



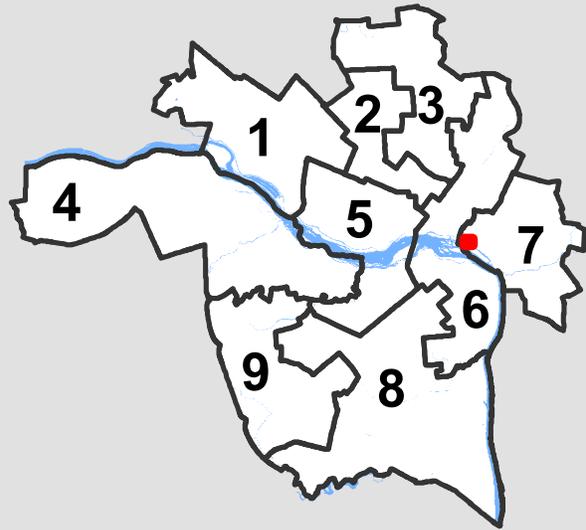
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

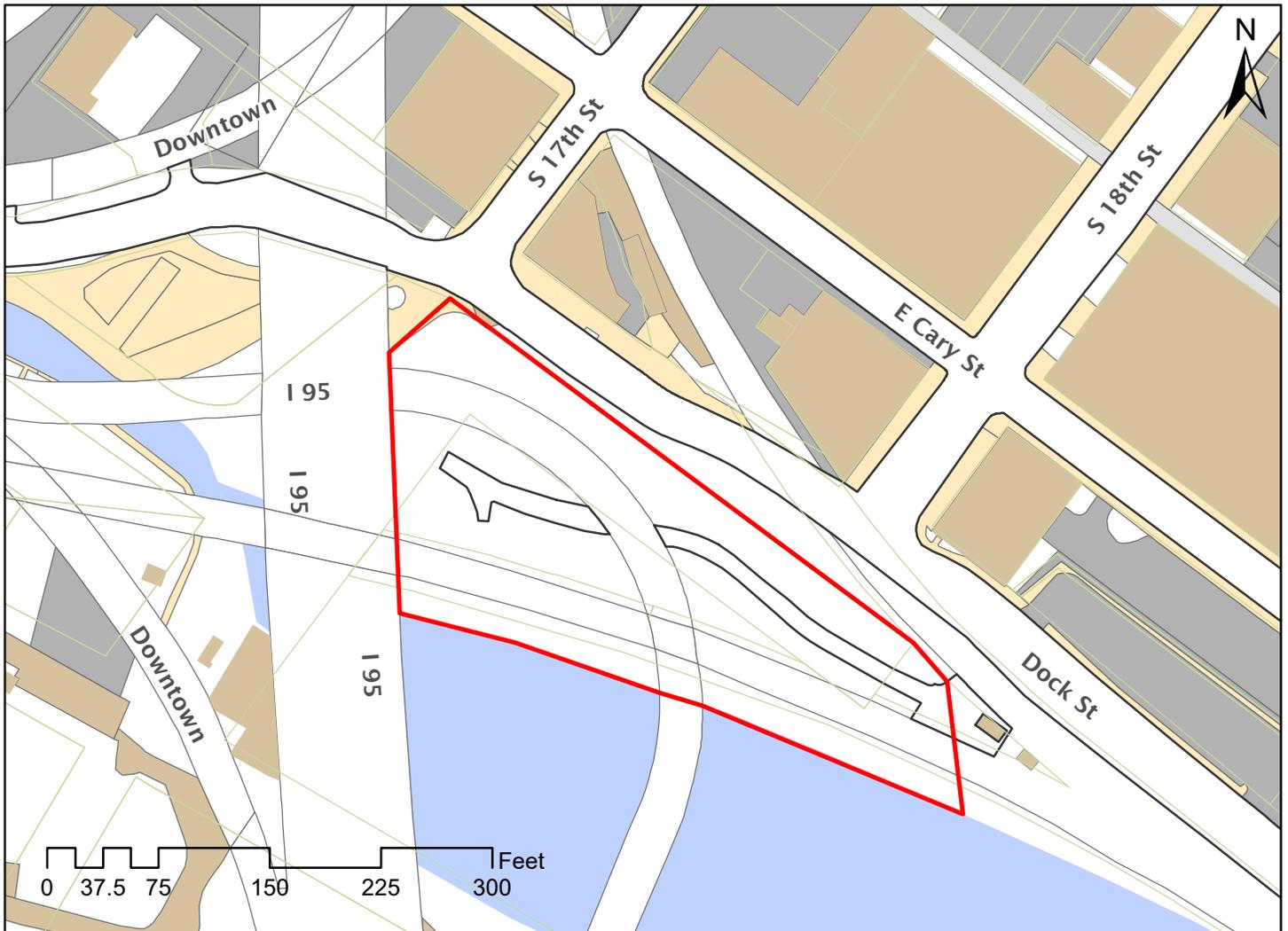
LOCATION: 1701 Dock Street

COUNCIL DISTRICT: 7

PROPOSAL: Final Location, Character, and Extent review of landscape improvements at/along the Virginia Capital Trail and Floodwall.



*For questions, please contact Josh Son
at 646-3741 or joshua.son@richmondgov.com*





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: Low Line Green

Project Address: 1701 Dock Street

Brief Project Description (this is not a replacement for the required detailed narrative) : _____

Landscape improvements at/along VA Capital Trail and Floodwall.

Applicant Information

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

Name: Mark Olinger Email: mark.olinger@richmondgov.com

City Agency: Planning Phone: 804.646.6305

Address: 900 East Broad room 501

Main Contact (if different from Applicant): Keith Whipple

Company: Waterstreet Studio Phone: 434-906-0374

Email: kwhipple@waterstreetstudio.net

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.

