



Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335
<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

- Addition/Alteration to Existing Structure
- New Construction
- Streetscape
- Site Amenity

- Encroachment
- Master Plan
- Sign
- Other

Review Type

- Conceptual
- Final

Project Name: J B Cary Elementary School Proposed Drop-Off/Pick-up Area for Students

Project Address: 3021 Maplewood Ave

Brief Project Description (this is not a replacement for the required detailed narrative) : Proposing to provide a separated access (loop road) on Maplewood Avenue where parents can safely pick-up and drop-off students at the main entrance to John B. Cary Elementary School

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Sandra D. Christian Email: sandra.christian@richmondgov.com

City Agency: Public Works - Transportation Engineering Division Phone: 804-646-3777

Address: 900 E. Broad Street, 7th Floor, Room 707, Richmond, VA. 23219

Main Contact (if different from Applicant): _____

Company: _____ Phone: _____

Email: _____

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

**John B. Cary Elementary School
Proposed Separated Drop-Off/Pick-Up Area for Students
Maplewood Avenue**

Project Narrative:

The project purpose is to provide a separated access (loop road) on Maplewood Avenue where parents can safely pick-up and drop-off students at the main entrance to John B. Cary Elementary School.

This request was generated by concerns from school staff and parents regarding pedestrian safety on Maplewood Avenue. The RMA expressway off ramp connects with Maplewood Avenue immediately upstream of the school. Maplewood Avenue also provides access to Byrd Park. Maplewood Avenue is one-way eastbound and has parking on both sides of the street.

Traffic Engineering staff reviewed the situation and given the heavy traffic flow from the expressway, the congested area as exists today during school hours, and the existing on-street parking, have determined the safest method of student drop-off and pick-ups is a loop road off of Maplewood Avenue.

The project CIP adopted amount is \$90,000. Design is 100% complete. Construction is scheduled for spring/summer 2014.

The project will include several landscaping enhancements. Landscaped areas will contain tree, shrubs, ground cover designed to separate the designated drop-off area from Maplewood Avenue on street parking and sidewalk. (See the below plant schedule.) The loop will require the removal of two existing 9" trees and (4) shrubs from the landscaped area in front of the school. An existing 21" Elm will remain within the project area. In addition, the sidewalk between the drop-off area and Maplewood Avenue will vary in width from 5.5' to approximately 11.5' wide depending on landscaped areas and tree locations.

Plant Schedule

LARGE TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
ZEL CAR	4	ZELKOVA SERRATA	ZELKOVA	2.5" CAL	B&B	MATCH EXISTING ON SITE
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
4 TREES TOTAL- TWO ALTERNATE SPECIES PROVIDED FOR CITY APPROVAL						
ACE BLO		ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6-8' HT	B&B	SINGLE STEM, TREE FORM
STY JAP		STYRAX JAPONICUS	JAPANESE SNOWBELL	6-8' HT	B&B	MULTI-STEM, TREE FORM
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING
ABE ROS	8	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	24" HT/SPRD	CONTAINER	AS SHOWN
I.E HOO	50	ILEX X 'HOOGENDORN'	HOLLY	24" HT/SPRD	CONTAINER	3' OC
LOR DAR	36	LOROPETALUM X. DARUMA	LOROPETALUM	24" HT/SPRD	CONTAINER	3' OC
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING
JUN BLU	128	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL	CONTAINER	18" OC
LIR VAR	206	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	1 GAL	CONTAINER	12" OC
WAL FRA	70	WALDSTENIA FRAGARIODES	APPALACHIAN BARREN STRAWBERRY	3 QT.	CONTAINER	12" O.C.

New sidewalk with a handicap accessible ramp, on the south-side of the drop-off, will provide connection to the existing sidewalks to the east and west of the proposed drop-off. A 10' wide opening through the landscaping, on the north-side of the drop-off, will provide guided pedestrian access to a designated location marked by a ladder bar crosswalk at the school entrance. The drop-off, accommodating 12 parked vehicles, will be permitted on the south-side with the north-side left open for circulation.

The Urban Design Committee and the Planning Commission have approved the conceptual design. The Board of Zoning Appeals approved the project even though the zoning front yard setback requirement is not met along the Maplewood Avenue frontage.

Richmond Public school staff supports the project. The drop-off/pick-up area will enhance safety by placing students and parents at a safer location than on the street itself.

CITY OF RICHMOND, VIRGINIA

DEPARTMENT OF PUBLIC WORKS

TRANSPORTATION ENGINEERING DIVISION

INDEX

DRAWING TITLE

TITLE SHEET
ESTIMATED QUANTITY SUMMARY
TYPICAL SECTIONS AND DETAILS
GENERAL PLAN
SPOT-ELEVATION PLAN
LANDSCAPE PLAN
LANDSCAPE NOTES AND DETAILS

