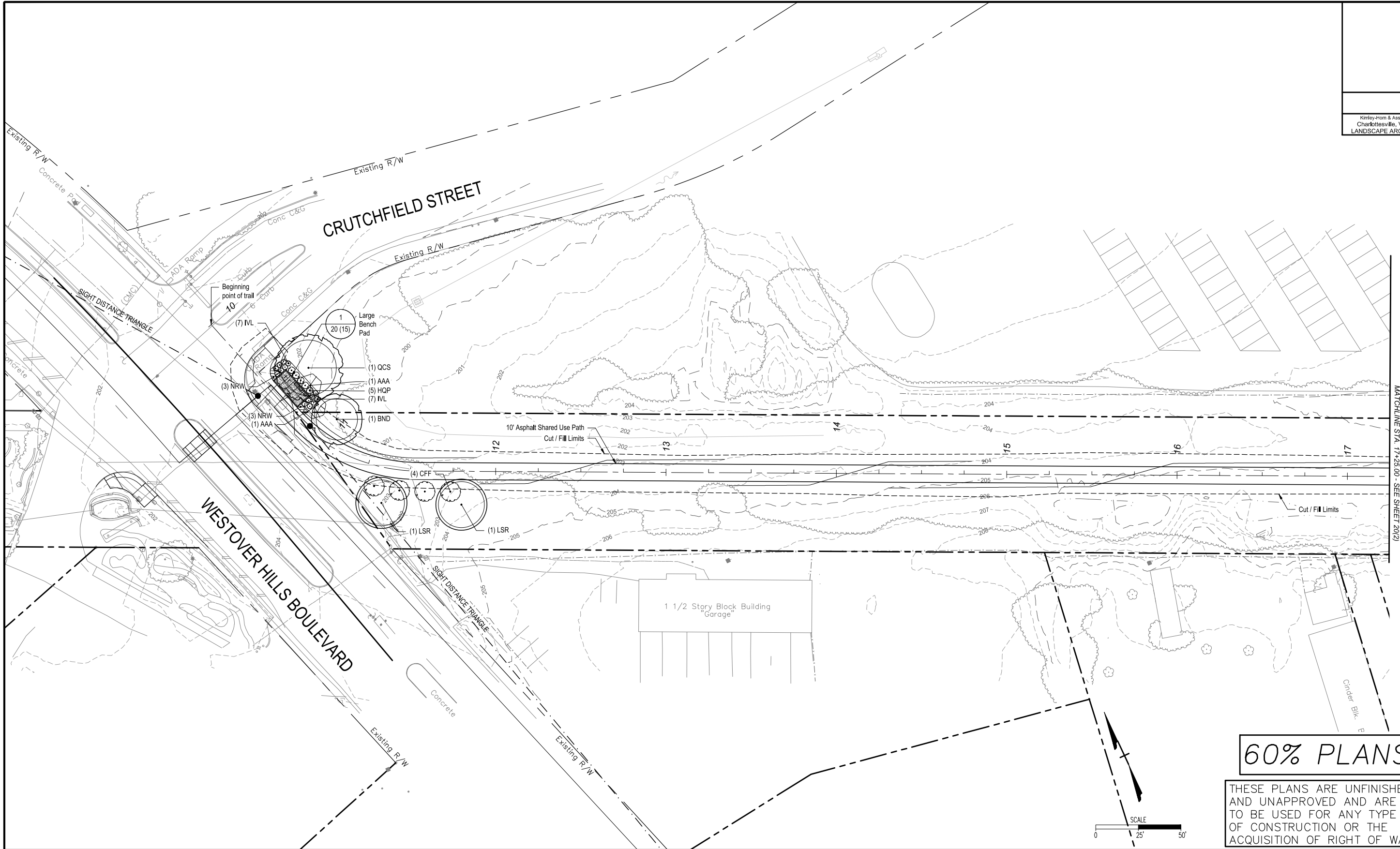


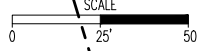
SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....



MATCHLINE STA. 17+25.00 - SEE SHEET 20(2)

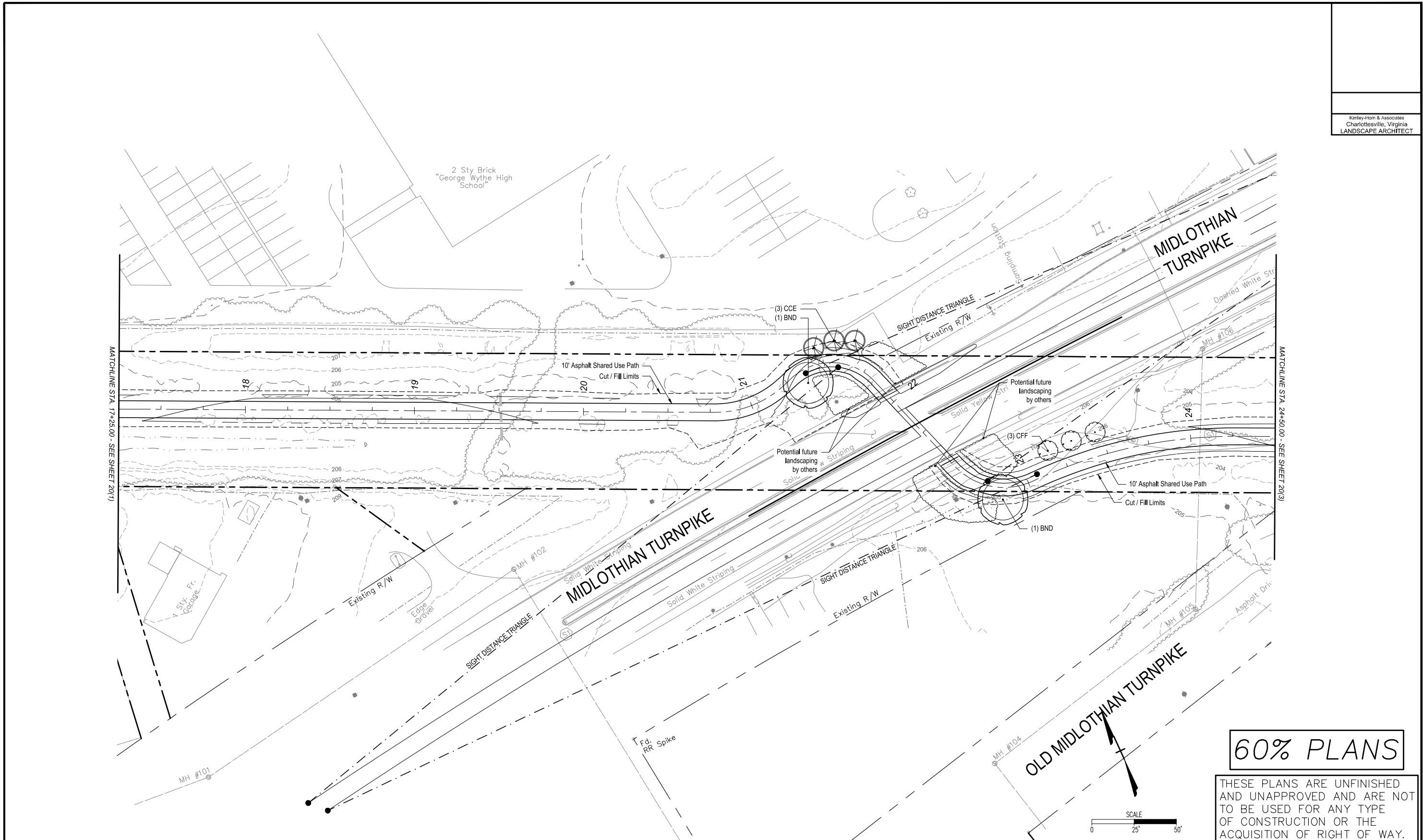
60% PLANS

THESE PLANS ARE UNFINISHED
 AND UNAPPROVED AND ARE NOT
 TO BE USED FOR ANY TYPE
 OF CONSTRUCTION OR THE
 ACQUISITION OF RIGHT OF WAY.



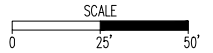
NOTES 1. Lot dimensions in parentheses are from deed. 2. Property owners correct as of .20 3. Ordinance Number 4. Adopted 5. Accepted		LEGEND: Existing Curb & Gutter Existing Curb Cut Ramp Coping Alley Crossing/Driveway Fire Hydrant Edge of Pavement Fence Cementstone Property Pin Utility Pole Proposed Sewer Manhole Basin Curb & Gutter Asphalt		Proposed Conc. Sidewalk Brick Sidewalk Castings: Water Valve Water Meter Gas Valve Telephone Manhole Electric Manhole Proposed Curb Cut Ramp Decorative Light Conduit Conduit (Conc. Encased) Retaining Wall		Technical Surveys Superintendent Project Engineer Maintenance Engineer City Traffic Engineer		Administrative Capital Project Administrator Deputy Director for Transportation / Public Works Director of Public Works		JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT <h1 style="margin: 0;">LANDSCAPE PLAN</h1>			
REFERENCES RL: XX HW NC SW SE		REVISIONS		DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA		DESIGN BY: DLG,BJS DRAWN BY: DLG,BJS CHECKED BY: TAC		REVIEWED BY:	FIELD NOTES:	SCALE: 1"=25'	DATE: April 8, 2024	SHEET: 20(1)	DRAWING NO. 0-29054

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of .20
- Ordinance Number
- Adapted
- Accepted

REFERENCES
 RE: XX HW, NC, SW, SE

LEGEND

Existing Curb & Cutter	Proposed Conc. Sidewalk	Proposed Curb Cut Ramp
Sidewalk	Brick Sidewalk	Decorative Light
Basin	Castings: Water Valve	Conduit
Storm Sewer	Water Meter	Conduit (Conc. Encased)
Sewer Manhole	Gas Drip	Retaining Wall
Sanitary Sewer	Gas Valve	
Sanitary Sewer (New)	Telephone Manhole	
Gas Line	Electric Manhole	
Electric Line	Proposed Curb Cut Ramp	
Telephone/Telegraph	Decorative Light	
TV Cable	Conduit	
Water Line	Conduit (Conc. Encased)	
Tree / Exist. Tree To Be Removed / Stump	Retaining Wall	
Property Line		