Waterstreet Studio

October 16, 2018

Project: Low Line Green

Submittal: City of Richmond Urban Design Commission – Project Narrative

Introduction:

Capital Trees, a 501(c)3 organization based in Richmond, Virginia, has worked in recent years with City of Richmond officials and staff members to reclaim and enhance 5.5 acres of land along Dock Street and the Virginia Capital Trail. The site, now commonly known as The Low Line, was originally conceived of in 2014 and conceptually approved by the Urban Design Committee.

Having completed the first phase of work between Great Shiplock Park and 23rd Street, with a total investment of \$1.2 million, Capital Trees has turned its attention to the western end of the site which includes roughly one acre of land bound by the Richmond Floodwall and Kanawha Canal (immediately east of the Canal Walk).

Existing Conditions:

Presently, the Virginia Capital Trail crosses through the site at grade while Interstate 95 and the CSX Viaduct cross overhead. The area is periodically mown by DPW and DPU but otherwise sits idle and undermanaged, with invasive species inhabiting areas beneath the rail viaduct and along the Kanawha canal. A small brick plaza, Capital Trail Signage/monument, pedestrian pole lights and three sculpture installations are sporadically distributed through the site. Stormwater runoff from roadways above is discharged across the compacted site before making its way to the canal and ultimately, the James River.



Waterstreet Studio

Proposed Conditions:

Working with representatives from Department of Planning and Development Review and Public Works, as well as stakeholders such as Venture Richmond, CSX, and Virginia Capital Trail Foundation, Capital Trees has developed plans to enhance the project site using public and private funding sources.

The Virginia Capital Trail will remain in place through the site. The existing brick plaza will be removed and rebuilt within the historic alignment of 17th Street. By relocating the plaza area, pedestrian movement through the Floodwall will be simplified to create safer transition. The newly configured plaza will also serve as a point of departure for tour groups exploring the sites history, cultural and environmental significance. Invasive species will be removed from beneath the CSX viaduct and replaced with native grasses. Lawn areas will provide much needed open space for area residents and employees of nearby businesses while predominantly native horticultural installations improve aesthetic and reduce scale of the looming floodwall. Stormwater runoff from the new plaza and roadways above will be routed to a planted biofilter at the site's low point adjacent to the canal. Pole lights will largely remain in place – at this point in time, we anticipate removal of two poles and possible addition of landscape lighting at/near site furnishings.

The site will be irrigated and maintained by Capital Trees under separate agreement with the City Attorney's office.

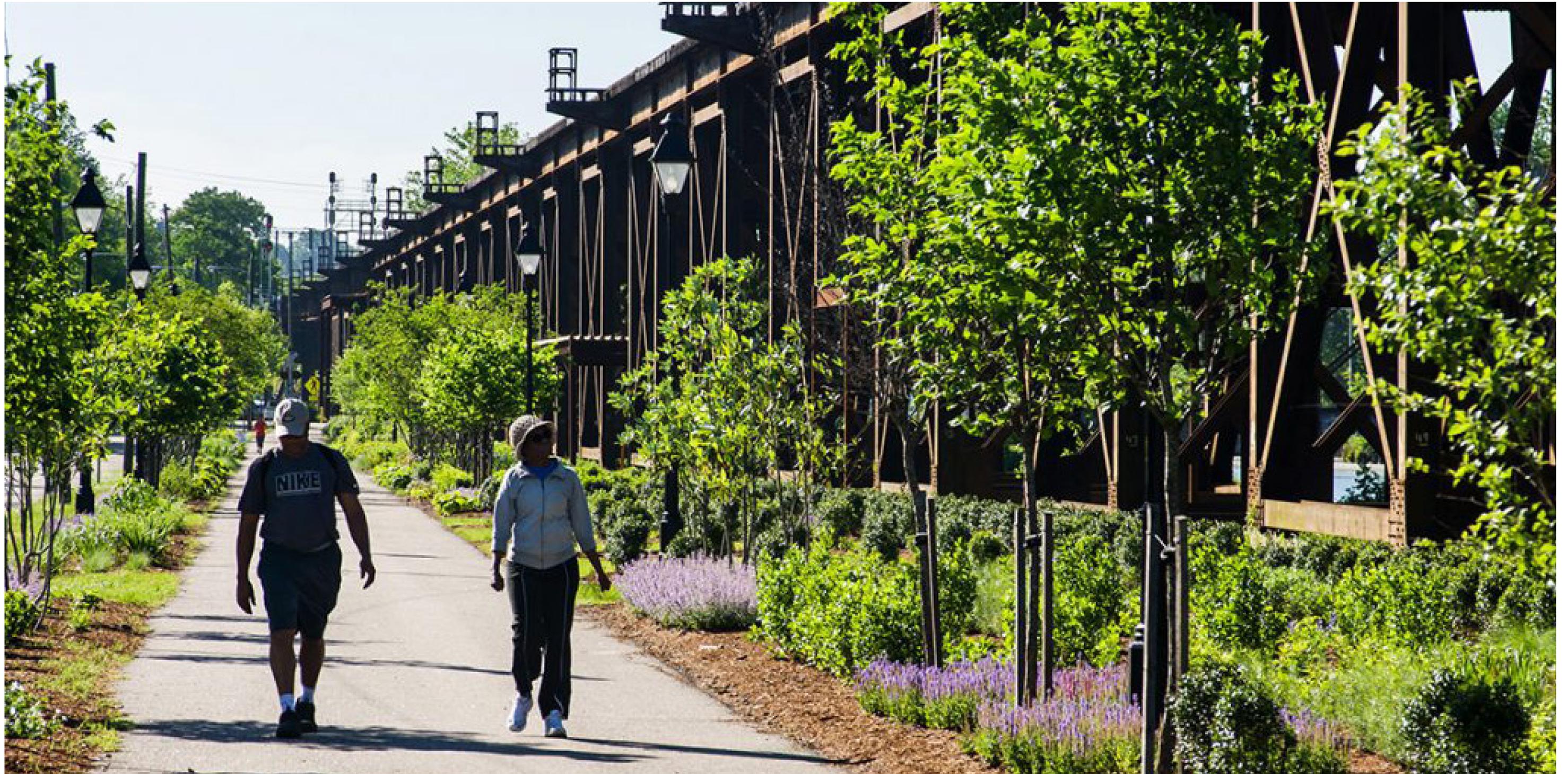
Budget and Timeline:

