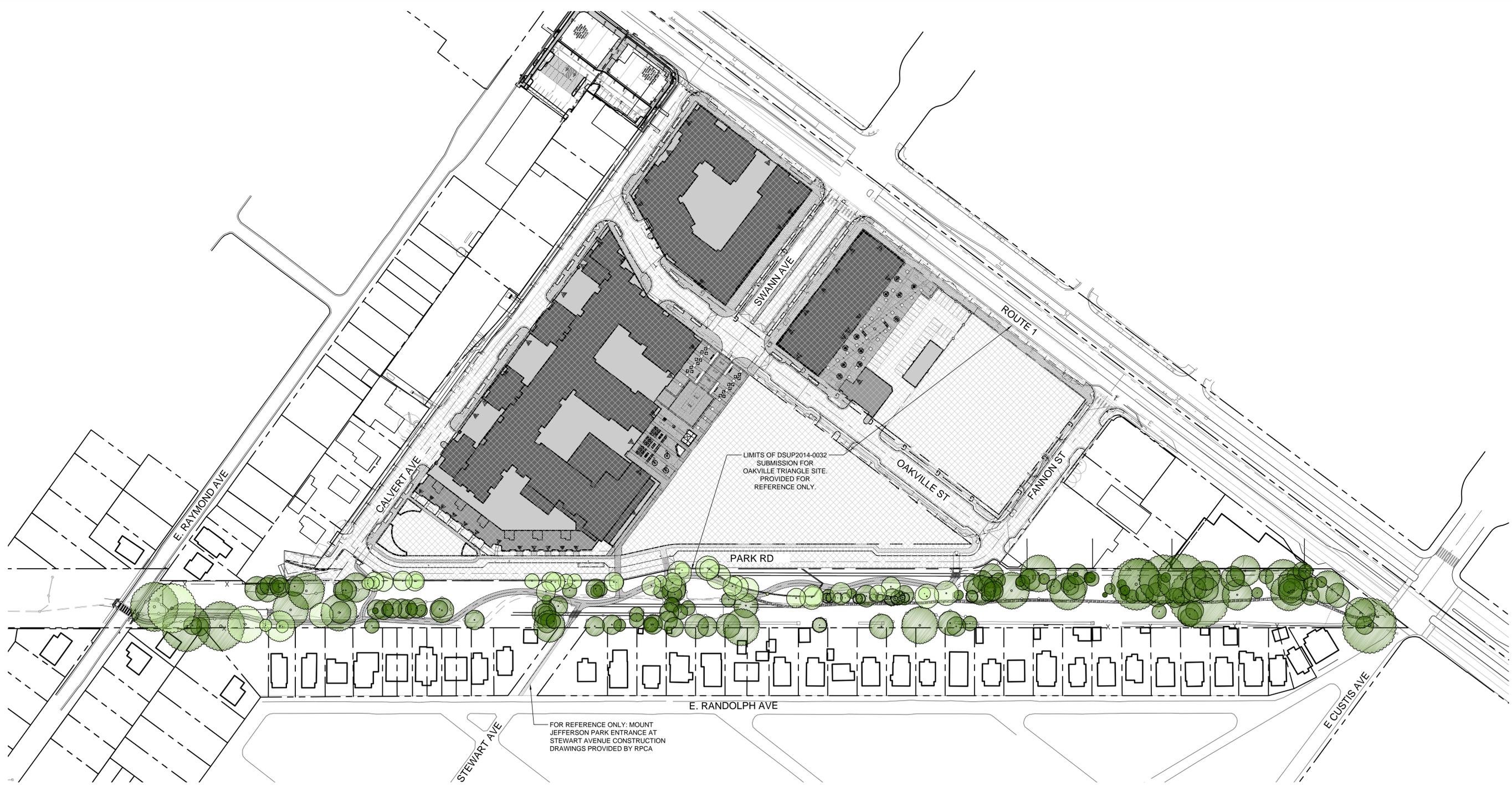


COMMONWEALTH OF VIRGINIA
Matthew V. Clark
 MATTHEW V. CLARK
 Lic. No. 952
 09/29/2015
 LANDSCAPE ARCHITECT

MOUNT JEFFERSON PARK IMPROVEMENTS
PRELIMINARY DSP
 City of Alexandria, VA, Stonebridge Carras
OVERALL SITE PLAN

REVISIONS:
 DSUP REVISION 09/09/15
 DSUP REVISION 09/29/15

DATE: 07/1/2015
 DESIGNED BY: MC
 DRAWN BY: MBLB
 CHECKED BY: MC
 C.D. BY: MBLB
 PROJECT #: 2014040
 SHEET NUMBER:
L1.0

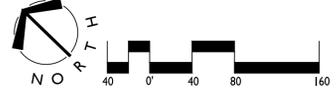


LIMITS OF DSUP2014-0032
SUBMISSION FOR
OAKVILLE TRIANGLE SITE.
PROVIDED FOR
REFERENCE ONLY.