LEGEND

Existing Curb Cut Ramp	Proposed Conc. Sidewalk	Proposed Curb Cut Ramp
Coping	Brick Sidewalk	Decorative Light
Alley Crossing/Driveway	Castings: Water Valve	Conduit
Fire Hydrant	Water Meter	Conduit (Conc. Encased)
Edge of Pavement	Gas Drip	Retaining Wall
Fence	Gas Valve	
Cornerstone	Telephone Manhole	
Property Pin	Electric Manhole	
Manhole	Proposed Curb Cut Ramp	
Basin	Decorative Light	
Curb & Cutter	Conduit	
Asphalt	Conduit (Conc. Encased)	

Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

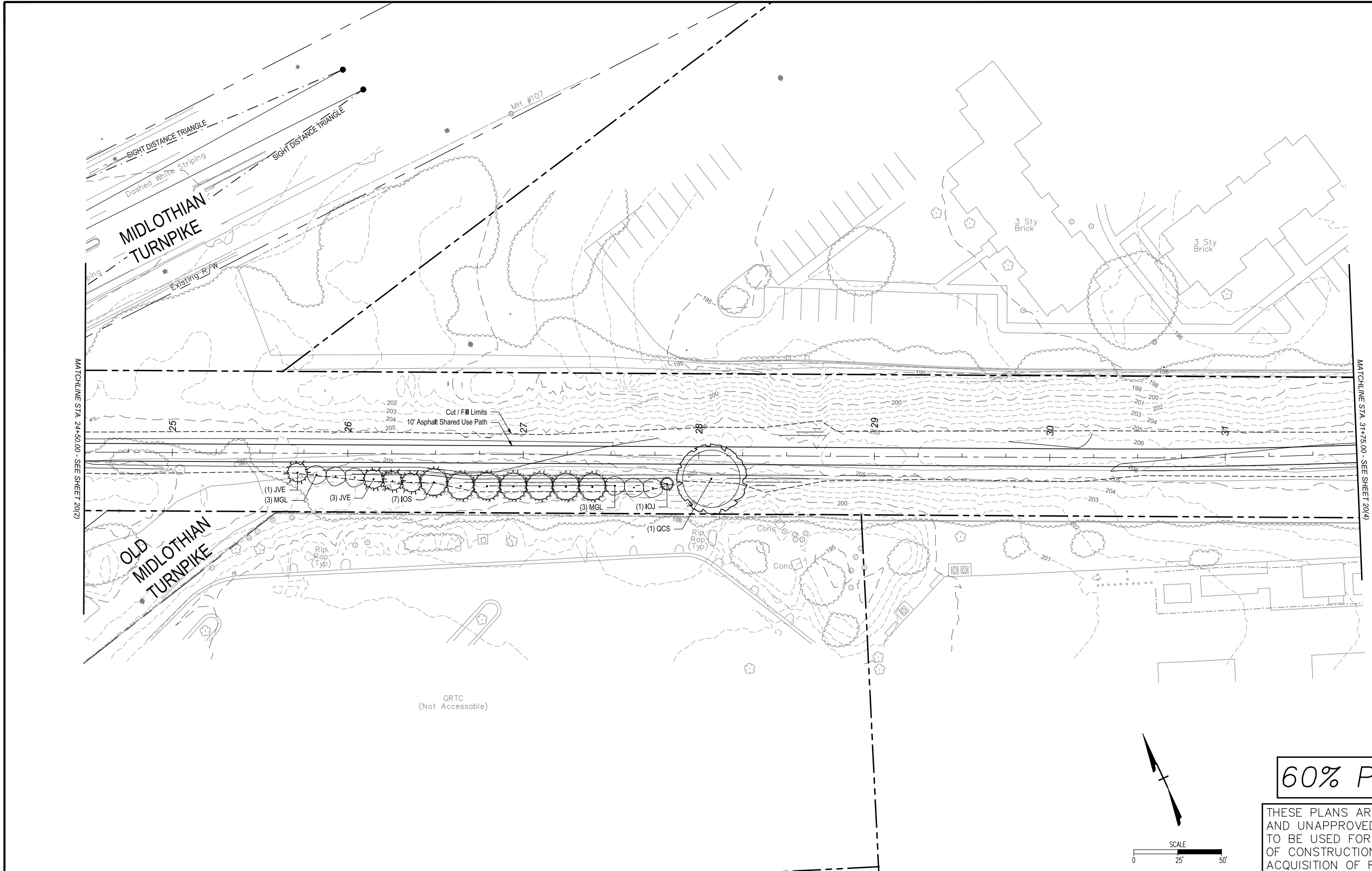
DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT

LANDSCAPE PLAN

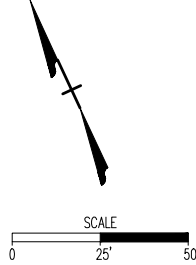
DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES:	SCALE: 1"=25'	DATE: April 8, 2024	SHEET: 20(2)	DRAWING NO.: 0-29054
DRAWN BY: DLG,BJS						
CHECKED BY: TAC						

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
SUPERVISED BY:MSV.....
DESIGNED BY:DLG,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES
1. Lot dimensions in parentheses are from deed.
2. Property owners correct as of .20
3. Ordinance Number
4. Adopted
5. Accepted

REFERENCES
Rt. XX HW, NC, SW, SE

Existing	Proposed	LEGEND
Curb & Gutter	Proposed Conc. Sidewalk	Proposed Curb Cut Ramp
Sidewalk	Brick Sidewalk	Coping
Basin	Castings: Water Valve	Alley Crossing/Driveway
Storm Sewer	Water Meter	Fire Hydrant
Sewer Manhole	Gas Drip	Edge of Pavement
Sanitary Sewer	Gas Valve	Fence
Sanitary Sewer (Flow M)	Telephone Manhole	Carriestone
Gas Line	Electric Manhole	Property Pin
Electric Line	Proposed Curb Cut Ramp	Utility Pole
Telephone/Telegraph	Decorative Light	Proposed Sewer Manhole
TV Cable	Conduit	Basin
Water Line	Conduit (Conc. Encased)	Curb & Gutter
Tree / Exisit. Tree To Be Removed / Stump	Retaining Wall	Asphalt
Property Line		

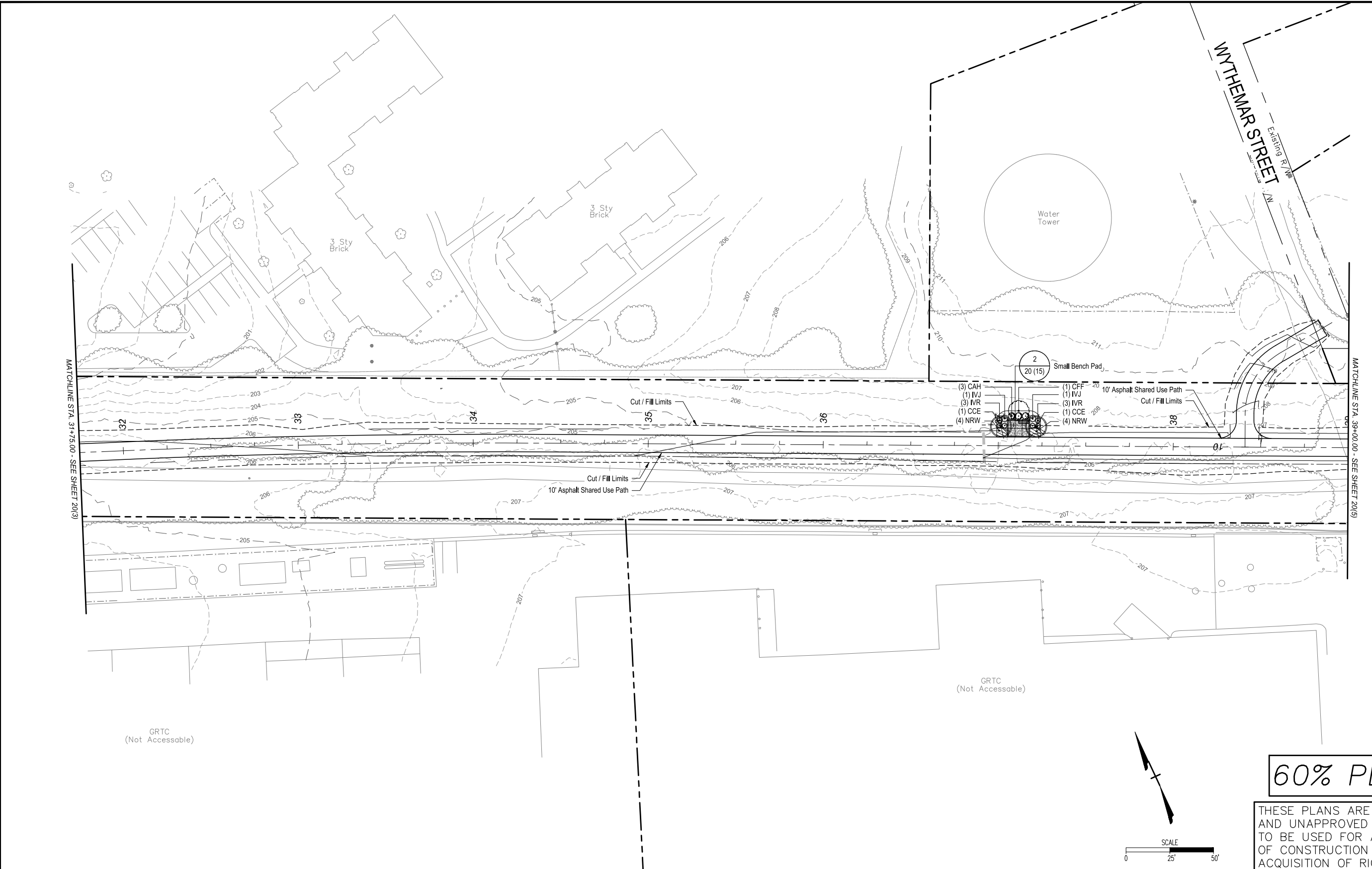
Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT			
LANDSCAPE PLAN			
DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES	SCALE: 1"=25'
DRAWN BY: DLG,BJS			DATE: April 8, 2024
CHECKED BY: TAC			SHEET: 20(3)
			DRAWING NO. 0-29054

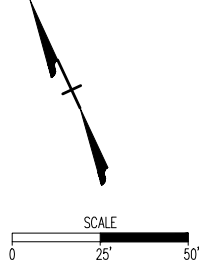
SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....