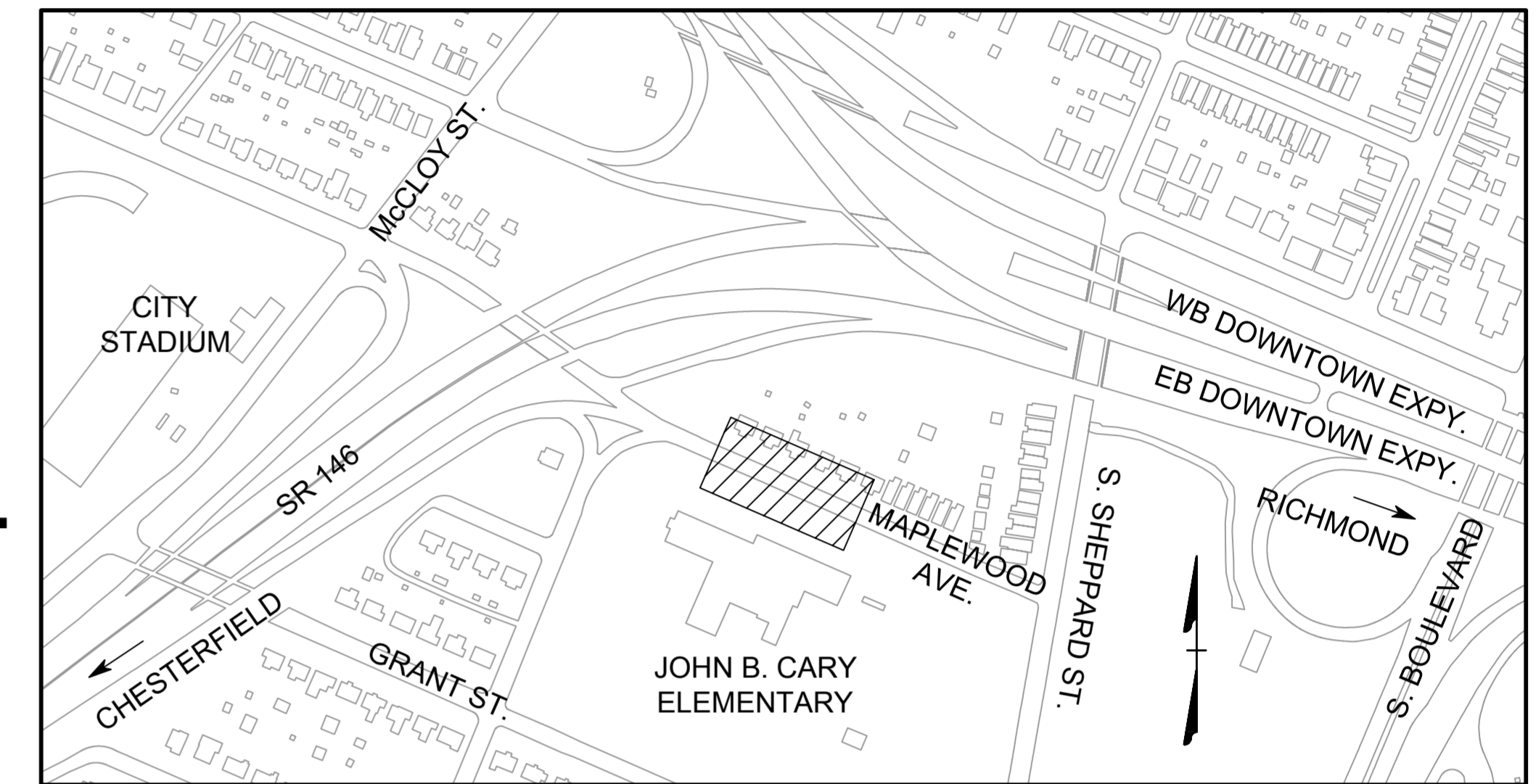
SHEET

1
1A
2
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7

TOTAL NUMBER OF SHEETS

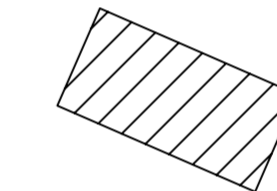


JOHN B. CARY ELEMENTARY SCHOOL PROPOSED DROP-OFF PROJECT



VICINITY MAP

SCALE: 1" = 250'



DENOTES PROJECT SITE

PROJECT NOTES

1. THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITIES AND/OR ADJACENT LIGHT POLES DURING CONSTRUCTION.
2. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO BEGINNING EXCAVATION.
3. ALL STREET EXCAVATION OR RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S RIGHT OF WAY EXCAVATION & RESTORATION MANUAL.
4. ALL EXISTING CURB AND SIDEWALK SHALL BE REMOVED WITHOUT DAMAGE TO CURB AND SIDEWALK DESIGNATED TO REMAIN AND SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL THEN PERFORM ALL REQUIRED EXCAVATION OR FURNISH AND PLACE AN APPROVED FILL MATERIAL SO AS TO OBTAIN A PROPER SUB-GRADE.
5. THE CONTRACTOR SHALL PROVIDE A SAMPLE OF THE TRUNCATED DOME (DETECTABLE WARNING STRIP) FOR APPROVAL BY THE CITY PROJECT MANAGER PRIOR TO BEGINNING WORK. THE SAMPLE SHALL BE AT LEAST 12"x12" AND APPROXIMATELY 2" DEEP. THE TRUNCATED DOMES SHALL BE YELLOW IN COLOR.
6. CONTRACTOR'S BID PRICE FOR INSTALLATION OF HANDICAP RAMPS SHALL INCLUDE REMOVAL AND SATISFACTORY DISPOSAL OF ALL EXISTING CONCRETE SIDEWALK/RAMP (WHERE APPLICABLE), CONSTRUCTION OF NEW RAMP PER CG-12 STANDARDS (OR AS SHOWN ON THE PLANS), ALL EXPANSION MATERIAL, TOOLS, AND ANYTHING ELSE NECESSARY OR INCIDENTAL THERETO.
7. HANDICAP RAMPS SHALL BE CONSTRUCTED PER THE PLANS; NO SLOPE SHALL EXCEED 12:1.
8. ANY EXISTING UTILITY MANHOLES, VALVES, TOPS, ETC. SHALL BE ADJUSTED TO FINISHED SIDEWALK AND/OR PAVEMENT GRADE.

GENERAL NOTES

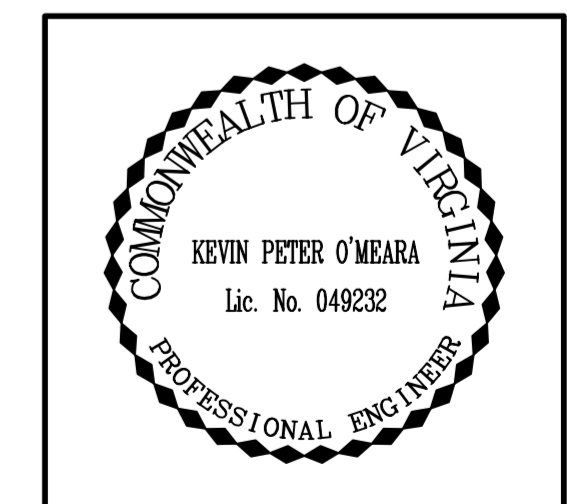
1. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION. BEFORE YOU DIG, TO MISS THE UTILITIES, CALL "MISS UTILITY" OF VIRGINIA AT 811. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
2. ALL CATALOG CUTS / SHOP DRAWINGS FOR EQUIPMENT AND MATERIAL SHALL BE SUBMITTED TO CITY OF RICHMOND, TRAFFIC ENGINEERING FOR A REVIEW PROCESS.
3. ALL UTILITY CLEARANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE OBTAINED PRIOR TO CONSTRUCTION. EXCAVATION WITHIN 1.5' OF GAS OR ELECTRIC LINES SHALL BE PERFORMED BY HAND.
4. THE CONTRACTOR SHALL ADEQUATELY SUPPORT, AND BE RESPONSIBLE FOR, ALL UTILITY LINES EXPOSED AS A RESULT OF CONSTRUCTION ACTIVITY SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL PROVIDE ACCESS AROUND THE SITE AS DIRECTED BY THE ENGINEER AT ALL TIMES DURING CONSTRUCTION AND SHALL ENSURE THE SAFETY OF PEDESTRIANS FROM TRAFFIC AND CONSTRUCTION HAZARDS. IF PEDESTRIAN TRAFFIC CAN NOT BE MAINTAINED ON THE SIDEWALK DURING CONSTRUCTION, PEDESTRIAN TRAFFIC SHALL BE DIRECTED TO UTILIZE OTHER SIDEWALKS WITH APPROPRIATE SIGNING.
6. THE TOTAL DISTURBED AREA FOR THE PROPOSED SIDEWALK AND ROADWAY IMPROVEMENTS IS 9750 SF; BEING LESS THAN 10,000 SF, THIS PROJECT IS THEREFORE EXEMPT FROM THE NEED FOR A FORMAL E&S CONTROL PLAN AND/OR STORMWATER QUALITY/MANAGEMENT PLAN.
7. THE CONTRACTOR SHALL NOTIFY THE SURVEYS DIVISION OF THE CITY OF RICHMOND'S DEPARTMENT OF PUBLIC WORKS (646-0436 OR 646-5404) AT LEAST 48 HOURS PRIOR TO ANY ACTIVITIES WHICH MAY DISTURB THE LOCATION OR THE STABILITY OF ANY RIGHT-OF-WAY CORNERSTONE OR MARKER. THE CONTRACTOR WILL COORDINATE HIS WORK WITH THE SURVEYS DIVISION REPRESENTATIVE REGARDING THE PLACEMENT OR REPLACEMENT OF R/W CORNERSTONES OR MARKERS IN ANY AREAS BEING AFFECTED BY CONSTRUCTION. ALL PLACEMENT OR REPLACEMENT OF R/W CORNERSTONES OR MARKERS WILL BE PERFORMED BY SURVEYS DIVISION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REIMBURSING THE CITY FOR ANY COSTS ASSOCIATED WITH REPLACING ANY R/W CORNERSTONES OR MARKERS THAT ARE DISTURBED WITHOUT GIVING PROPER NOTIFICATION.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR SPECIAL DESIGN INSTALLATIONS. THESE SHOP DRAWINGS MUST BE APPROVED PRIOR TO INSTALLATION.
9. DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE CITY OF RICHMOND TRAFFIC ENGINEERING DIVISION.
10. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RICHMOND PUBLIC WORKS DESIGN MANUAL, VDOT'S 2007 ROAD AND BRIDGE SPECIFICATIONS, 2008 ROAD AND BRIDGE STANDARDS, 2011 WORK AREA PROTECTION MANUAL, 2009 MUTCD, AND AS AMENDED BY CONTRACT PROVISIONS AND REVISIONS TO THE ABOVE MANUALS, AS APPLICABLE.