Preliminary budgets for the proposed improvements are set at \$1.2 million including maintenance reserves. To date, Capital Trees has raised roughly 40% of the project budget and expects that construction could begin as early as Spring 2019.

Within the project area, there is one owner of record, The City of Richmond however, CSX Corporation and Virginia Capital Trail Foundation maintain certain property rights within/adjacent to the site.

Future Maintenance:

Capital Trees will play an active role in the ongoing maintenance of this landscape. The group has worked in such capacity at Great Shiplock Park and Low Line Gardens since 2016. A third party, private contractor will be commissioned and managed by Capital Trees to ensure that plantings are selectively pruned, weeded and adequately watered until establishment.



LOW LINE PROJECT REPORT

RICHMOND, VIRGINIA

AUGUST | 2018



INTRODUCTION TO THE LOW LINE

Capital Trees, a Richmond-based 501c3 committed to improving and advocating for Richmond's public landscapes, has, since 2014, worked closely with City officials to reclaim and enhance 5.5 acres of historically and environmentally significant land along the City's canal frontage.

The site, known now as the Low Line, stretches from the Canal Walk to Great Shiplock Park and is bound by Dock Street and the Kanawha Canal. Traversing the site from East to West are CSX Corporation's raised railroad viaduct and the Virginia Capital Trail, a popular and vibrant trail connecting Richmond and Williamsburg.

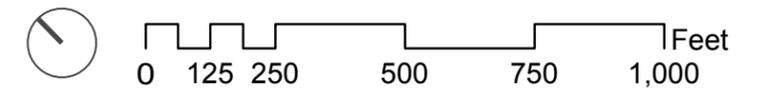
These 5.5 acres, once the epicentre of Richmond commerce and industry, were long forgotten – disconnected from the street grid by the Army Corps' James River Floodwall and maintained sporadically by the railroad operator. Invasive species slowly overtook the site concealing history and obscuring canal views.

Working closely with City and CSX officials, Capital Trees has negotiated land license agreements to reclaim and improve the Low Line site with horticultural and environmental installations. Grant awards and private donations were leveraged to fund over \$1.2 million dollars of investment in Phase 1 of the project, the Low Line Gardens, which stretch from Great Shiplock Park westward to 23rd Street. Pedestrian activity has grown substantially since work began and the Low Line has become one of Richmond's favorite waterfront attractions. Cyclists, pedestrians and canal boat patrons tour the site regularly and are presented with opportunity to learn of local ecology, water resources and abundant history.

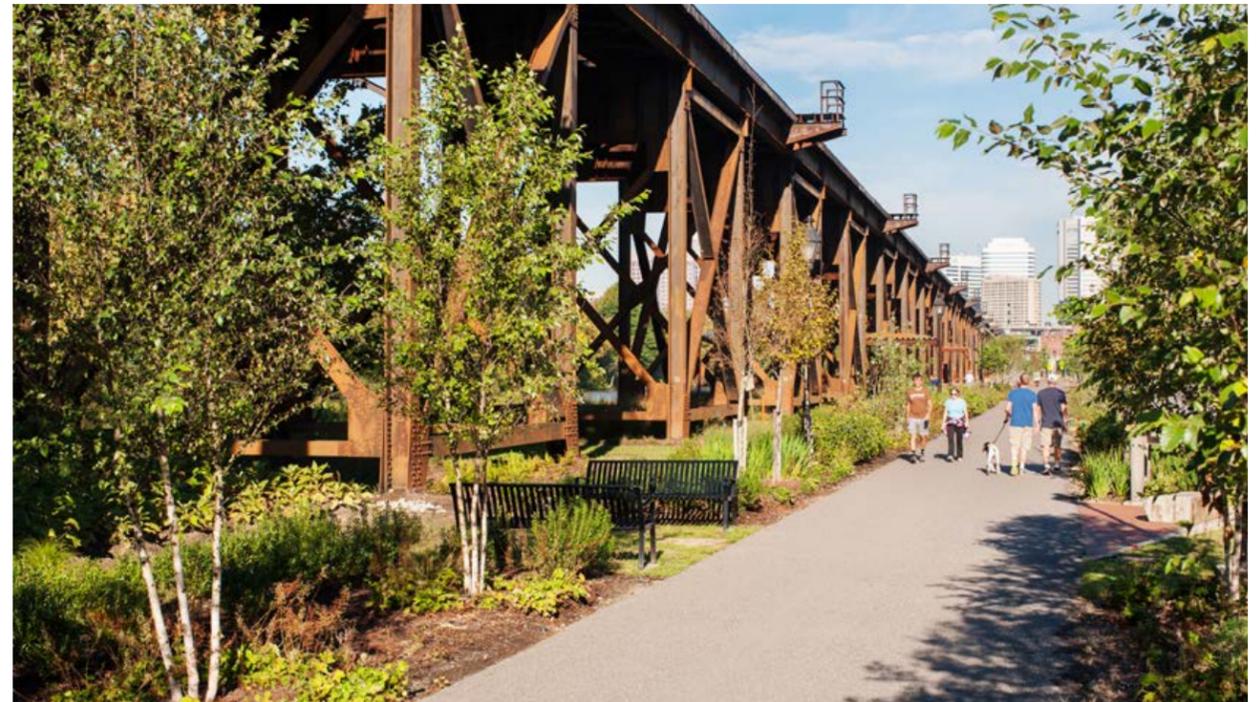
Included herein are some of the early Low Line Garden designs, before-and-after photographs and additional information on the second phase of work – the Low Line Green.