Kimley-Horn & Associates
 Charlottesville, Virginia
 LANDSCAPE ARCHITECT



60% PLANS

THESE PLANS ARE UNFINISHED
 AND UNAPPROVED AND ARE NOT
 TO BE USED FOR ANY TYPE
 OF CONSTRUCTION OR THE
 ACQUISITION OF RIGHT OF WAY.



NOTES
 1. Lot dimensions in parentheses are from deed.
 2. Property owners correct as of . 20
 3. Ordinance Number
 4. Adopted
 5. Accepted
REFERENCES
 RL: XX 11K NC, SW, SE

Existing	Proposed	LEGEND
<ul style="list-style-type: none"> Curb & Gutter Sidewalk Basin Storm Sewer Sewer Manhole Sanitary Sewer Sanitary Sewer Gas Line Electric Line Telephone/Telegraph TV Cable Water Line Tree / Exisit. Tree To Be Removed / Stump Property Line 	<ul style="list-style-type: none"> Proposed Conc. Sidewalk Brick Sidewalk Castings: Water Valve Water Meter Gas Drip Gas Valve Telephone Manhole Electric Manhole Proposed Curb Cut Ramp Decorative Light Conduit Conduit (Conc. Enclosed) Retaining Wall 	<ul style="list-style-type: none"> Existing Curb Cut Ramp Coping Alley Crossing/Driveway Fire Hydrant Edge of Pavement Fence Cementstone Property Pin Utility Pole Proposed Sewer Manhole Basin Curb & Gutter Asphalt

Technical	Administrative
Surveys Superintendent	
Project Engineer	Capital Project Administrator
Maintenance Engineer	Deputy Director for Transportation / Public Works
City Traffic Engineer	Director of Public Works

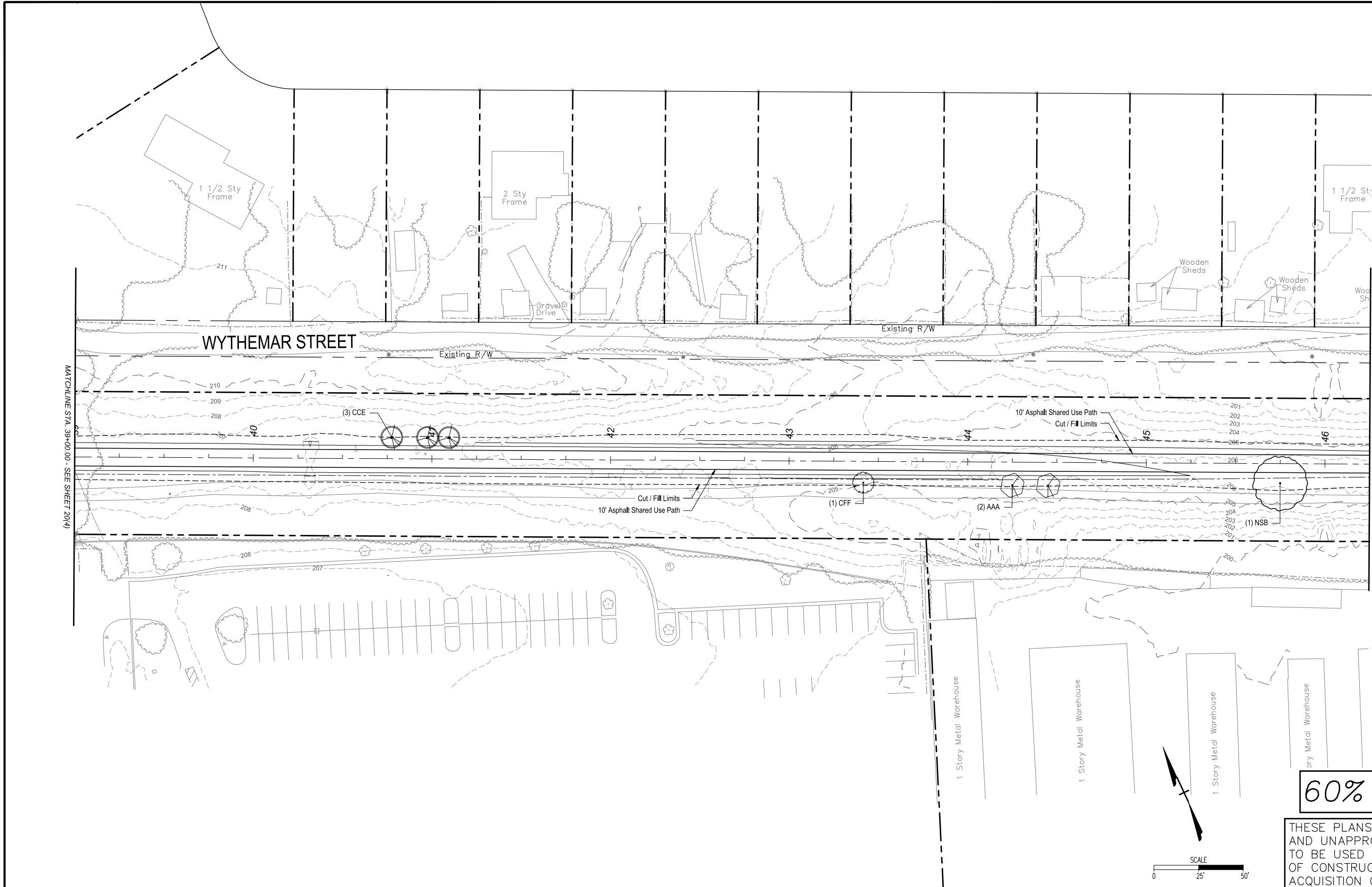
DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

DESIGN BY: DLG,BJS		REVIEWED BY:	FIELD NOTES	SCALE	DATE	SHEET	DRAWING NO.
CHECKED BY: TAC				1"=25'	April 8, 2024	20(4)	0-29054

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT

LANDSCAPE PLAN

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLG,BJS.....

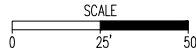


MATCHLINE STA. 39+00.00 - SEE SHEET 20(4)

MATCHLINE STA. 46+25.00 - SEE SHEET 20(6)

60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of .20
- Ordinance Number
- Adapted
- Accepted

REFERENCES
 RL: XX HW, NC, SW, SE

LEGEND

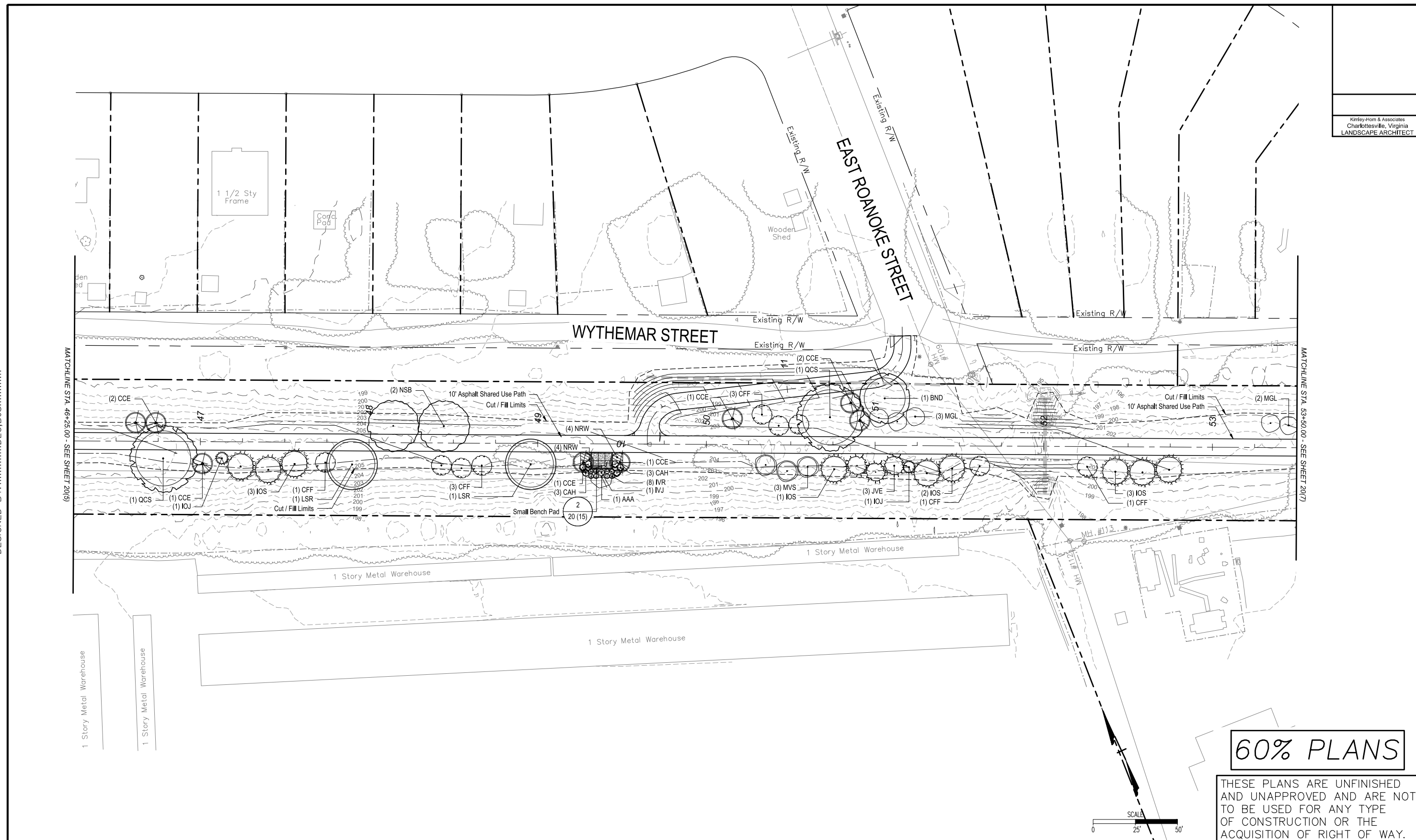
Existing Curb & Gutter	Existing Curb Cut Ramp	Proposed Conc. Sidewalk
Sidewalk	Coping	Brick Sidewalk
Basin	Alley Crossing/Driveway	Castings: Water Valve
Storm Sewer	Fire Hydrant	Water Meter
Sewer Manhole	Edge of Pavement	Gas Valve
Sanitary Sewer	Fence	Telephone Manhole
Sanitary Sewer (Flow M)	Curbside	Electric Manhole
Gas Line	Property Pin	Proposed Curb Cut Ramp
Electric Line	Utility Pole	Decorative Light
Telephone/Telegraph	Proposed Sewer Manhole	Conduit
TV Cable	Manhole	Conduit (Conc. Encased)
Water Line	Basin	Retaining Wall
Tree / Exist. Tree To Be Removed / Stump	Curb & Gutter	
Property Line	Asphalt	