TRAFFIC MANAGEMENT PLAN NARRATIVE

1. THE CONTRACTOR SHALL DEVELOP AN APPROPRIATE TRAFFIC MANAGEMENT PLAN AND PEDESTRIAN MANAGEMENT PLAN FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL SUBMIT THIS PLAN TO THE CITY TRAFFIC ENGINEERING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.
2. CONSTRUCTION SHALL NOT REQUIRE LANE CLOSURES OR ANY OTHER SIGNIFICANT IMPACTS TO VEHICULAR TRAFFIC. SIDEWALK CLOSURES MAY BE NECESSARY; THE CONTRACTOR SHALL INSTALL "SIDEWALK CLOSED AHEAD" AND/OR "SIDEWALK CLOSED, CROSS HERE" SIGNS TO DIRECT PEDESTRIANS TO UTILIZE ALTERNATE SIDEWALKS DURING CONSTRUCTION. PEDESTRIAN TRAFFIC SHALL BE DIRECTED TO CROSS THE ROAD WITHIN EXISTING CROSSWALKS.
3. THE WORK ZONE SHALL BE MAINTAINED ACCORDING TO THE CITY'S DEPARTMENT OF PUBLIC WORKS SPECIAL PROVISIONS AND THE 2011 VIRGINIA WORK AREA PROTECTION MANUAL. SPECIFICALLY, THE FOLLOWING 2011 VIRGINIA WORK AREA PROTECTION MANUAL SPECIFICATIONS MAY NEED TO BE EMPLOYED:
 - 3.1. TYPICAL TRAFFIC CONTROL (TTC) STATIONARY OPERATION ON SHOULDER (FIGURE TTC-4.0)
 - 3.2. TTC SHOULDER OPERATION WITH MINOR ENCROACHMENT (FIGURE TTC-5.0)
 - 3.3. TTC SIDEWALK CLOSURE AND BYPASS SIDEWALK OPERATION (FIGURE TTC-35.0)
 - 3.4. TTC CROSSWALK CLOSURE AND PEDESTRIAN DETOUR OPERATION (FIGURE TTC-36.0)

NOTE: THE TTC FIGURES ABOVE ARE FOR REFERENCE ONLY. ANY COMBINATION OF THE ABOVE OR TTC'S NOT LISTED ABOVE MAY BE NECESSARY. THE CONTRACTOR SHALL INSTALL ALL NECESSARY SIGNS, MARKINGS, DELINEATORS OR OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CITY'S DPU SPECIAL PROVISIONS AND THE 2011 VA WAPM.

4. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO STORE EQUIPMENT AND MATERIALS.
5. A PUBLIC COMMUNICATIONS PLAN IS NOT APPLICABLE TO THIS PROJECT.