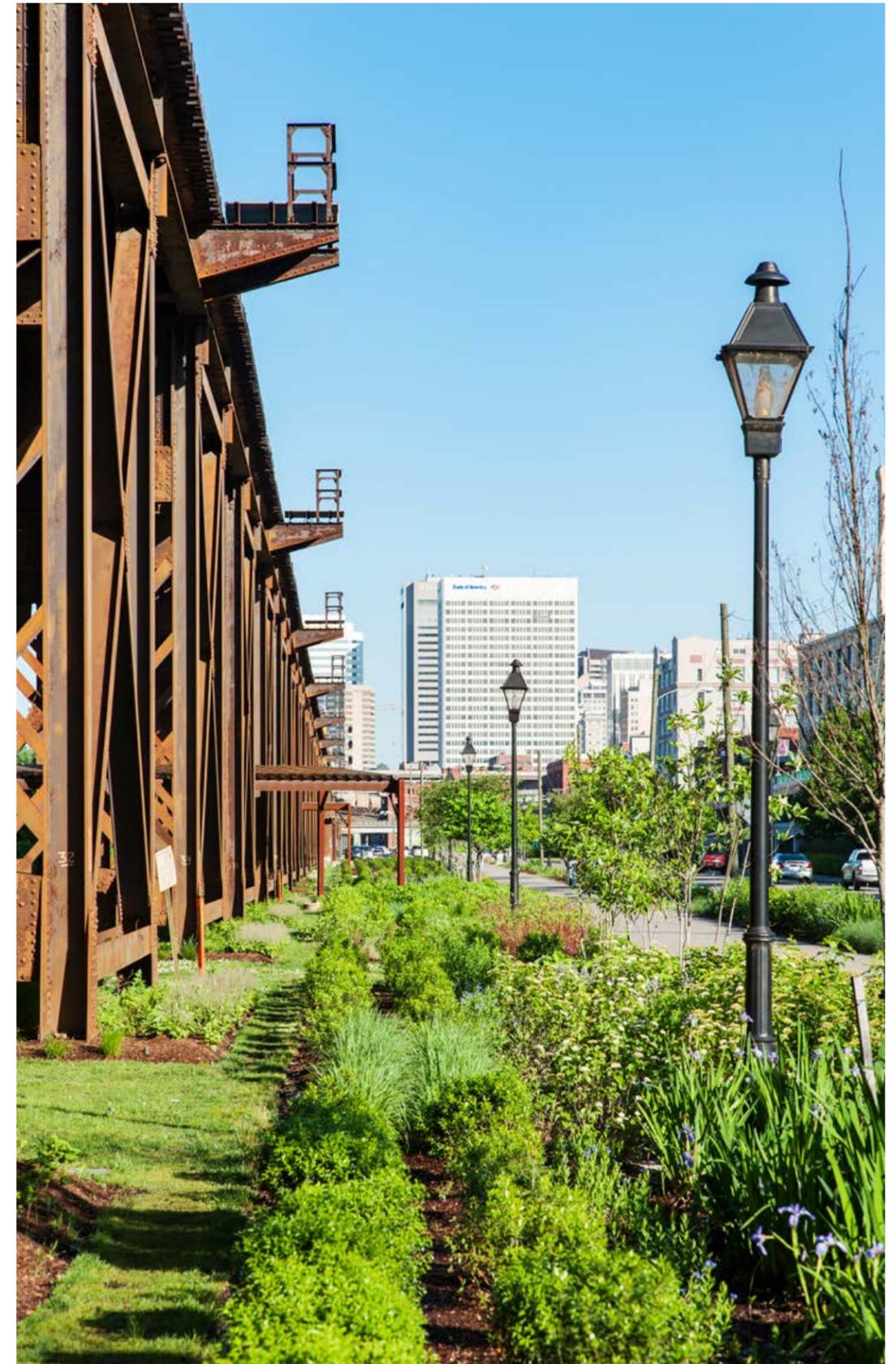


Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



AREA MAP





LOW LINE GARDENS - AFTER



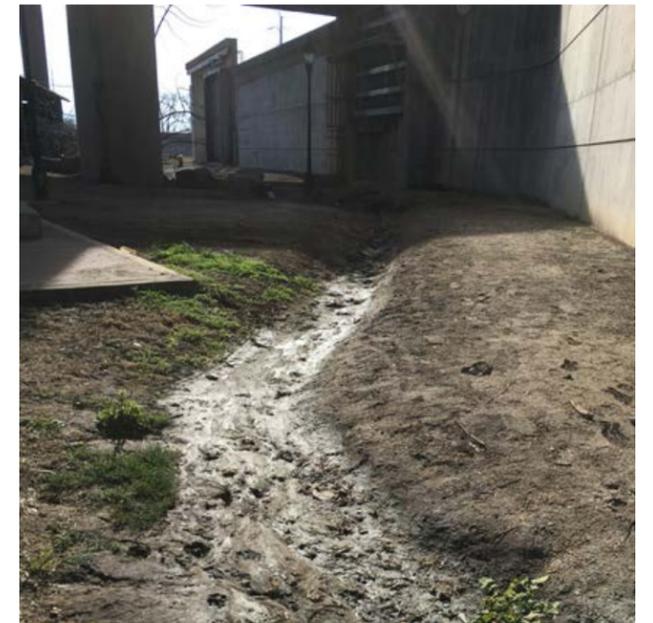
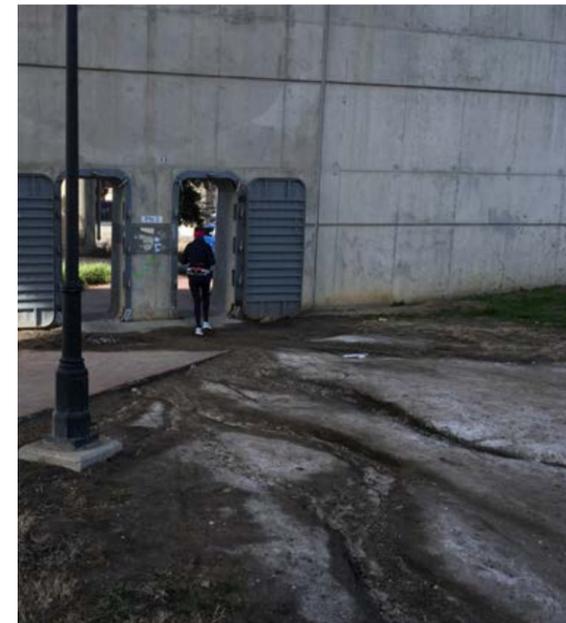
LOW LINE GREEN



THE LOW LINE GREEN sits on roughly 1.2 acres of land bound by the Kanawha Canal and Richmond's Floodwall at the western end of the Low Line and immediately east of Richmond's Historic Canal Walk.

The site is located at the mouth of Shockoe Creek where Richmond commerce began; where the economy of slave and tobacco trades once thrived; and where, in the final days of the Civil War, President Abraham Lincoln entered the City via a pontoon bridge at 17th Street (pictured above) on April 4, 1865. Today, a CSX railroad viaduct and Interstate 95 cross the site above the Kanawha Canal and Virginia Capital Trail, revealing four centuries of transportation infrastructure. Despite such significance, the site has in recent years been largely neglected and overrun with invasive weed growth and stormwater pollutants from the roadways above.

Leveraging public and private investments, Capital Trees aims to restore the aesthetic and environmental condition of the site in its second phase of work at the Low Line. Invasive weed species and seed banks will be removed and replaced with a mostly native palette of grasses, shrubs and perennials. A planted biofiltration system will be installed to treat stormwater pollutants prior to entry in the Canal and James River and the historic road bed of 17th Street will be revealed in a newly constructed plaza and outdoor classroom. Through such efforts and Capital Trees' forward care and management, the Low Line Green will provide the Shockoe district with a park-like setting where Richmond's history and ecology can be interpreted and explored.





LEGEND

- ① 17TH STREET CANAL PLAZA
- ② CANAL WALK GATE
- ③ BIORETENTION AREA
- ④ STONE RUNNEL
- ⑤ PLANTING BED
- ⑥ PERENNIAL GRASSES
- ⑦ SEAT WALL
- ⑧ VIRGINIA CAPITAL TRAIL
- ⑨ CSX TRESTLE & GRASSES
- ⑩ LAWN