Proposed Conc. Sidewalk	Decorative Light
Brick Sidewalk	Conduit
Castings: Water Valve	Conduit (Conc. Encased)
Water Meter	Retaining Wall
Gas Valve	
Telephone Manhole	
Electric Manhole	
Proposed Curb Cut Ramp	

Technical		Administrative	
Surveys Superintendent		Capital Project Administrator	
Project Engineer		Deputy Director for Transportation / Public Works	
Maintenance Engineer		Director of Public Works	
City Traffic Engineer			
DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA			

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT			
LANDSCAPE PLAN			
DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES	SCALE: 1"=25'
DRAWN BY: DLG,BJS			DATE: April 8, 2024
CHECKED BY: TAC			SHEET: 20(5)
			DRAWING NO.: 0-29054

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

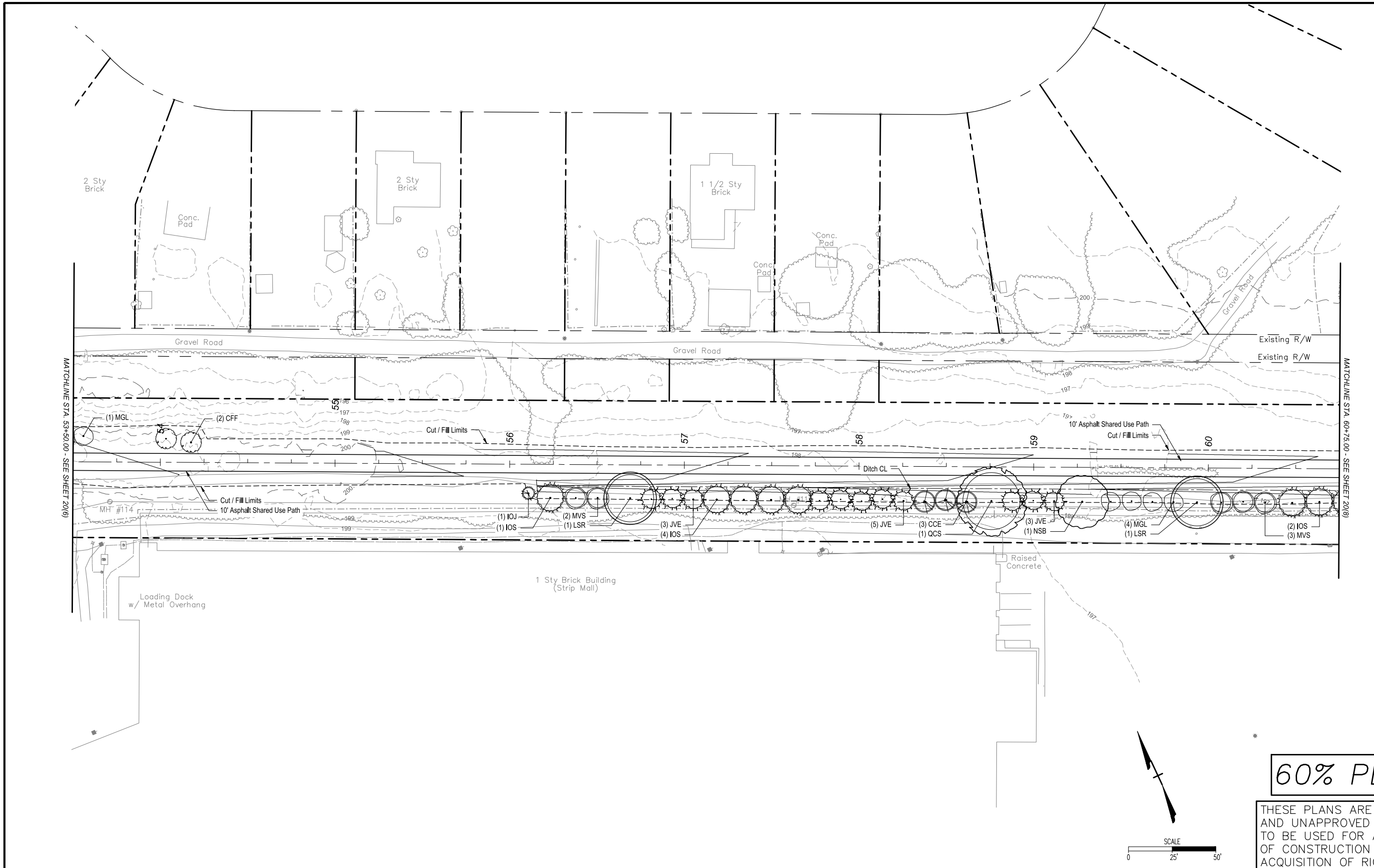


NOTES 1. Lot dimensions in parentheses are from deed. 2. Property owners correct as of . 20 3. Ordinance Number 4. Adopted 5. Accepted		LEGEND Existing Curb & Gutter Existing Curb Cut Ramp Existing Curb Cut Ramp Coping Alley Crossing/Driveway Fire Hydrant Edge of Pavement Fence Cementstone Property Pin Utility Pole Proposed Sewer Manhole Basin Curb & Gutter Asphalt		Proposed Conc. Sidewalk Brick Sidewalk Castings: Water Valve Water Meter Gas Drip Gas Valve Telephone Manhole Electric Manhole Proposed Curb Cut Ramp Decorative Light Conduit Conduit (Conc. Encased) Retaining Wall		Technical Surveys Superintendent Project Engineer Maintenance Engineer City Traffic Engineer		Administrative Capital Project Administrator Deputy Director for Transportation / Public Works Director of Public Works		JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT <h2 style="text-align: center;">LANDSCAPE PLAN</h2>		DESIGN BY: DLG,BJS DRAWN BY: DLG,BJS CHECKED BY: TAC		REVENED BY:	FIELD NOTES:	SCALE: 1"=25' DATE: April 8, 2024 SHEET: 20(6)	DRAWING NO.: O-29054
--	--	---	--	--	--	---	--	---	--	--	--	--	--	-------------	--------------	--	----------------------

MATCHLINE STA. 46+26.00 - SEE SHEET 20(9)

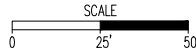
MATCHLINE STA. 53+50.00 - SEE SHEET 20(7)

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
SUPERVISED BY:MSV.....
DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of .20
- Ordinance Number
- Adopted
- Accepted

REFERENCES
R: XX HW NC SW SE

REVISIONS

NO.	DATE	DESCRIPTION

LEGEND

Existing Curb & Gutter	Existing Curb Cut Ramp	Proposed Conc. Sidewalk
Sidewalk	Coping	Brick Sidewalk
Basin	Alley Crossing/Driveway	Castings: Water Valve
Storm Sewer	Fire Hydrant	Water Meter
Sewer Manhole	Edge of Pavement	Gas Valve
Sanitary Sewer	Fence	Telephone Manhole
Sanitary Sewer (Fire Wall)	Carriageway	Electric Manhole
Gas Line	Property Pin	Proposed Curb Cut Ramp
Electric Line	Utility Pole	Decorative Light
Telephone/Telegraph	Proposed Sewer Manhole	Conduit
TV Cable	Manhole	Conduit (Conc. Encased)
Water Line	Basin	Retaining Wall
Tree / Exist. Tree To Be Removed / Stump	Curb & Gutter	
Property Line	Asphalt	

Technical	Administrative
Surveys Superintendent	
Project Engineer	Capital Project Administrator
Maintenance Engineer	Deputy Director for Transportation / Public Works
City Traffic Engineer	Director of Public Works

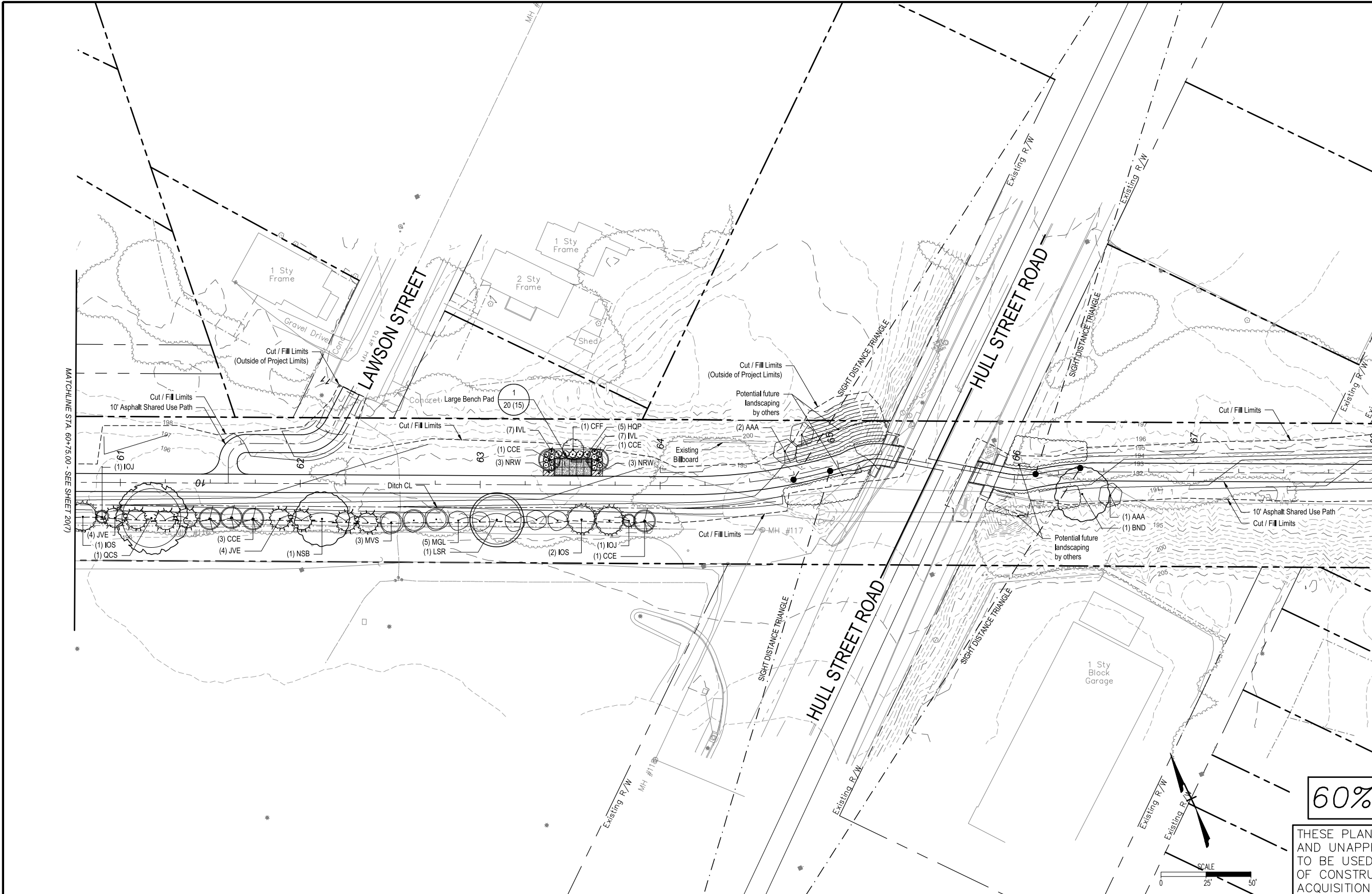
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT

LANDSCAPE PLAN

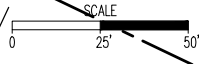
DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES	SCALE: 1"=25'	DATE: April 8, 2024	SHEET: 20(7)	DRAWING NO.: 0-29054
CHECKED BY: TAC						

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
SUPERVISED BY:MSV.....
DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES
1. Lot dimensions in parentheses are from deed.
2. Property owners correct as of .20
3. Ordinance Number
4. Adopted
5. Accepted

REFERENCES
RE: XX HW, NC, SW, SE

REVISIONS

Existing Curb & Gutter	Existing Curb Cut Ramp
Existing Sidewalk	Proposed Conc. Sidewalk
Existing Storm Sewer	Proposed Brick Sidewalk
Existing Sewer Manhole	Castings: Water Valve
Existing Sanitary Sewer	Castings: Water Meter
Existing Gas Line	Castings: Gas Drip
Existing Electric Line	Castings: Gas Valve
Existing Telephone/Telegraph	Castings: Telephone Manhole
Existing TV Cable	Castings: Electric Manhole
Existing Water Line	Proposed Curb Cut Ramp
Existing Tree / Exist. Tree To Be Removed / Stump	Decorative Light
Existing Property Line	Conduit
	Conduit (Conc. Encased)
	Retaining Wall

LEGEND:

Existing Curb Cut Ramp	Proposed Conc. Sidewalk
Existing Coping	Proposed Brick Sidewalk
Existing Alley Crossing/Driveway	Castings: Water Valve
Existing Fire Hydrant	Castings: Water Meter
Existing Edge of Pavement	Castings: Gas Drip
Existing Fence	Castings: Gas Valve
Existing Cornerstone	Castings: Telephone Manhole
Existing Property Pin	Castings: Electric Manhole
Existing Utility Pole	Proposed Curb Cut Ramp
Proposed Sewer Manhole	Decorative Light
Proposed Sewer Basin	Conduit
Proposed Sewer Curb & Gutter	Conduit (Conc. Encased)
Proposed Sewer Asphalt	Retaining Wall

Technical

Surveys Superintendent
Project Engineer
Maintenance Engineer
City Traffic Engineer

Administrative

Capital Project Administrator
Deputy Director for Transportation / Public Works
Director of Public Works

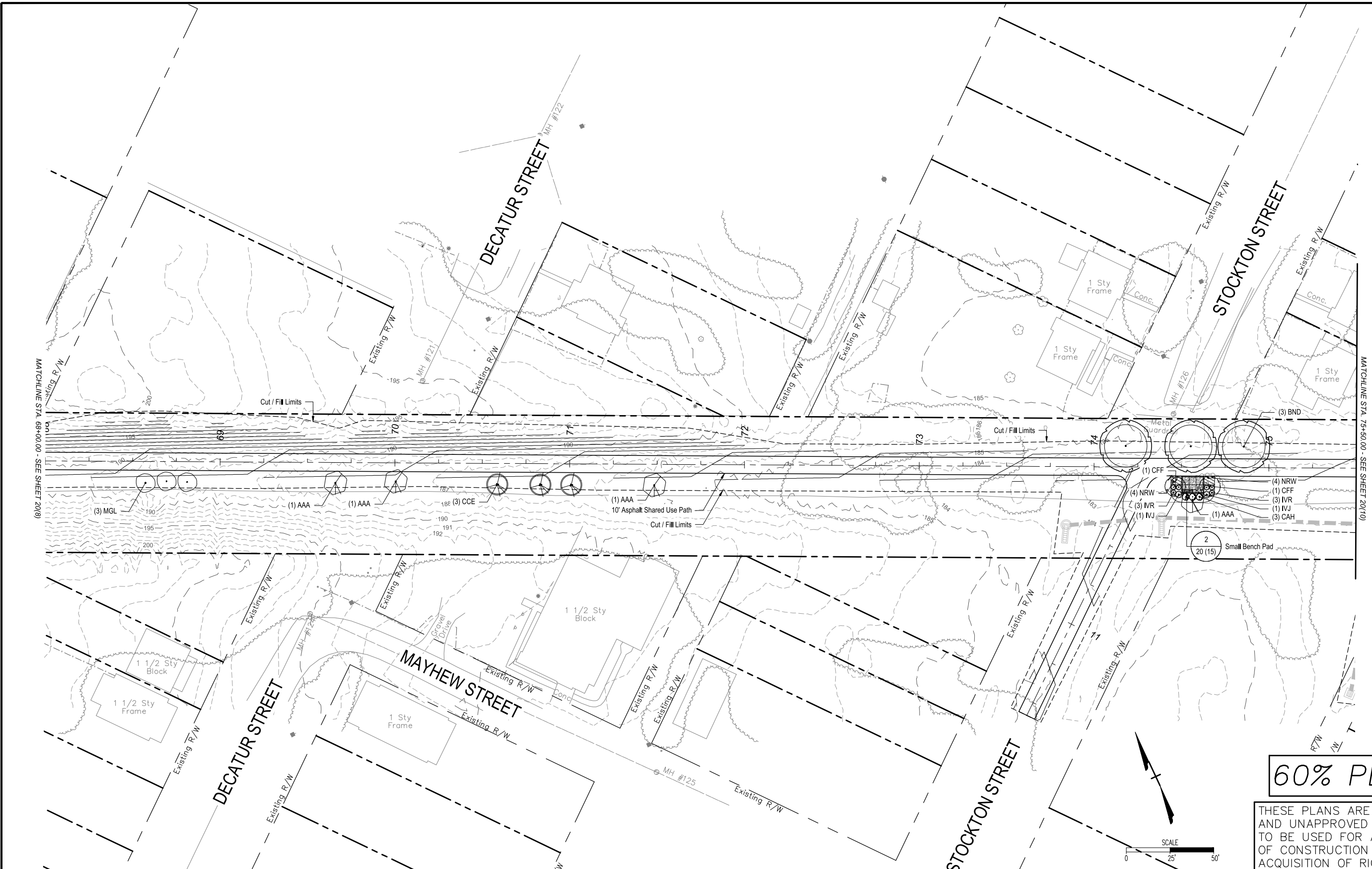
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT

LANDSCAPE PLAN

DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES:	SCALE: 1"=25'	DATE: April 8, 2024	SHEET: 20(8)	DRAWING NO.: 0-29054
DRAWN BY: DLG,BJS						
CHECKED BY: TAC						

SURVEYED BY:H&B SURVEYING & MAPPING LLC.....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

NOTES
 1. Lot dimensions in parentheses are from deed.
 2. Property owners correct as of .20
 3. Ordinance Number
 4. Adopted
 5. Accepted

REFERENCES
 RE: XX HW, NC, SW, SE

LEGEND:
 Existing Curb & Gutter
 Existing Storm Sewer
 Existing Sanitary Sewer
 Existing Gas Line
 Existing Electric Line
 Existing Telephone/Telegraph
 Existing TV Cable
 Existing Water Line
 Existing Tree / Exisit. Tree To Be Removed / Stump
 Existing Property Line