FOR REFERENCE ONLY: MOUNT
JEFFERSON PARK ENTRANCE AT
STEWART AVENUE CONSTRUCTION
DRAWINGS PROVIDED BY RPCA

KEY

-  TREE TO BE REMOVED (TBR)
-  TREE TO BE SAVED (TBS)



| | |
|---|---------------------|
| APPROVED | |
| DEVELOPMENT SITE PLAN: DSUP2015-0025 | |
| DEPARTMENT OF PLANNING & ZONING | |
| DIRECTOR _____ | DATE _____ |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SITE PLAN NO. _____ | |
| DIRECTOR _____ | DATE _____ |
| CHAIRMAN, PLANNING COMMISSION _____ | |
| DATE RECORDED _____ | |
| INSTRUMENT NO. _____ | DEED BOOK NO. _____ |
| PAGE NO. _____ | |



MOUNT JEFFERSON PARK IMPROVEMENTS
PRELIMINARY DSP
City of Alexandria, VA - Stonebridge Carras
TREE SAVE

REVISIONS:
DSUP REVISION 09/09/15
DSUP REVISION 09/29/15

DATE: 07/1/2015
DESIGNED BY: MC
DRAWN BY: MB/LB
CHECKED BY: MC
C.D. BY: MC
PROJECT #: 2014040
SHEET NUMBER:
LI.0A

1.0 GENERAL NOTES:

1.1 THIS PLAN IS FOR LANDSCAPE AND HARDSCAPE ONLY.

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE CITY AND RPCA SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL LANDSCAPING AND TREE PLANTINGS REQUIRED BY THIS PLAN SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PRODUCED BY THE AMERICAN ASSOCIATION FOR NURSERYMEN; WASHINGTON, DC. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED AS NEEDED.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS GUIDELINES CURRENT (5TH) EDITION AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LCA) OF MARYLAND, THE DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE CITY, RPCA, LANDSCAPE ARCHITECT AND THE CITY OF ALEXANDRIA. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST.

1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE CITY, RPCA, AND LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 15 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING GRASSING, FOR THREE FULL YEARS. THE CITY SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY BY THE CONTRACTOR, REGARDLESS OF THE SEASON. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE CITY AND RPCA AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY AND RPCA EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

2.0 PLANTS:

2.1 ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.

2.2 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

2.3 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.4 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

2.5 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.6 MINIMUM SIZES: SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED.

2.7 MULCH: IS TO BE DOUBLE SHREDDED HARDWOOD BARK.

2.8 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT.

2.9 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY - A LOW PH COMPOSED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

3.0 INSTALLATION

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY, RPCA, AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY CITY, RPCA AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.

3.5 PLANTING: BACKFILL THE PLANTING HOLES WITH PLANTING BACKFILL MIX. REMOVE ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.)

3.6 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE CITY AND RPCA. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT FREE CONDITION.

3.7 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE SOD BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRACTICE.

3.8 FIELD ADJUSTMENTS: LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN DRAINAGE SWALES.

3.9 TREE STAKING AND GUYING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

3.10 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.

3.11 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.12 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.13 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE CITY AND RPCA AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS.

3.14 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF(2) FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE CITY, RPCA OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

3.15 MAINTENANCE: MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

4.0 CITY OF ALEXANDRIA REQUIRED NOTES ON DRAWING SUBMISSIONS:

4.1 ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.

4.2 SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.

4.3 THE CITY HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE CITY. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

4.4 IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

4.5 PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

4.6 MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.

4.7 A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE CITY/CITY/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

4.8 AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

5.0 ARCHAEOLOGY

5.1 THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.

5.2 THE CITY SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

5.3 THE CITY SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

6.0 STREET TREES

6.1 THE SIZE OF THE STREET TREES SHALL BE 3 - 3 1/2 INCH CALIPER AT THE TIME OF PLANTING.

6.2 TREES SHALL BE LIMBED UP TO 6 FT AS THEY MATURE TO ALLOW NATURAL SURVEILLANCE.

6.3 PROPOSED SHRUBS SHALL BE A MAXIMUM HEIGHT OF 3 FT TO ALLOW NATURAL SURVEILLANCE.

6.4 ALL PRIVATE LOT GRASS AREAS TO BE SOD. OPEN SPACE GRASS AREAS TO BE GRASS.

6.5 REGARDLESS OF QUANTITIES INDICATED ON DRAWINGS, ALL DESIGNATED AREAS SHALL BE FILLED WITH PLANTS AT THE APPROVED SPACING.