KANAWHA CANAL

I-95
RAMP

LOW LINE GREEN CONCEPT PLAN



waterstreet studio
LANDSCAPE ARCHITECTS
CIVIL ENGINEERS



THE LOW LINE
AUGUST | 2018

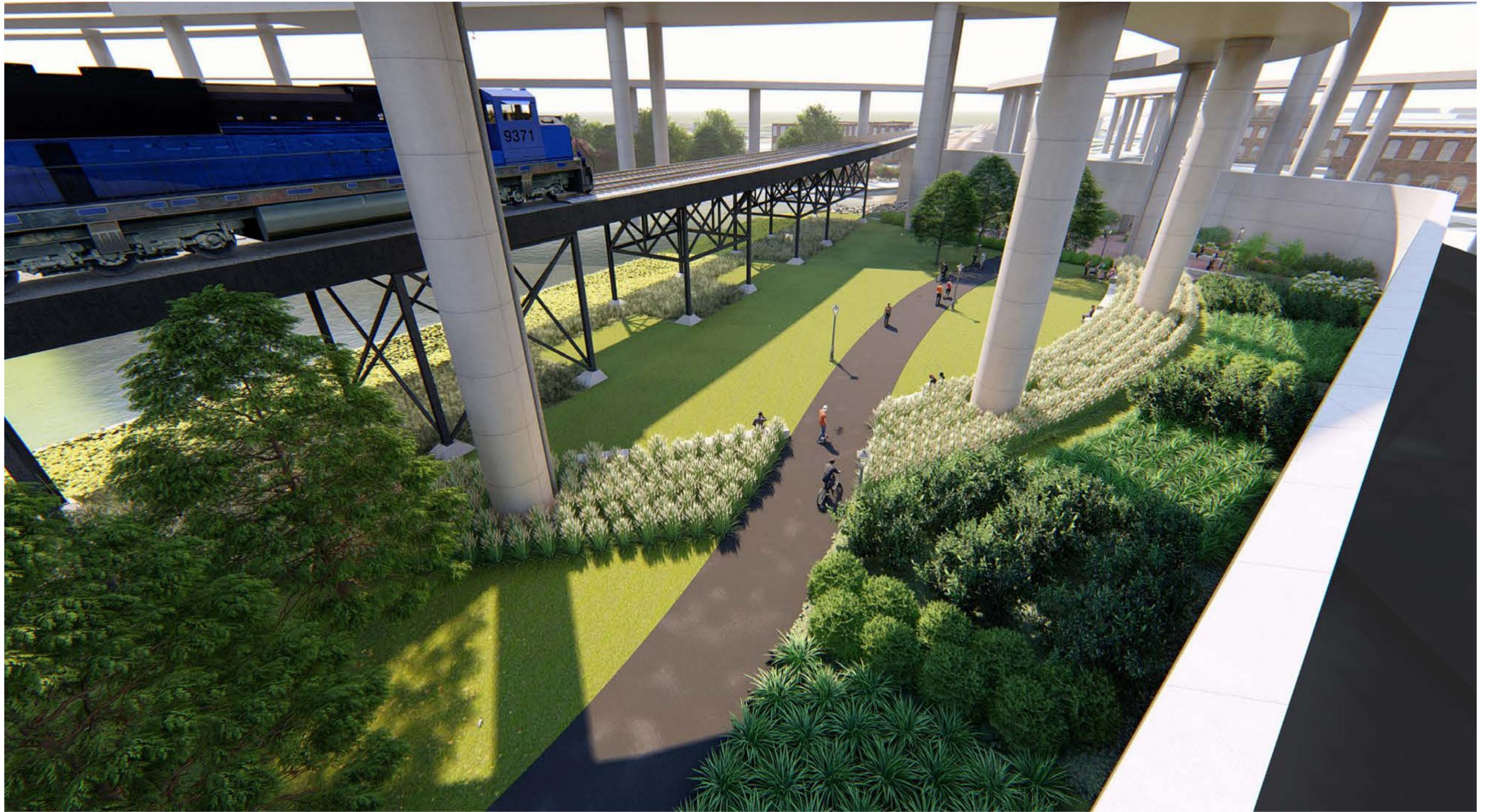




waterstreet studio
LANDSCAPE ARCHITECTS
CIVIL ENGINEERS

LOW LINE GREEN (VIEW EAST) - PROPOSED CONDITION





waterstreet studio
LANDSCAPE ARCHITECTS
CIVIL ENGINEERS

LOW LINE GREEN (AERIAL VIEW WEST) - PROPOSED CONDITION



LOW LINE GREEN

FINAL UDC SUBMITTAL
RICHMOND, VIRGINIA
OCTOBER 18, 2018

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

LEGEND

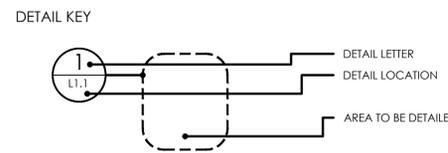
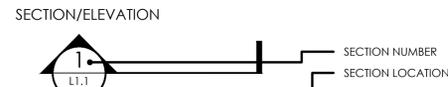
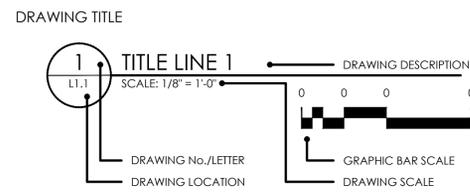
- ### GENERAL
- TREE PROTECTION ZONE (TPZ)
 - PHASE BOUNDARY
 - SUBDIVISION BOUNDARY
 - EXISTING UNDERGROUND GAS
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED BURIED ELECTRIC
 - PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - + 572.50 PROPOSED SPOT ELEVATION

- ### SEWER
- EXISTING SANITARY SEWER
 - SAN --- PROPOSED SANITARY SEWER
 - SAN --- SEWER CONNECTIONS
 - SAN --- SEWER CLEANOUT

- ### WATER
- EXISTING WATERLINE
 - W --- PROPOSED WATERLINE
 - VALVE

- ### MISC
- ☉ CENTERLINE
 - ▬ PROPERTYLINE
 - ∠ ANGLE
 - ⊥ PERPENDICULAR
 - ∅ DIAMETER

SYMBOLS



ABBREVIATION LIST

A ADJ ADJACENT, ADJUSTABLE	CONC CONCRETE	F FAB FABRIC	J JT JOINT	NOM NOMINAL	RE REFER TO	TEL TELEPHONE
AFF ABOVE FINISH FLOOR	CU FT CUBIC FEET	FIN FINISH	K KO KNOCK OUT	NTS NOT TO SCALE	REIN REINFORC(E), (ED), (ING)	THK THICK(NESS)
ALT ALTERNATE		FT FOOT, FEET			REQD REQUIRED	TOM TOP OF MASONRY