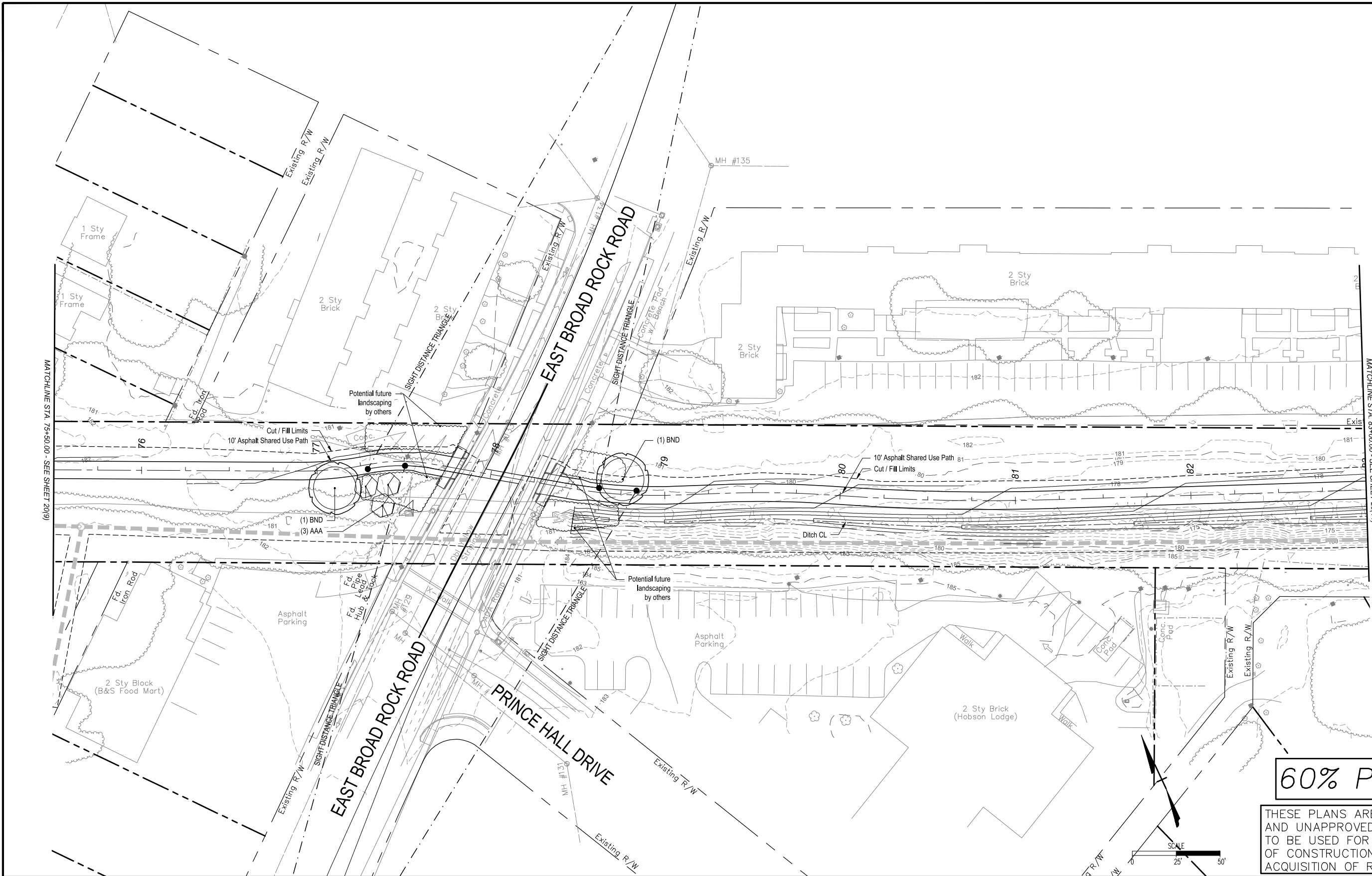
LEGEND:
 Existing Curb Cut Ramp
 Coping
 Alley Crossing/Driveway
 Fire Hydrant
 Edge of Pavement
 Fence
 Cementstone
 Property Pin
 Utility Pole
 Proposed Sewer Manhole
 Basin
 Curb & Gutter
 Asphalt

LEGEND:
 Proposed Conc. Sidewalk
 Brick Sidewalk
 Castings: Water Valve
 Water Meter
 Gas Drip
 Gas Valve
 Telephone Manhole
 Electric Manhole
 Proposed Curb Cut Ramp
 Decorative Light
 Conduit
 Conduit (Conc. Enclosed)
 Retaining Wall

Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT			
LANDSCAPE PLAN			
DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES	SCALE: 1"=25'
DRAWN BY: DLG,BJS			DATE: April 8, 2024
CHECKED BY: TAC			SHEET: 20(9)
			DRAWING NO. 0-29054

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED
 AND UNAPPROVED AND ARE NOT
 TO BE USED FOR ANY TYPE
 OF CONSTRUCTION OR THE
 ACQUISITION OF RIGHT OF WAY.

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT

LANDSCAPE PLAN

NOTES	LEGEND
1. Lot dimensions in parentheses are from deed.	Existing Curb & Gutter
2. Property owners correct as of .20	Proposed Conc. Sidewalk
3. Ordinance Number	Castings: Water Valve
4. Adopted	Water Meter
5. Accepted	Gas Drip
REFERENCES	Gas Valve
REVISIONS	Telephone Manhole
	Electric Manhole
	Proposed Curb Cut Ramp
	Decorative Light
	Conduit
	Conduit (Conc. Enclosed)
	Retaining Wall

Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

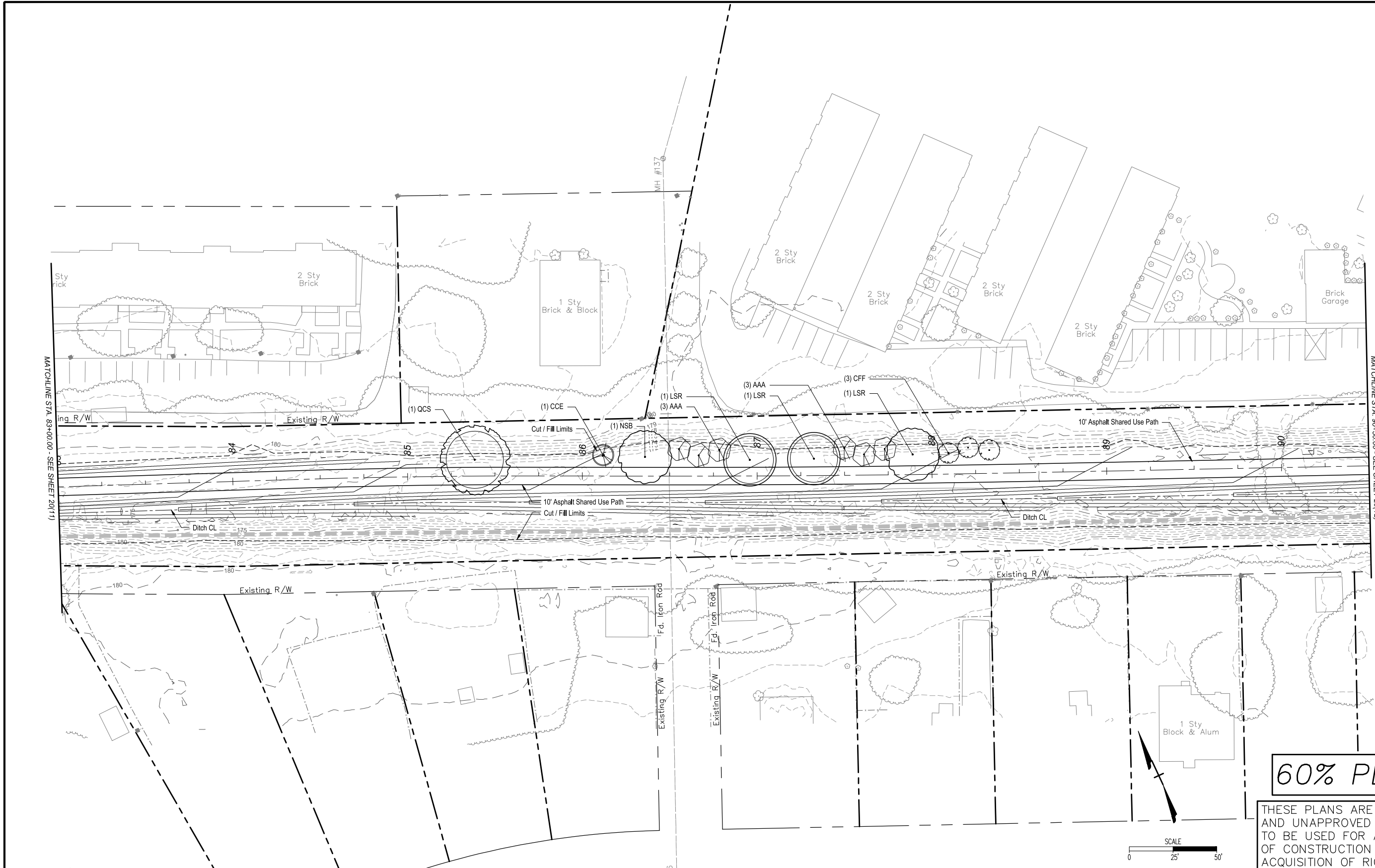
DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES:	SCALE: 1"=25'	DATE: April 8, 2024	SHEET: 20(10)	DRAWING NO.: 0-29054
DRAWN BY: DLG,BJS						
CHECKED BY: TAC						

MATCHLINE STA. 75+50.00 - SEE SHEET 20(9)

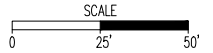
MATCHLINE STA. 83+00.00 - SEE SHEET 20(11)

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES
 1. Lot dimensions in parentheses are from deed.
 2. Property owners correct as of . 20
 3. Ordinance Number
 4. Adopted
 5. Accepted

Existing	Proposed
Curb & Gutter	Curb & Gutter
Sidewalk	Sidewalk
Basin	Basin
Storm Sewer	Storm Sewer
Sewer Manhole	Sewer Manhole
Sanitary Sewer	Sanitary Sewer
Sanitary Sewer (New)	Sanitary Sewer (New)
Gas Line	Gas Line
Electric Line	Electric Line
Telephone/Telegraph	Telephone/Telegraph
TV Cable	TV Cable
Water Line	Water Line
Tree / Exist. Tree To Be Removed / Stump	Tree / Exist. Tree To Be Removed / Stump
Property Line	Property Line

LEGEND

Existing Curb Cut Ramp	Proposed Conc. Sidewalk
Coping	Brick Sidewalk
Alley Crossing/Driveway	Castings: Water Valve
Fire Hydrant	Water Meter
Edge of Pavement	Gas Drip
Fence	Gas Valve
Curbside	Telephone Manhole
Utility Pin	Electric Manhole
Proposed Sewer Manhole	Proposed Curb Cut Ramp
Manhole	Decorative Light
Basin	Conduit
Curb & Gutter	Conduit (Conc. Encased)
Asphalt	Retaining Wall

Proposed Conc. Sidewalk	Decorative Light
Brick Sidewalk	Conduit
Castings: Water Valve	Conduit (Conc. Encased)
Water Meter	Retaining Wall
Gas Drip	
Gas Valve	
Telephone Manhole	
Electric Manhole	
Proposed Curb Cut Ramp	

Technical		Administrative	
Surveys Superintendent		Capital Project Administrator	
Project Engineer		Deputy Director for Transportation / Public Works	
Maintenance Engineer		Director of Public Works	
City Traffic Engineer			
DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA			

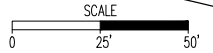
JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT			
LANDSCAPE PLAN			
DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES	SCALE: 1"=25'
DRAWN BY: DLG,BJS			DATE: April 8, 2024
CHECKED BY: TAC			SHEET: 20 (11)
			DRAWING NO.: O-29054

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
SUPERVISED BY:MSV.....
DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES

- Lot dimensions in parentheses are from deed.
- Property owners correct as of .20
- Ordinance Number
- Adapted
- Accepted

REFERENCES
RE: XX HW, NC, SW, SE

REVISIONS

NO.	DATE	DESCRIPTION

LEGEND

Symbol	Description
---	Existing Curb & Gutter
---	Proposed Conc. Sidewalk
---	Proposed Curb Cut Ramp
---	Decorative Light
---	Conduit
---	Conduit (Conc. Encased)
---	Retaining Wall

Technical

Surveys Superintendent
Project Engineer
Maintenance Engineer
City Traffic Engineer

Administrative

Capital Project Administrator
Deputy Director for Transportation / Public Works
Director of Public Works

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT

LANDSCAPE PLAN

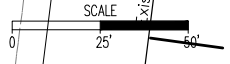
DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES	SCALE: 1"=25'	DATE: April 8, 2024	SHEET: 20(12)	DRAWING NO.: 0-29054
CHECKED BY: TAC						

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLC,BJS.....