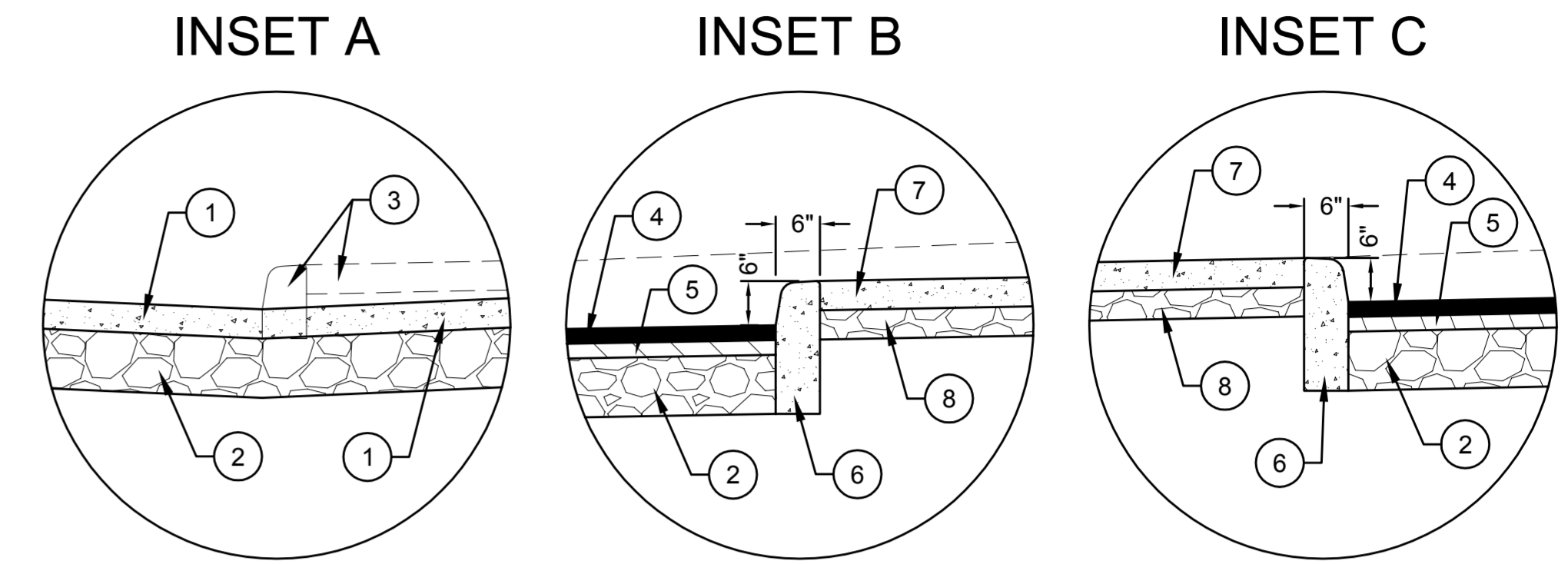
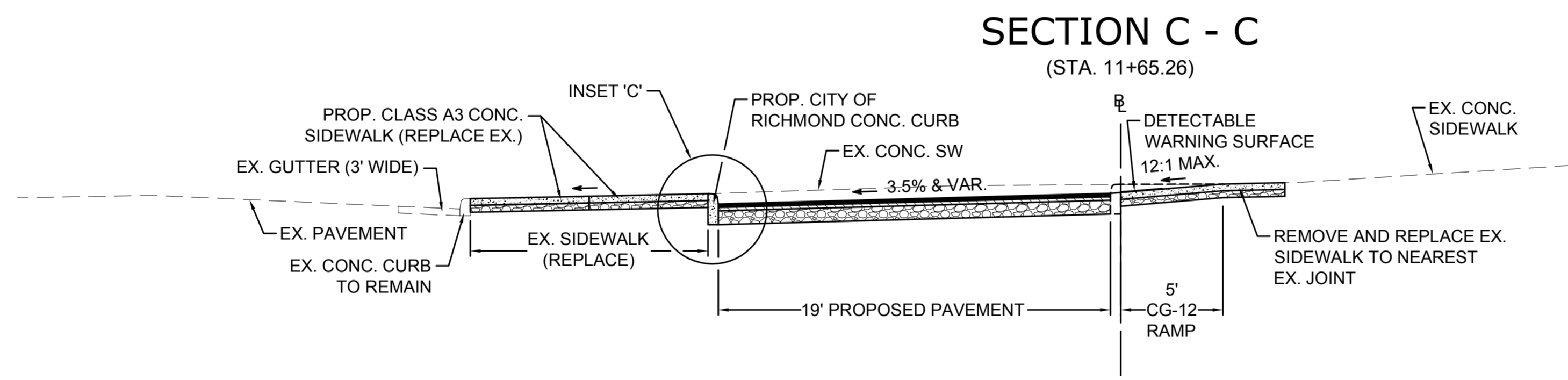
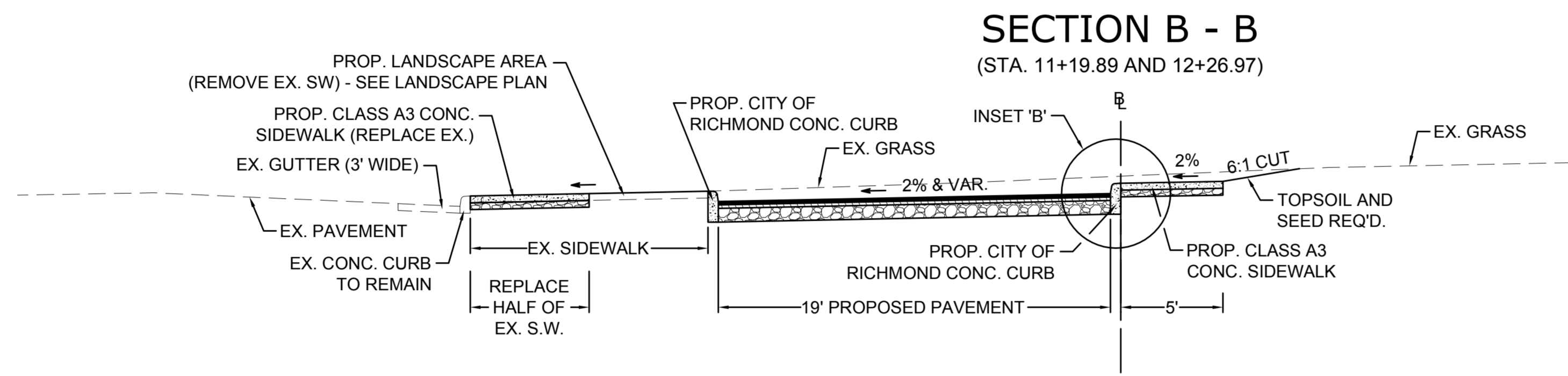
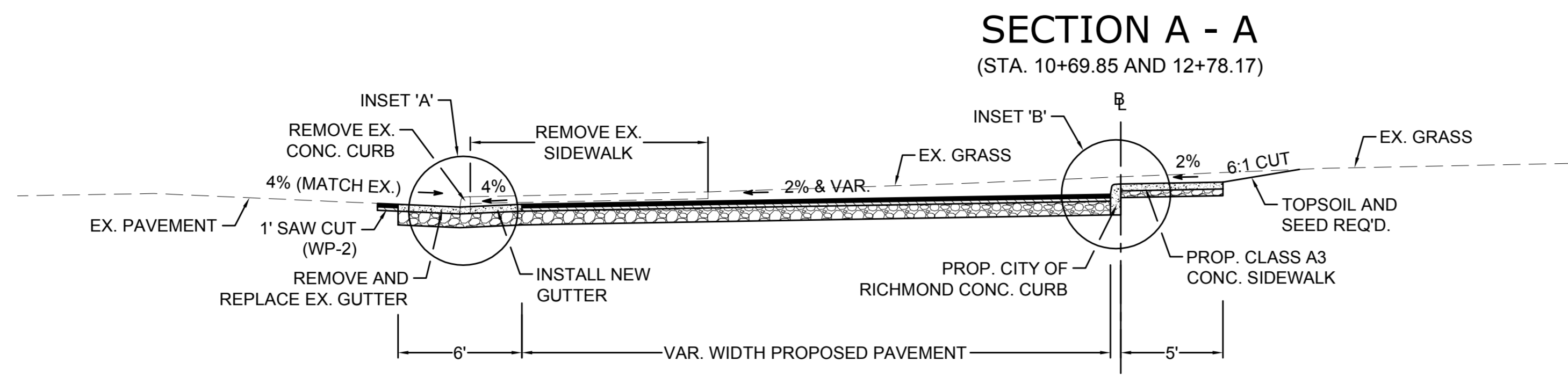