7.0 PROTECTION AND PRESERVATION OF EXISTING VEGETATION:

7.1 PROTECTION AND PRESERVATION METHODS

VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL BE ENCLOSED IN A PROTECTION ZONE WHICH ESTABLISHES LIMITS OF CONSTRUCTION DISTURBANCE TO THE ROOT AREA OF DESIGNATED PLANT MATERIAL. ALL PROTECTION ZONES AND MEASURES SHALL BE ESTABLISHED TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL AFFAIRS. FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL PROTECTION ZONES. FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT PUBLICATION OF THE 'CITY OF ALEXANDRIA VEGETATION PROTECTION/PRESERVATION DETAIL' APPROVED MATERIALS FOR FENCING SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

- 1) WITHIN 15 FEET OF VEGETATION TO BE PROTECTED/PRESERVED: PROVIDE CHAIN LINK OR WOOD FENCE.
2) EXCEEDING 15 FEET OF VEGETATION TO BE PROTECTED/PRESERVED: PROVIDE PLASTIC OR WOOD 'SNOW-FENCE.'
3) VEGETATION OF SPECIMEN QUALITY, HISTORIC DESIGNATION OR CULTURAL VALUE. PROVIDE EXTRAORDINARY MEASURES TO ENSURE COMPLETE PROTECTION/PRESERVATION.
* TYPE OF MATERIAL SPECIFIED MAY VARY DUE TO SITE DISTURBANCE LIMITS AND PROXIMITY TO DESIGNATED VEGETATION. SPECIAL OR PAVED AREAS, SILT, EROSION CONTROL OR GEOTECHNICAL FABRIC MATERIALS ARE NOT ACCEPTABLE FOR USE AS VEGETATION PROTECTION FENCE MATERIALS. AREAS WHICH ENCOMPASS GROUPINGS, OR INDIVIDUAL SPECIMEN VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL NOT BE VIOLATED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD BY ACTIONS INCLUDING, BUT NOT LIMITED TO:
1) PLACING, STORING OR STOCKPILING BACKFILL OR CONSTRUCTION RELATED SUPPLIES.
2) FELLING TREES INTO THE DESIGNATED AREA.
3) BURNING WITHIN OR IN CLOSE PROXIMITY.
4) MODIFYING SITE TOPOGRAPHY IN A MANNER WHICH CAUSES DAMAGE BY COLLECTION/PONDING OR FLOW CHARACTERISTICS OF SITE DRAINAGE.
5) TRENCHING OR GRADING OPERATIONS.
6) OPERATING EQUIPMENT OR MACHINERY.
7) PARKING OF CONSTRUCTION VEHICLES.
8) TEMPORARY OR PERMANENT PAVING OR IMPERVIOUS SURFACE INSTALLATION.
9) TEMPORARY OR PERMANENT UTILITY CONSTRUCTION INSTALLATION.
10) DISPOSAL OF CONSTRUCTION DEBRIS OR CHEMICAL POLLUTANTS.
WORK OR CONSTRUCTION RELATED ACTIVITIES WITHIN AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF EXISTING VEGETATION SHALL BE ACCOMPLISHED ONLY WITH PRIOR APPROVAL OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES.

7.2 MAINTENANCE

VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, ITEMS SUCH AS: MONITORING HEALTH, GROWTH AND VIGOR OF VEGETATION, SELECTIVE PRUNING, WATERING, FERTILIZATION, INSTALLATION OF MULCH AND IN-LIKE REPLACEMENT OF SEVERELY OR TERMINALLY DAMAGED VEGETATION. MAINTENANCE SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

7.3 REPLACEMENT OF DAMAGED VEGETATION

IN-KIND REPLACEMENT OF DAMAGED EXISTING VEGETATION SHALL BE LOCATED ON PRIVATE OR PUBLIC LANDS TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES. IN-KIND REPLACEMENT OF DAMAGED VEGETATION SHALL AT A MINIMUM BE PERFORMED AT A RATIO OF ONE TREE (IN ACCORDANCE WITH SECTION II AND III OF THE CITY OF ALEXANDRIA, VA LANDSCAPE GUIDELINES) PER INCH OF THE SUM TOTAL CALIPER INCH MEASUREMENT OF TREE(S) OR GROUPING OF VEGETATION WHICH ARE DEEMED SEVERELY OR TERMINALLY DAMAGED. CITY LIABILITY FOR IN-KIND REPLACEMENT OF DAMAGED VEGETATION SHALL EXTEND FOR A PERIOD OF TWO CALENDAR YEARS FROM DATE OF CERTIFICATE OF OCCUPANCY. * FOR THE PURPOSES OF THIS INFORMATION, 'IN-KIND' REFERENCES THE SPECIES, CHARACTER AND PROJECTED MATURE SIZE OF SUBJECT VEGETATION. REMEDY REQUIREMENTS SHALL BE DETERMINED BY THE DIRECTOR OF RECREATION, PARKS AND CULTURAL AFFAIRS AND BASED UPON SEVERITY OF DAMAGE.