60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.



NOTES

1. Lot dimensions in parentheses are from deed.
2. Property owners correct as of .20
3. Ordinance Number
4. Adopted
5. Accepted

REFERENCES
 RR: XX HW, NC, SW, SE

LEGEND

Existing Curb & Cutter	Proposed Conc. Sidewalk	Proposed Curb Cut Ramp
Sidewalk	Brick Sidewalk	Decorative Light
Basin	Castings: Water Valve	Conduit
Storm Sewer	Water Meter	Conduit (Conc. Encased)
Sewer Manhole	Gas Valve	Retaining Wall
Sanitary Sewer	Telephone Manhole	
Sanitary Sewer (New)	Electric Manhole	
Gas Line	Property Pin	
Electric Line	Utility Pole	
Telephone/Telegraph	Proposed Sewer Manhole	
TV Cable	Manhole	
Water Line	Basin	
Tree / Exist. Tree To Be Removed / Stump	Curb & Cutter	
Property Line	Asphalt	

Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT

LANDSCAPE PLAN

DESIGN BY: DLG,BJS	REVIEWED BY:	FIELD NOTES:	SCALE: 1"=25'	DATE: April 8, 2024	SHEET: 20(13)	DRAWING NO.: O-29054
CHECKED BY: TAC						

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
 SUPERVISED BY:MSV.....
 DESIGNED BY:DLG,BJS.....

LANDSCAPE NOTES

1. THE CONTRACTOR IS REQUIRED TO CONTACT 'MISS UTILITY' (PHONE 1-800-552-7001) 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE. NO WORK IS TO BEGIN UNTIL ALL UTILITIES ARE MARKED. IF UTILITY LINE/TREE CONFLICTS ARE EVIDENT, PLEASE CONTACT OWNER.
2. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MEMO FOR GUIDANCE FOR PLANTING IN THE CLEAR ZONE AND LANDSCAPING FOR VDOT PROJECTS, ROADSIDE DESIGN GUIDE, HIGHWAY SAFETY MANUAL. INSTALLED LANDSCAPING SHOULD NOT HAVE AN IMPACT ON SIGHT DISTANCE ACCOUNTING FOR THE MATURE WIDTH OR HEIGHT OF PLANTS, OR CREATE A HAZARD FOR VEHICLES.
3. VERIFICATION OF THE ACCURACY OF THE TOTAL QUANTITIES SHOWN IN THE 'PLANT SCHEDULE' SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL GOVERN.
4. ALL PLANTS SHALL BE NURSERY GROWN, WELL BRANCHED, TRUE TO TYPE SPECIMEN MATERIAL, FREE OF INSECT INFESTATION, INJURY, DISEASE OR OTHER DEFECTS. PLANTS ARE TO CONFORM TO STANDARDS SET IN AMERICAN STANDARD FOR NURSERY STOCK 2014 AS WELL AS THE VDOT ROAD AND BRIDGE SPECIFICATIONS MOST RECENT EDITION, AND SHALL MEET OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE. SIZE OF PLANTS ON THE PLANT SCHEDULE REFER TO SIZE OF PLANTS DELIVERED TO THE PROJECT SITE.
5. THE PLANTING SEASON FOR THIS PROJECT SHALL BE FROM: OCTOBER 15 THROUGH APRIL 15
6. ALL PLANTS MUST BE IN PLACE BY APRIL 1 IN ORDER THAT REPLACEMENTS MAY BE MADE PRIOR TO APRIL 15
7. THE CONTRACTOR SHALL WARRANT ALL NEW PLANTINGS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. ALL REPLACEMENT PLANTS SHALL CONFORM TO ORIGINAL SPECIFICATIONS. WHEN PLANTING OPERATIONS MUST BE PERFORMED OUTSIDE THE NORMAL PLANTING SEASON FOR THE LOCALITY, THIS WARRANTY MAY BE RENEGOTIATED WITH THE OWNER PRIOR TO PLANTING.
8. THE CONTRACTOR SHALL WATER ALL LIVING PLANTS DURING THE WARRANTY PERIOD. SEE WATERING SCHEDULE ON THIS SHEET.
9. PLANTING AND BED PREPARATION ARE TO BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS. UNDER NO CIRCUMSTANCES SHALL SOIL BE WORKED, DRIVEN OVER, OR WALKED UPON WHILE IN A WET CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING TO THE OWNER CONDITIONS ON SITE THAT VARY FROM THE PLANS AND THAT EFFECT INSTALLATION.
11. PRUNE ONLY BROKEN OR CROSSING BRANCHES. DO NOT THIN TREE CANOPIES.
12. PLANTS SHALL BE SET IN THE PLANTING PIT, AT THE PROPER DEPTH, ON TAMPED SOIL MIX. SOIL MIX SHALL THEN BE FILLED AROUND THE ROOTS TO APPROXIMATELY 75% OF THE DEPTH OF THE PIT, TAMPED, AND THOROUGHLY WATERED. AFTER SETTLEMENT OF THE SOIL, THE REMAINDER OF THE PIT SHALL BE FILLED WITH SOIL MIX, FERTILIZED, TAMPED, AND AGAIN WATERED, ALL WITHIN THE SAME DAY OF PLANTING. THE SAME PROCEDURE SHALL BE FOLLOWED IN PLANTING REPLACEMENTS.
13. SHOULD THE BALL SIZE EXCEED THE MINIMUM SIZE GIVEN, THE PIT SIZE NEED NOT BE INCREASED PROVIDED THAT THERE IS SUFFICIENT SPACE BETWEEN THE BALL AND THE SIDE OF THE PIT TO BACKFILL AND TAMP PROPERLY.
14. THE OWNER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT AND APPROVE ALL PLANT MATERIAL AT ITS SOURCE PRIOR TO DIGGING OR DELIVERY. IF THIS OPPORTUNITY IS WAIVED, A REPRESENTATIVE SAMPLE OF EACH SPECIES MAY BE REQUIRED FOR APPROVAL PRIOR TO SHIPMENT OF THE TOTAL QUANTITY.
15. MAJOR TREES SHALL NOT BE PLANTED UNDER OVERHEAD WIRES AT ANY TIME.
16. LOCATION OF PLANT MATERIALS SHOWN ON THE PLANS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED AS REQUIRED FOR CHANGES DUE TO ACTUAL FIELD CONDITIONS WHEN DIRECTED BY THE OWNER.
17. ON CENTER SPACING OF PLANT MATERIAL SHALL BE INDICATED IN THE LANDSCAPE SUMMARY OR PLAN, UNLESS OTHERWISE DIRECTED BY THE OWNER.
18. THE LOCATION OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR OR LANDSCAPE ARCHITECTS FOR APPROVAL BY THE OWNER PRIOR TO EXCAVATION OF PLANTING PITS AND/ OR BEDS AND INSTALLATION OF ANY PLANT MATERIAL.
19. PIT SIZE FOR CONTAINER MATERIAL SHALL BE TWICE THE WIDTH OF THE CONTAINER AND EQUAL TO THE DEPTH OF THE CONTAINER.
20. ALL PLANTINGS ARE TO BE PROVIDED WITH A 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH (2" DEPTH IN GROUND COVER AREAS). MULCH TO BED LINES WHERE SHOWN. HEDGES ARE TO BE MULCHED AS CONTINUOUS BEDS OF THE WIDTH SHOWN ON PLAN (PLANTS ARE NOT TO BE MULCHED INDIVIDUALLY). TREES SHALL BE MULCHED WITHIN A MINIMUM TWO AND ONE HALF (2 1/2) FOOT RADIUS OF EACH TRUNK. REMULCH EXISTING PLANTINGS. NO MULCH IS TO BE PLACED IN PLANT CROWNS OR AGAINST TREE TRUNKS.
21. REMOVE THE BURLAP, TWINE, AND WIRE BASKETS FROM THE TOP 1/3 OF ALL B&B ROOT BALLS. NO PLASTIC TWINE OR BURLAP SHALL BE PERMITTED ON B&B PLANTS. PLANTING PITS SHALL BE THE SAME DEPTH AS ROOT BALLS.
22. DO NOT WRAP TREE TRUNKS. DO NOT USE 'TREE WOUND PAINT'.
23. SEE CIVIL PLANS FOR SEEDING.
24. CONTRACTOR IS RESPONSIBLE FOR WATERING AND INSECT CONTROL UNTIL THE DATE OF FINAL INSPECTION. REPLANTING, WHEN RESULTING FROM SITE DISTURBANCE BY OTHERS, SHALL BE AT ADDITIONAL CHARGE.
25. THE WORK AREA IS TO BE KEPT REASONABLY NEAT AND CLEAN AND ALL DEBRIS HAULED AWAY AND DISPOSED OF LEGALLY, OFF SITE, IN A TIMELY MANNER.
26. IF ANY CONFLICT SHOULD ARISE BETWEEN THESE PLAN NOTES AND THE WRITTEN SPECIFICATIONS FOR THIS PROJECT, THE WRITTEN SPECIFICATIONS SHALL GOVERN.
27. ANY PLANT SUBSTITUTIONS PROPOSED REQUIRE THE APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.