CITY of RICHMOND
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

MARCH 19, 2014



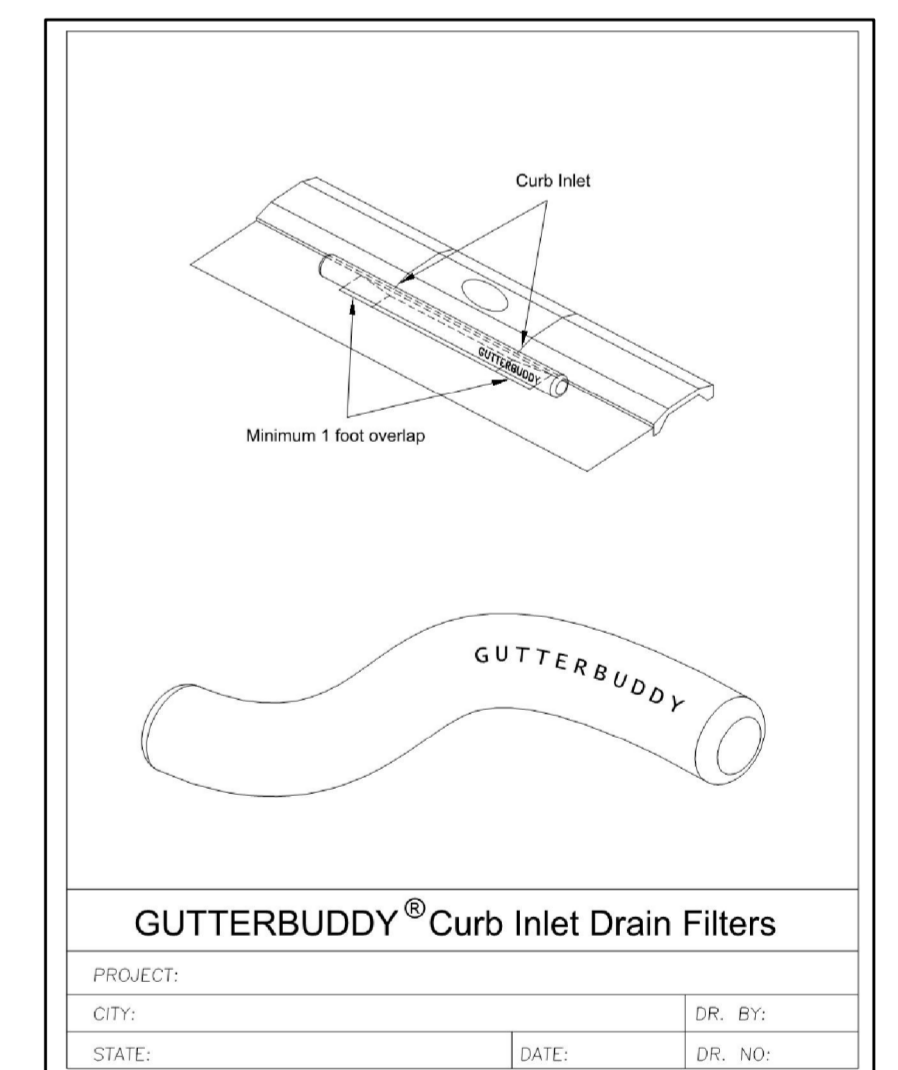
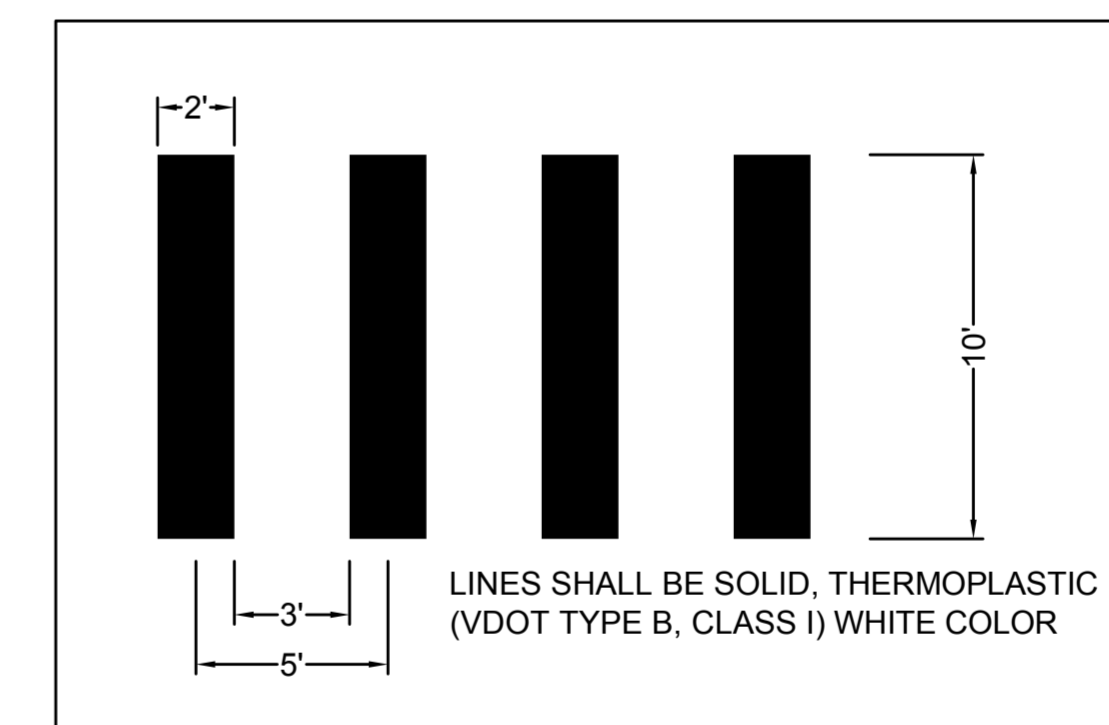
REVISIONS:



- ① PROPOSED CONCRETE GUTTER PAN (CL. A3 REQ'D.)
- ② 8" AGGREGATE BASE MATERIAL (TYPE 1, NO. 21B)
- ③ EXISTING CONCRETE CURB AND SIDEWALK (DEMOLISH)
- ④ 1.5" ASPHALT CONCRETE SURFACE COURSE (SM-9.5A)
- ⑤ 2.0" ASPHALT CONCRETE INTERMEDIATE COURSE (IM-19.0 D)
- ⑥ CITY OF RICHMOND CONCRETE CURB (CL. A3 REQ'D.)
- ⑦ 4" CONCRETE SIDEWALK (CL. A3 REQ'D.)
- ⑧ 4" AGGREGATE BASE MATERIAL (TYPE 1, NO. 21B)

NOTE: THE CONTRACTOR SHALL INSTALL THE PROPOSED CURB AS SHOWN ON THESE PLANS. ASPHALT SHALL BE PLACED IN ORDER TO ACHIEVE A 6" REVEAL AT THE PROPOSED CURB. A MINIMUM 4" REVEAL MAY BE ALLOWED, IF ABSOLUTELY NECESSARY, IN ORDER TO CONVEY DRAINAGE PER THE DIRECTIONS SHOWN ON SHEET 4.

CROSSWALK DETAIL (FOUND ON SHEET 3)



GUTTERBUDDY INLET PROTECTION: TO BE PLACED AT THE EXISTING STORM STRUCTURE ON THE SOUTH SIDE OF MAPLEWOOD AVE, JUST WEST OF THE PROJECT. GUTTERBUDDY SHALL CONFORM TO ACF ENVIRONMENTAL'S SPECS, OR SIMILAR.

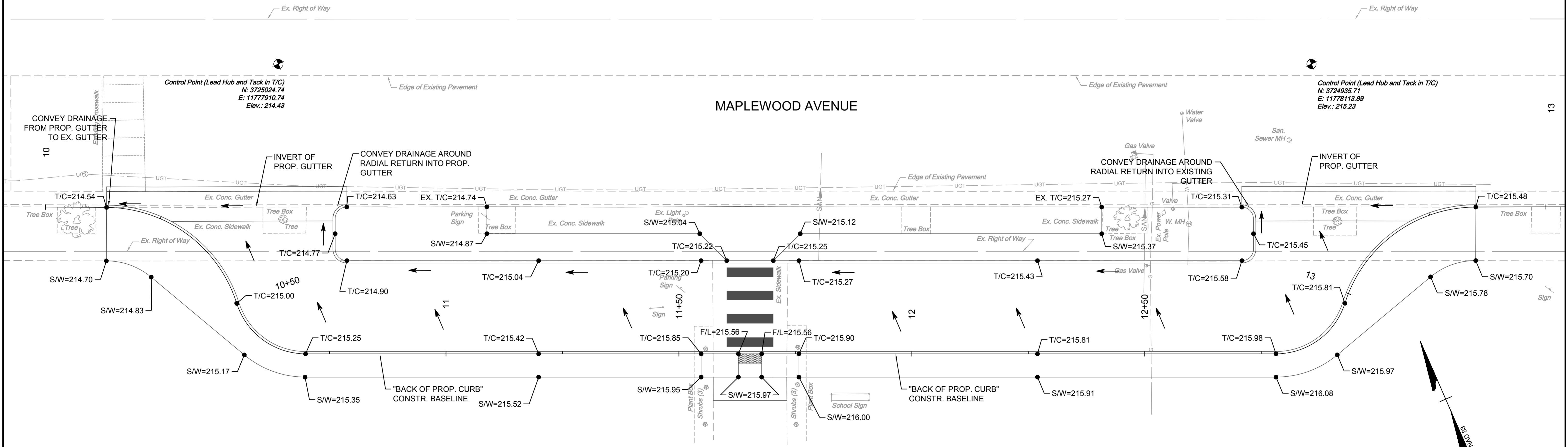
SUPERVISED BY: K. O'MEARA
 DESIGNED BY: K. O'MEARA
 CADD OPERATOR: K. O'MEARA
 REVISED BY:

PLAN	DATE
NO.	
REVISION	DATE
BY	
CITY OF RICHMOND	
CITY OF RICHMOND	
CITY OF RICHMOND	
CITY OF RICHMOND	
CITY OF RICHMOND	

 TIMMONS GROUP <small>YOUR VISION. ACHIEVED THROUGH OURS.</small>	DESIGN: K. O'MEARA	<h2 style="margin: 0;">TYPICAL SECTIONS AND DETAILS</h2>		
	CHECKED: K. O'MEARA			
	APPROVED:			
PLAN NO.	PROJECT	DATE	SCALE	DRAWING NO.
		MAR. 19, 2014	1"=5'	
				2

SUPERVISED BY K. O'MEARA
 DESIGNED BY K. O'MEARA
 CADD OPERATOR K. O'MEARA
 REVISED BY

PLAN NO.	DATE	BY



← DRAINAGE FLOW ARROW

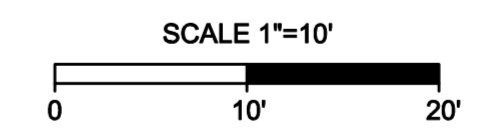
S/W=215.52 SIDEWALK ELEVATION LABEL

T/C=215.42 TOP OF CURB ELEVATION LABEL

F/L=215.56 FLOW-LINE ELEVATION LABEL

REFER TO SHEET 3 FOR FULL DETAILS RELATED TO THE CONSTRUCTION OF THIS PROJECT. THIS IS A SPOT-ELEVATION PLAN ONLY.

SHEET REFERENCES	
NAME	SHEET
TYPICAL SECTIONS	2
GENERAL PLAN	3
LANDSCAPE PLAN	5



	DESIGN: K. O'MEARA	<h2>SPOT-ELEVATION PLAN</h2>	
	CHECKED: K. O'MEARA		
	APPROVED:		
	DATE: MAR. 19, 2014	SCALE: 1"=10'	DRAWING NO.:
	PLAN NO.:	PROJECT:	FILE NO.:
			SHEET NO. 4

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

Landscape Narrative

The drop off landscaping at JB Cary Elementary School is comprised of a mix of adaptive and native species. Ilex 'Hoogendorn' and Abelia have been included per the UDC's original comments on species. In lieu of Hydrangea and Itea, Loropetalum daruma has been used which is a low growing, sprawling shrub form. Juniper and Liriope have been included which will tolerate the frequent adjacent street traffic. The majority of the plantings have evergreen foliage with color variances for additional winter interest.

Two small tree options have been submitted, to allow flexibility during the review process, in the central part of the drop off. One tree species will be chosen for all four trees.

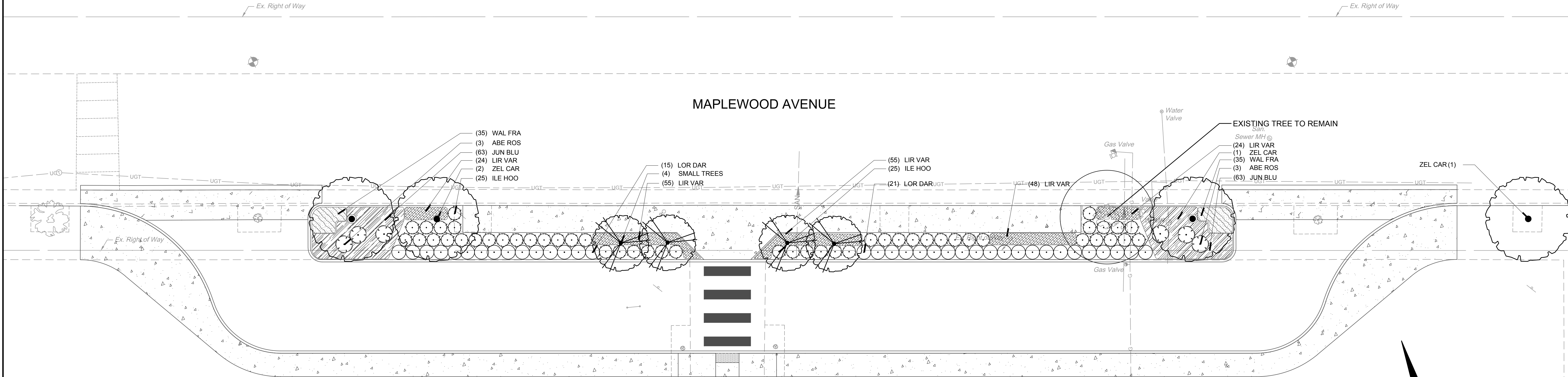
Plant Schedule

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4 TREES TOTAL- TWO ALTERNATE SPECIES PROVIDED FOR CITY APPROVAL.						
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STY JAP		STYRAX JAPONICUS	JAPANESE SNOWBELL	6-8' HT	B&B	MULTI-STEM, TREE FORM
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ABE ROS	6	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	24" HT/SPRD	CONTAINER	AS SHOWN
ILE HOO	50	ILEX X 'HOOGENDORN'	HOLLY	24" HT/SPRD	CONTAINER	3" OC
LOR DAR	36	LOROPETALUM X. DARUMA	LOROPETALUM	24" HT/SPRD	CONTAINER	3" OC
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING
JUN BLU	126	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL	CONTAINER	18" OC
LIR VAR	206	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	1 GAL	CONTAINER	12" OC
WAL FRA	70	WALDSTEINIA FRAGARIOIDES	APPALACHIAN BARREN STRAWBERRY	3 QT.	CONTAINER	12" O.C.

* PLANT QUANTITIES ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.