7.4 TREE PROTECTION NOTE:

THE CONTRACTOR AND/OR THE CITY SHALL FOLLOW RECOMMENDED HORTICULTURAL PRACTICES TO INSURE THE HEALTH AND VITALITY OF THE TREES DESIGNATED FOR PROTECTION PRIOR TO, DURING AND AFTER CONSTRUCTION. IN THE EVENT THAT TREES WHICH ARE PROTECTED PER THE STANDARDS SET FORTH BY THESE PLANS, ARE DAMAGED OR DIE DURING CONSTRUCTION, THE CITY SHALL BE RESPONSIBLE FOR REMOVAL OF SUCH EXISTING TREE AND THE SUPPLY AND INSTALLATION OF REPLACEMENT TREES. REPLACEMENT TREES SHALL BE PLANTED IN-KIND IN ACCORDANCE WITH SECTION I.E. OF THE CITY OF ALEXANDRIA, VA LANDSCAPE GUIDELINES. NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE STORED OR STAGED WITHIN THE DRIP LINES OF TREES DESIGNATED FOR PROTECTION. ANY REQUIRED CONSTRUCTION OCCURRING WITHIN THE DRIP LINE OF TREES DESIGNATED FOR SAVING SHALL FOLLOW THE CITY LANDSCAPE GUIDELINES AS ESTABLISHED BY THE CITY ARBORIST. A COPY OF THE CITY ARBORIST REPORT SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

7.5 EXISTING STREET NOTE:

EXTRA CARE MUST BE TAKEN WHILE OPERATING CONSTRUCTION EQUIPMENT IN CLOSE PROXIMITY TO THE EXISTING STREET TREES TO BE SAVED.

8.0 SITE SPECIFIC NOTES

- 8.1 REFER TO PLANS BY CHRISTOPHER CONSULTANTS FOR ANY ADDITIONAL INFORMATION.
8.2 WHERE STREET TREES CONFLICT WITH UTILITY LINES, UTILITY LINES WILL BE A MINIMUM OF 4' DEEP.
8.3 STREETLIGHT LOCATIONS AND SPECIFICATIONS TO BE FINALIZED BASED ON A PHOTOMETRIC ANALYSIS PERFORMED BY OTHERS FOR FINAL SITE PLAN SUBMISSION OF ADJOINING DSUP2014-0032.
8.4 INVASIVE SPECIES AND DEBRIS REMOVAL: SEE SHEETS L2.0 - 2.6 FOR AREAS IDENTIFIED AS APPROPRIATE FOR A PHASED REMOVAL OF INVASIVE SPECIES AND CLEANUP OF DEBRIS AS NEEDED, AT DISCRETION OF RPCA. AREAS THAT ARE DISTURBED THROUGH CLEANING ARE TO BE RE-PLANTED WITH APPROPRIATE NATIVE PLANT MATERIAL AT DISCRETION OF RPCA. THE DATE OF WHICH SHALL BE DETERMINED AS PART OF THE CONDITIONS OF SITE PLAN APPROVAL.
8.5 TRAIL ALIGNMENT MAY BE ADJUSTED TO ACCOUNT FOR UNFORESEEN FIELD CONDITIONS SUCH AS GRADING CONSTRAINTS, DRAINAGE, ACCESSIBILITY AND POSSIBLE CRITICAL ROOT ZONE CONSIDERATIONS.
8.6 TREES AND TREE STANDS INDICATED AS TO BE SAVED MAY REQUIRE SELECTIVE THINNING AS DIRECTED BY RPCA ARBORIST.
8.7 FINAL TEXT AND INFORMATION ON WAYFINDING SIGNS TO BE DEVELOPED BY RPCA.
8.8 ALL SIGNS AND SITE FURNISHINGS SHALL BE LOCATED IN FIELD TO SATISFACTION OF THE CITY.



MOUNT JEFFERSON PARK IMPROVEMENTS
PRELIMINARY DSP
City of Alexandria, VA; Stonebridge Carras
GENERAL NOTES

REVISIONS:
DSUP REVISION 09/09/15
DSUP REVISION 09/29/15

DATE: 07/12/15
DESIGNED BY: MC
DRAWN BY: MB/LB
CHECKED BY: MC
C.D. BY: MC
PROJECT #: 2014040
SHEET NUMBER:
L.I.I

APPROVED
DEVELOPMENT SITE PLAN: DSUP2015-0025
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.