WATERING SCHEDULE

refer to "Water Key Category" column in the Plant List on this sheet.

1. DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR SHALL WATER EACH PLANT WITH THE FOLLOWING MINIMUM QUANTITIES OF WATER FOR EACH WATERING, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

- (A) Deciduous Trees over 10' Height - 12 gallons per pit
- (B) Deciduous Trees at 10' Height or less - 6 gallons per pit
- (C) Evergreen Trees - 8 gallons per pit
- (D) Shrubs over 18" Height - 2 gallons per pit
- (E) Shrubs under 18" - 1 gallon per pit

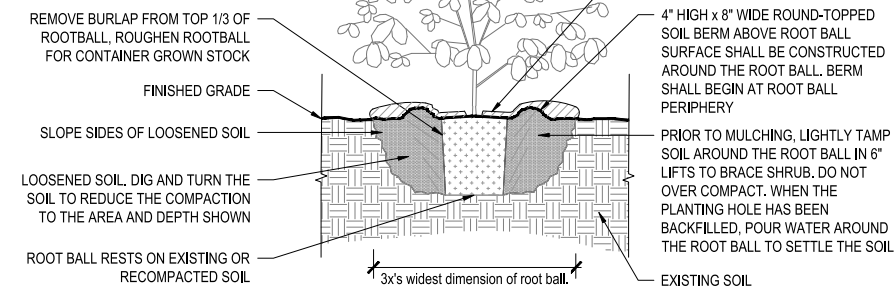
2. THE CONTRACTOR SHALL WATER ALL LIVING PLANTS EVERY OTHER WEEK DURING THE PERIOD BETWEEN APRIL 1 AND MAY 31; EVERY WEEK DURING THE PERIOD BETWEEN JUNE 1 AND SEPTEMBER 30; AND EVERY OTHER WEEK DURING THE PERIOD BETWEEN OCTOBER 1 AND NOVEMBER 30. FOR CONTRACTOR'S BIDDING PURPOSES, THIS ASSUMES A TOTAL OF 28 TIMES PER YEAR.

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	SPACING	HT. x SPR.
Shade Trees							
10	BND	<i>Betula nigra</i> 'Dura Heat'	Dura Heat River Birch	B&B	12-14'	AS SHOWN	60' x 40'
9	LSR	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Seedless Sweetgum	B&B	2.5'-3' CAL	AS SHOWN	70' x 50'
8	NSB	<i>Nyssa sylvatica</i>	Black Gum	B&B	2.5'-3' CAL	AS SHOWN	45' x 25'
7	QCS	<i>Quercus coccinea</i>	Scarlet Oak	B&B	2.5'-3' CAL	AS SHOWN	70' x 60'
Ornamental Trees							
21	AAA	<i>Amelanchier arborea</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	8' - 10'	AS SHOWN	20' x 15'
32	CCE	<i>Cercis canadensis</i>	Eastern Redbud	B&B	2"-2.5"	AS SHOWN	25' x 25'
26	CFE	<i>Cornus florida</i>	Flowering Dogwood	B&B	2"-2.5"	AS SHOWN	20' x 15'
11	MVS	<i>Magnolia virginiana</i>	Sweetbay Magnolia	B&B	7'-8"	AS SHOWN	20' x 15'
Evergreen Trees							
26	IOS	<i>Ilex opaca</i> 'Satyr Hill'	Satyr Hill American Holly	B&B	8' - 10'	AS SHOWN	30' x 15'
26	JVE	<i>Juniperus virginiana</i>	Eastern Red Cedar	B&B	8' - 10'	AS SHOWN	30' x 15'
18	MGL	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Southern Magnolia	B&B	7'-8"	AS SHOWN	20' x 10'
Evergreen Shrubs							
6	IQJ	<i>Ilex opaca</i> 'Jersey King'	Jersey King Holly	#7	8' - 10'	AS SHOWN	4' x 5'
Deciduous Shrubs							
12	CAH	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	#3	18"-24"	48" O.C.	4' x 4'
15	HQP	<i>Hydrangea quercifolia</i> 'Pee Wee'	Dwarf Oakleaf Hydrangea	#3	18"-24"	48" O.C.	4' x 4'
42	IVL	<i>Itea virginica</i> 'Sprich'	Little Henry Virginia Sweetspire	#3	15"-18"	36" O.C.	2' x 3'
5	IVJ	<i>Ilex verticillata</i> 'Jim Dandy'	Dwarf Winterberry Holly	#3	18"-24"	36" O.C.	4' x 4'
20	IVR	<i>Ilex verticillata</i> 'Red Sprite'	Dwarf Winterberry Holly	#3	18"-24"	36" O.C.	3' x 4'
Perennials							
42	NRW	<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low Catmint	#1	1 GAL	24" O.C.	2.5'

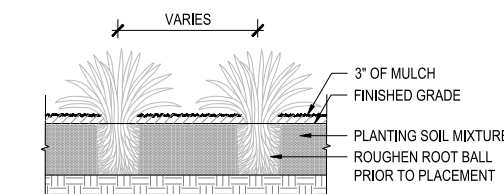
Plant List

1 Tree Planting with Ribbed Root Barrier
Scale: 3/4" = 1' - 0"

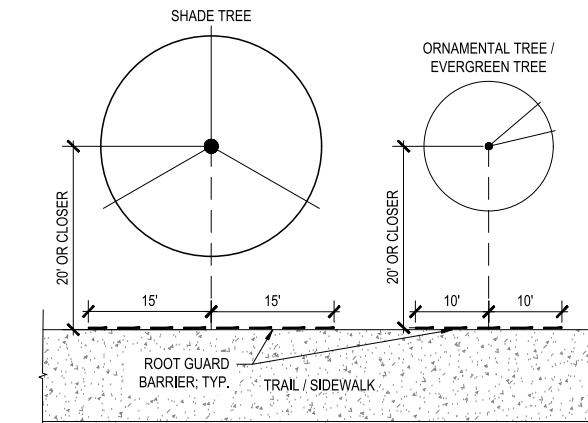
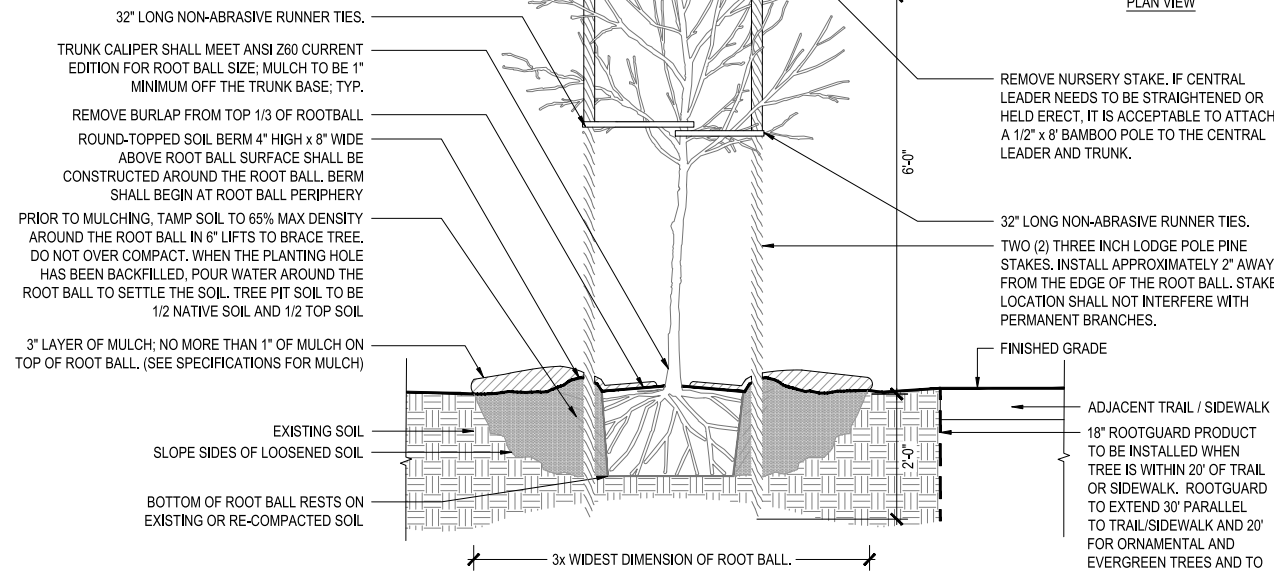
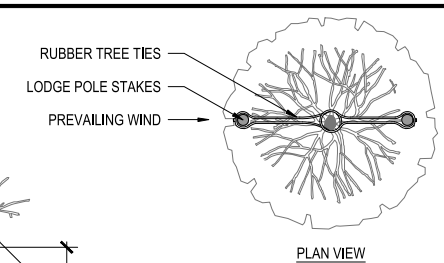
- NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



2 Shrub - Unmodified Soil
Scale: 3/4" = 1' - 0"



3 Perennials
Scale: 1/2" = 1' - 0"



PLAN DIAGRAM
N.T.S.

4 Tree Root Barrier Plan
Scale: N.T.S.

60% PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

NOTES	LEGEND
1. Lot dimensions in parentheses are from deed.	Existing Curb & Gutter
2. Property owners correct as of . 20	Proposed Conc. Sidewalk
3. Ordinance Number	Castings: Water Valve
4. Adopted	Water Meter
5. Accepted	Gas Valve
REFERENCES	Telephone Manhole
REVISIONS	Electric Manhole
	Proposed Curb Cut Ramp
	Decorative Light
	Conduit
	Conduit (Conc. Encased)
	Retaining Wall

Technical	Administrative
Surveys Superintendent	Capital Project Administrator
Project Engineer	Deputy Director for Transportation / Public Works
Maintenance Engineer	Director of Public Works
City Traffic Engineer	

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

JAMES RIVER BRANCH - RAIL TO TRAIL GREENWAY PROJECT
LANDSCAPE DETAILS

DESIGN BY: DLG,BJS
DRAWN BY: DLG,BJS
CHECKED BY: TAC

REVIEWED BY: _____
FIELD NOTES: _____
SCALE: 1"=25'
DATE: April 8, 2024
SHEET: 20 (14)
DRAWING NO.: 0-29054