SUPERVISED BY: K. O'NEARA
 DESIGNED BY: J. DAOULAS
 CADD OPERATOR: J. DAOULAS
 REVISED BY:

PLAN NO.	DATE	BY	CITY OF RICHMOND



Blue Rug Juniper



Loropetalum



Holly



Barren Strawberry



Abelia

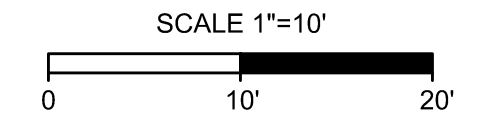


Snowbell



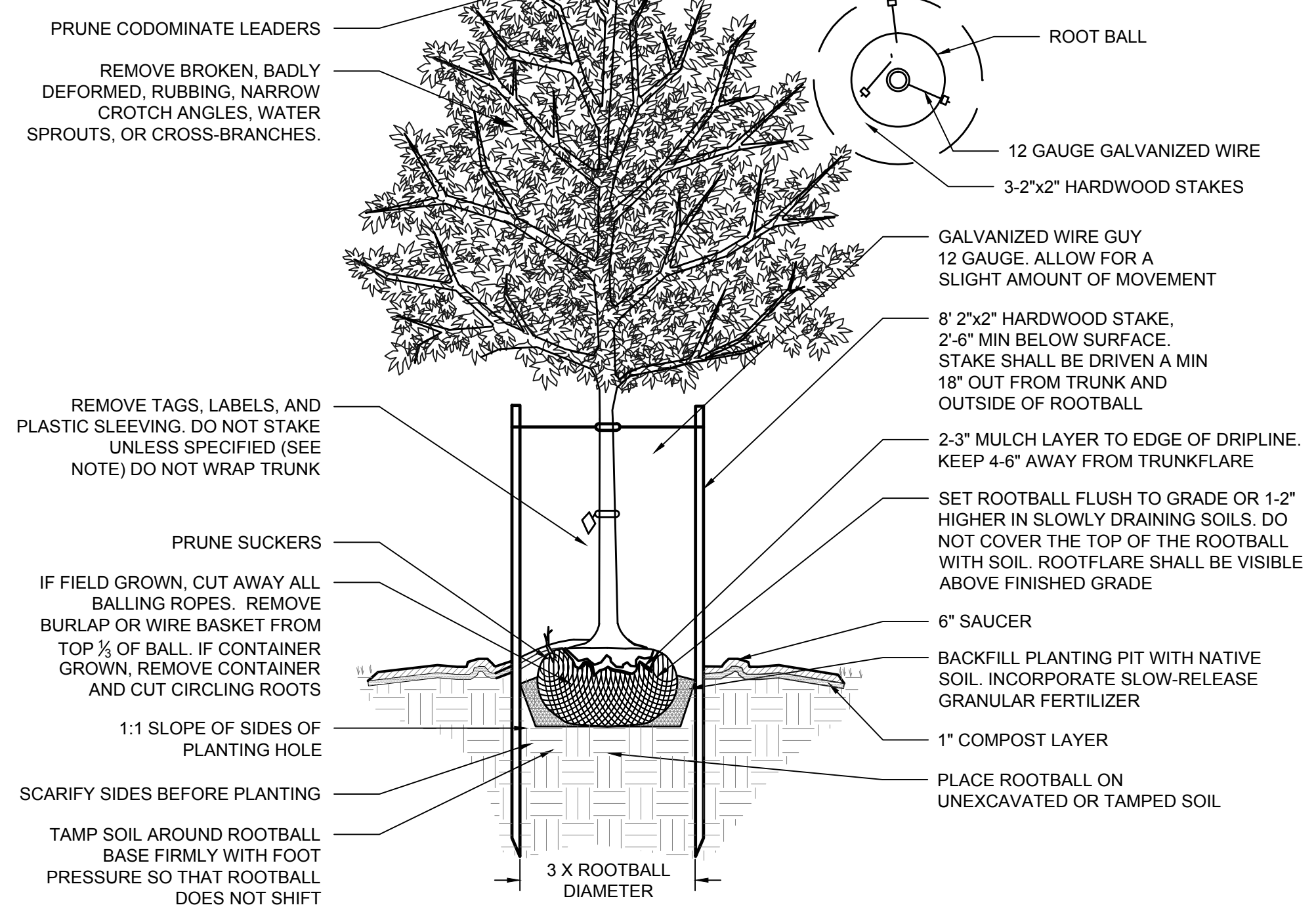
Japanese Maple

SHEET REFERENCES	
NAME	SHEET
GENERAL PLAN	3
SPOT-ELEVATION PLAN	4

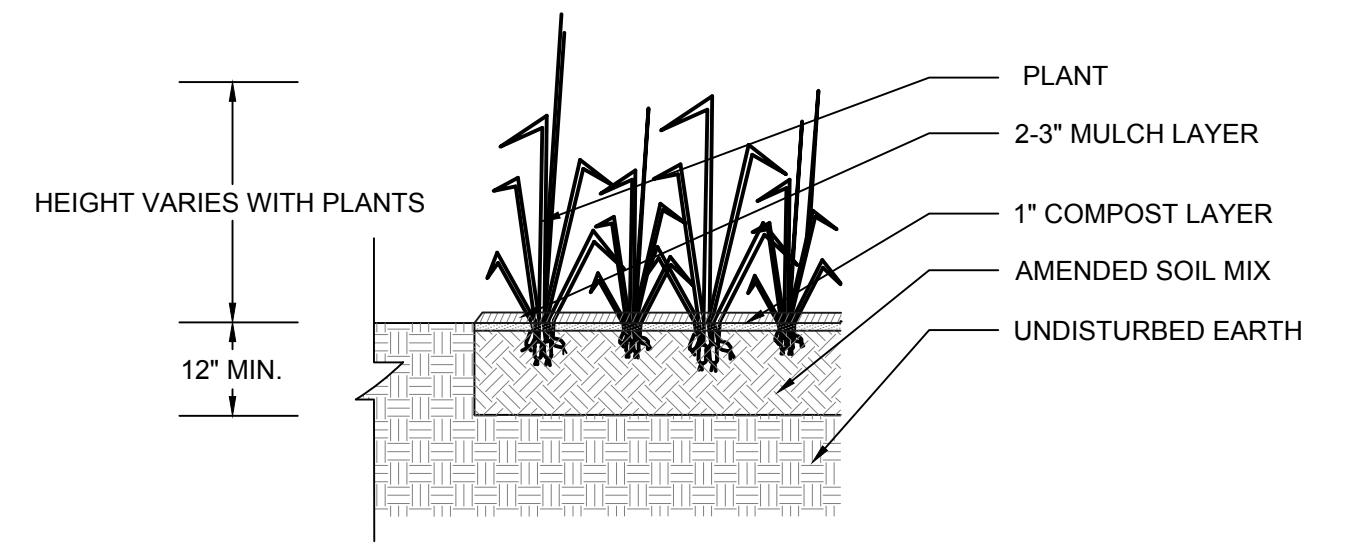
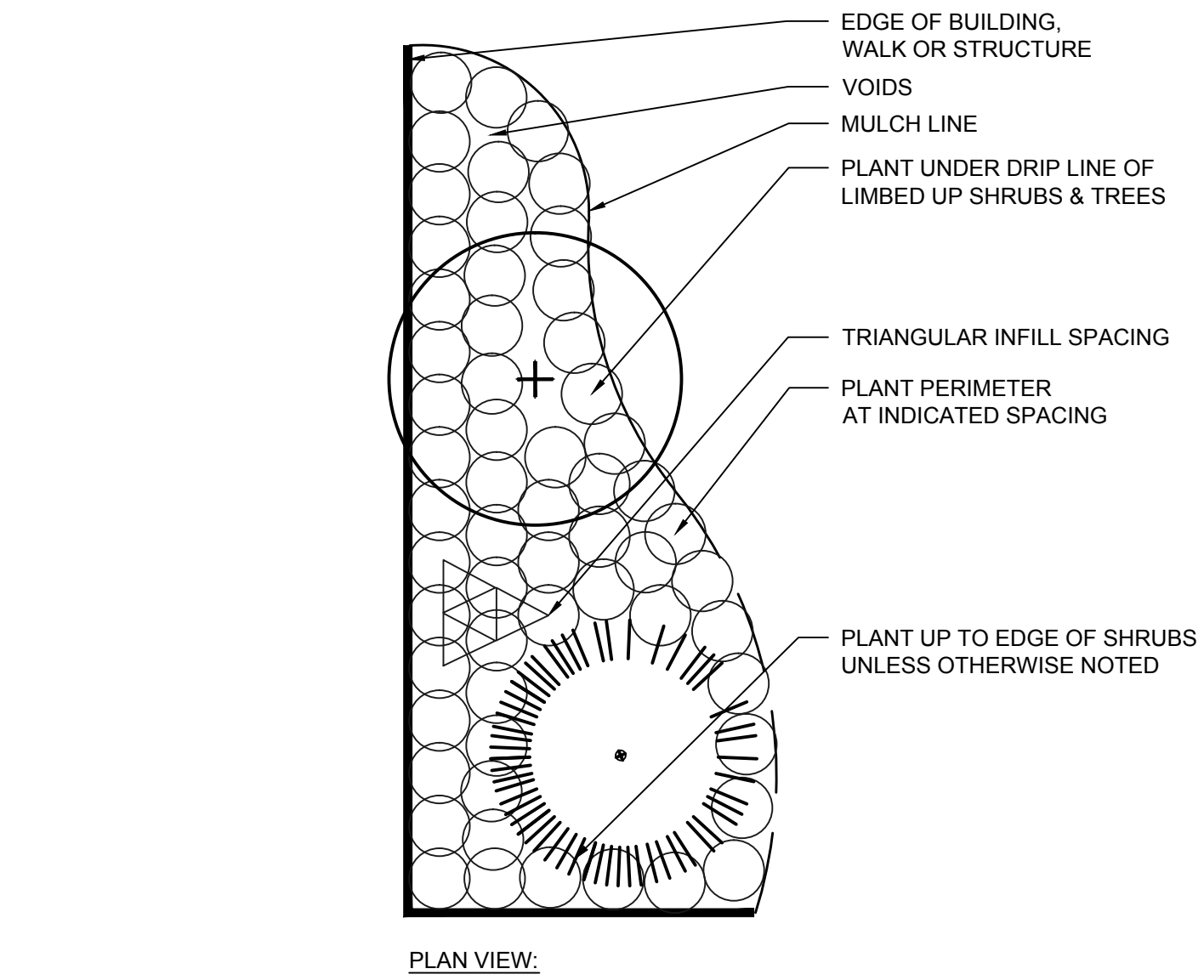