ALUM ALUMINUM	D DD DECK DRAIN	FTG FOOTING	L L LENGTH LIGHT	OC ON CENTER	REV REVISION	TOS TOP OF STEEL
APPROX APPROXIMATE	DIA DIAMETER			OD OUTSIDE DIAMETER	RL RAIN LEADER	TS TOP OF STAIR
ARCH ARCHITECT(URAL)	DIAG DIAGONAL	G GA GAUGE	LT LT LIGHT	OPNG OPENING	S S SOUTH	TW TOP OF WALL
	DIM DIMENSION	GALV GALVANIZED		OPP OPPOSITE	SCHED SCHEDULE(E), (ED)	TV TELEVISION
B BC BOTTOM OF CURB	DN DOWN	GC GENERAL CONTRACTOR	M MAS MASONRY		SD STORM DRAIN	TYP TYPICAL
BD BOARD	DS DOWN SPOUT		MATL MATERIAL	P PERF PERFORATE(E), (ED), (ION)		U UNO UNLESS NOTED OTHERWISE
BLDG BUILDING	DWG(S) DRAWING(S)		MAX MAXIMUM	PL PLATE		V VERT VERTICAL
BLKG BLOCKING		H HDW HARDWARE	MECH MECHANICAL	PLYWD PLYWOOD		VIF VERIFY IN FIELD
BRK BRICK		HM HOLLOW METAL	MED MEDIUM	PNL PANEL		
BR BOTTOM OF RAMP	E EAST	HOR HORIZONTAL	MFR MANUFACTURER	SQ SQUARE		W W WEST, WIDE, WIDTH
BS BOTTOM OF STAIR	EA EACH	HT HEIGHT	MIN MINIMUM	SS STAINLESS STEEL, SOLID SURFACE		W/ WITH
BW BOTTOM OF WALL	EJ EXPANSION JOINT	HVAC HEATING/VENTILATING/AIR CONDITIONING	MISC MISCELLANEOUS	PSI POUNDS PER SQUARE INCH		W/O WITHOUT
	EL ELEVATION		MO MASONRY OPENING	PT POINT		WD WOOD
	ELEC ELECTRIC(AL)			P.O.B. POINT OF BEGINNING		WE WATER ELEVATION
C CEM CEMENT	EQ EQUAL	I ID INSIDE DIAMETER	MTL METAL	STD STANDARD		WT WEIGHT
CIP CAST IN PLACE	EQUIP EQUIPMENT	INCL INCLUD(E), (ED), (ING)		STL STEEL		
CJ CONTROL JOINT	EXP EXPOSED	INSUL INSULAT(E), (ED), (ING), (ION)	N NORTH	SUSP SUSPEND(ED)		
CMU CONCRETE MASONRY UNIT	EXIST EXISTING	INT INTERIOR	NIC NOT IN CONTRACT	R RAD RADIUS		
COL COLUMN	EXT EXTERIOR		No., # NUMBER	RB RUBBER BASE		
				RD ROOF DRAIN		
				T TBD TO BE DECIDED		
				TC TOP OF CURB		