	DESIGN: J. DAOULAS	<h1>LANDSCAPE PLAN</h1>		
	CHECKED: F. HANCOCK			
	APPROVED:			
		DATE: MAR. 19, 2014	SCALE: 1"=10'	DRAWING NO.:
PLAN NO.	PROJECT	FILE NO.	SHEET NO. 5	

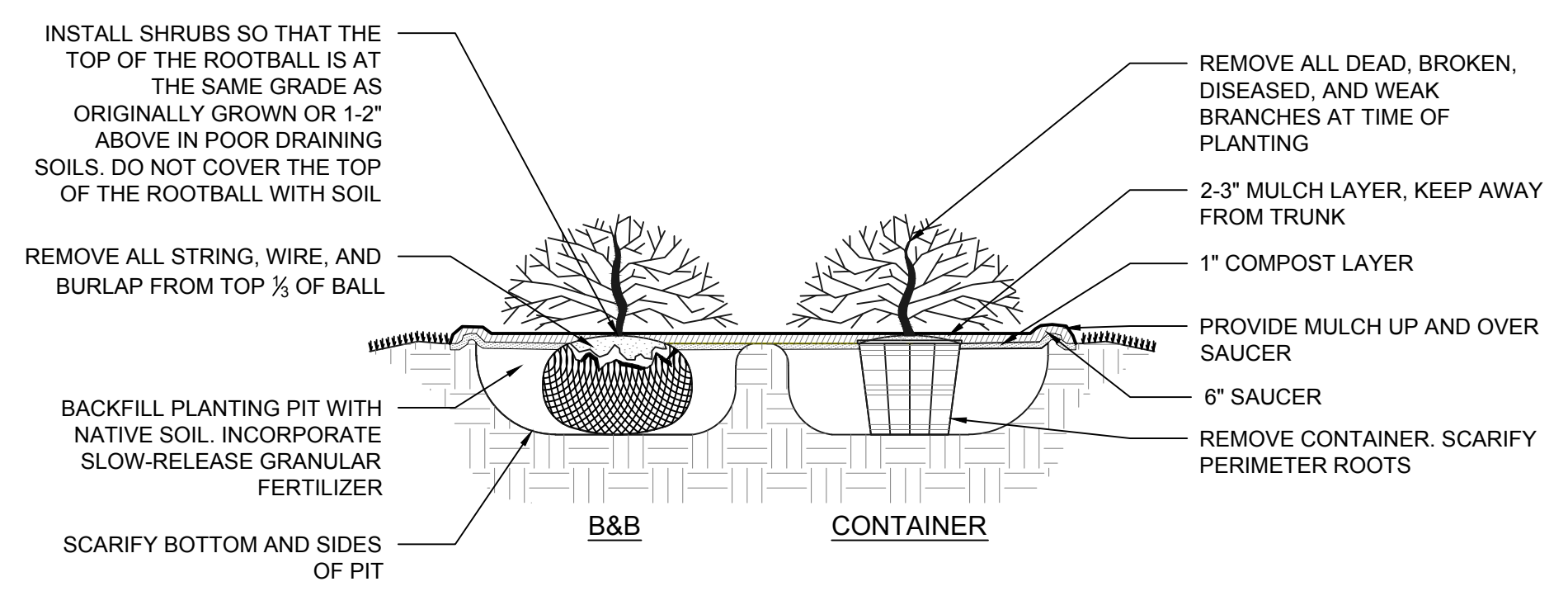
NOTE: ONLY STAKE TREES WITH LARGE CROWNS, 2" CALIPER OR GREATER, IF LOCATED ON WINDY SITES, OR WHERE TAMPERING MAY OCCUR.



1 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



3 GROUNDCOVER/ PERENNIAL PLANTING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE

SHEET REFERENCES	
NAME	SHEET
GENERAL PLAN	3
SPOT-ELEVATION PLAN	4
LANDSCAPE PLAN	5

SUPERVISED BY: K. O'NEARA
DESIGNED BY: J. DAULAS
CADD OPERATOR: J. DAULAS
REVISED BY:

PLAN NO.	DATE	BY	CITY OF RICHMOND

	DESIGN: J. DAULAS	<h2>LANDSCAPE NOTES & DETAILS</h2>		
	CHECKED: F. HANCOCK			
	APPROVED:			
	DATE: MAR. 19, 2014	SCALE: NTS	DRAWING NO.	
	PROJECT	FILE NO.	SHEET NO. 6	