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THE SITE CONDITIONS AND INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN SITE CONDITIONS OR EXISTING GRADES THAT ARE NOT DESCRIBED ON THE PLANS BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL INSURE THAT ALL WORK MEETS ALL APPLICABLE LOCAL AND NATIONAL BUILDING AND SAFETY CODES THAT PERTAIN TO THE PROJECT WORK. IF THERE IS A DISCREPANCY BETWEEN A CODE AND THE CONTENT OF THE PLANS, THE CONTRACTOR IS TO CONSULT LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- SHOULD THERE BE ANY DISCREPANCIES BETWEEN LANDSCAPE ARCHITECTURAL, ARCHITECTURAL, OR ENGINEERING DRAWINGS, THE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT TO REVIEW AND COORDINATE BEFORE PROCEEDING WITH WORK.
- CONTRACTOR IS TO CREATE A WORK SCHEDULE AND DISTRIBUTE TO OWNER, LANDSCAPE ARCHITECT, AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE SCHEDULE IS TO CLEARLY OUTLINE DATES FOR:
 - PRE-CONSTRUCTION MEETING TO REVIEW CONSTRUCTION FENCE, EROSION & SEDIMENT CONTROL MEASURES AND TREE PROTECTION MEASURES.
 - LANDSCAPE PLANTING TREE LAYOUTS (WITH FLAGS) AND PLANT QUALITY REVIEW (BEFORE PLANTING).
 - FINAL PLANTING REVIEW.
 - PROJECT COMPLETION.
- LANDSCAPE/PLANTING CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW PLANS BEFORE COMMENCING WORK IN ORDER TO ASSURE CLOSE COORDINATION.
- PRIOR TO PROJECT COMPLETION, THE SITE IS TO BE THOROUGHLY CLEANED OF ALL CONSTRUCTION DEBRIS, SIGNS ETC... AND REVIEWED BY LANDSCAPE ARCHITECT AND OTHER RELEVANT CONSULTANTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO GROUND AND BOND ALL EXPOSED METAL OBJECTS IN LANDSCAPE.
- NO CONSTRUCTION ACTIVITY INCLUDING GRADE CHANGES, SURFACE TREATMENTS OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE AREA IDENTIFIED ON THESE DRAWINGS AS A TREE PROTECTION ZONE (TPZ). IN ADDITION NO ROOT CUTTING, NO STORAGE OF MATERIALS OR FILL, NO MOVEMENT OR STORAGE OF VEHICLES OR EQUIPMENT IS PERMITTED WITHIN THESE AREAS. THE AREA(S) IDENTIFIED AS A TPZ MUST REMAIN UNDISTURBED AT ALL TIMES.
- ARBORICULTURAL WORK
ANY ROOTS OR BRANCHES WHICH EXTEND BEYOND THE TREE PROTECTION ZONE(S) INDICATED ON THIS PLAN WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST OR OTHER TREE PROFESSIONAL AS APPROVED BY THE LANDSCAPE ARCHITECT. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH APPROPRIATE ARBORICULTURAL STANDARDS. THE ARBORIST/TREE PROFESSIONAL MUST CONTACT THE LANDSCAPE ARCHITECT NO LESS THAN 48 HOURS PRIOR TO CONDUCTING ANY SPECIFIED WORK.
- CONTRACTORS MUST CLEAN UP ALL TRASH AND DEBRIS ON THE CONSTRUCTION SITE AT THE END OF EACH DAY. LIGHTWEIGHT MATERIAL, PACKAGING, AND OTHER ITEMS MUST BE COVERED OR WEIGHTED DOWN TO PREVENT WIND FROM BLOWING SUCH MATERIALS OFF OF THE CONSTRUCTION SITE. CONTRACTORS ARE PROHIBITED FROM DUMPING, BURYING, OR BURNING TRASH ANYWHERE ON THE SITE. DURING THE CONSTRUCTION PERIOD, THE CONSTRUCTION SITE MUST BE KEPT NEAT AND TIDY TO PREVENT IT FROM BECOMING AN EYESORE FOR SURROUNDING PROPERTY OWNERS. DIRT, MUD, OR OTHER DEBRIS RESULTING FROM ACTIVITY ON SITE MUST BE PROMPTLY REMOVED FROM SURROUNDING ROADS.

UTILITY NOTES

- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR TRUE LOCATIONS.
- NEIGHBORHOOD SUPPLY LINES MUST BE LOCATED AND MARKED BY MISS UTILITY PRIOR TO CONSTRUCTION. MISS UTILITY CONTACT: DIAL 811 in VA, or 1-800-552-7001. SEE www.missutilityofvirginia.com/ FOR MORE INFORMATION.
- VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN LAYOUT/GRADING AND UTILITIES PRIOR TO CONSTRUCTION.
- TRENCHING FOR UTILITIES WILL BE PERMITTED IN APPROVED LOCATIONS ONLY. CONTRACTOR MUST ALERT LANDSCAPE ARCHITECT PRIOR TO TRENCHING FOR LOCATION REVIEW AND APPROVAL.

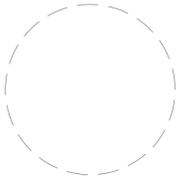
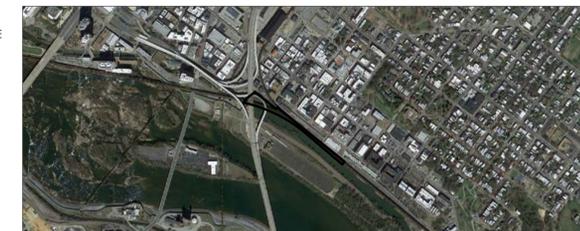
PLANTING NOTES

- TREES, SHRUBS ARE TO BE STAKED AND REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT AND PLANTING. MINOR ADJUSTMENTS TO STAKES MAY BE NECESSARY.
- ALL TREES AND SHRUBS TO BE SPECIMEN QUALITY.
- GROUNDCOVERS ARE TO BE PLANTED UP TO THE EDGE OF THE ROOTBALL. ROOTBALLS TO BE COVERED IN MULCH. NO MULCH TO BE PLACED AGAINST THE TRUNK OF THE TREE.
- ANY SEED DRILLS OF SEEDING EQUIPMENT MUST BE CLEAR AND CLEAN OF SEEDS BEFORE BEING BROUGHT ON PROJECT. ANY TALL FESCUE OR KENTUCKY BLUEGRASS INADVERTENTLY INTRODUCED TO THE SITE WILL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
- PROPOSED TREES AND PLANTINGS TO BE WATERED THROUGH WARRANTY PERIOD.
- SEE PLANT SCHEDULE FOR ADDITIONAL PLANTING NOTES

SHEET LIST

SHEET NUMBER	SHEET TITLE
L0.00	COVER SHEET & OVERALL SITE PLAN
L0.01	EXISTING CONDITIONS PLAN
L1.00	PARK PLAN & TYPICAL TRESTLE PLAN
L2.00	SITE DETAILS
L3.00	PARK PLANTING PLAN
L3.01	PARK PLANTING PLAN DETAIL
L4.00	PLANTING SCHEDULE, NOTES, & DETAILS

VICINITY MAP



professional seal

T. SHALLENBERGER
project manager

J. FOX
project team



LOW LINE GREEN
project name

CAPITAL TREES
client
DOCK STREET
RICHMOND, VIRGINIA 23223
project address

project number

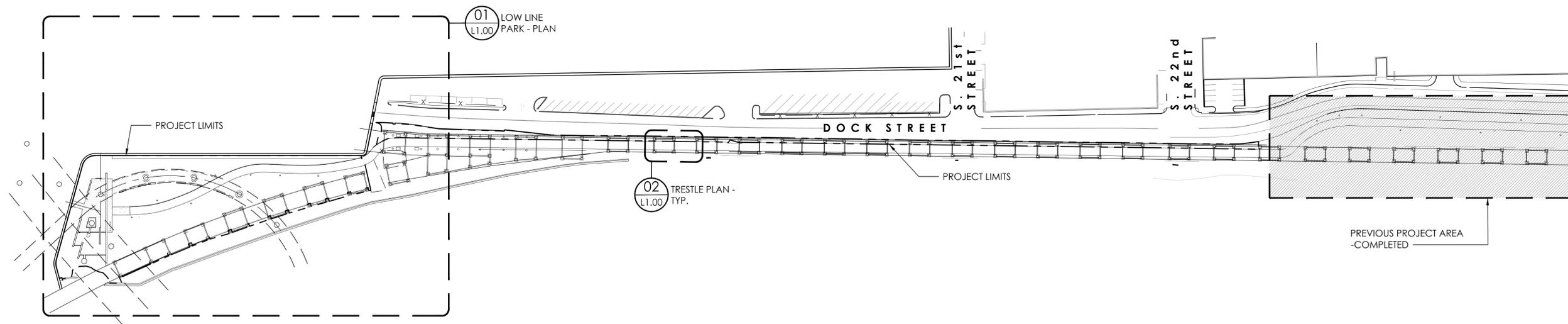
FINAL UDC SUBMITTAL
project phase

OCTOBER 18, 2018
issue date

2.16.18 PRICING SET
10.18.18 FINAL UDC SUBMITTAL
revisions

COVER SHEET &
OVERALL SITE PLAN
sheet title

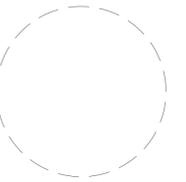
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sheet number



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01 OVERALL SITE PLAN
SCALE: 1:80





professional seal

T. SHALLENBERGER
 project manager

J. FOX
 project team



LOW LINE GREEN
 project name

CAPITAL TREES
 client
 DOCK STREET
 RICHMOND, VIRGINIA 23223
 project address

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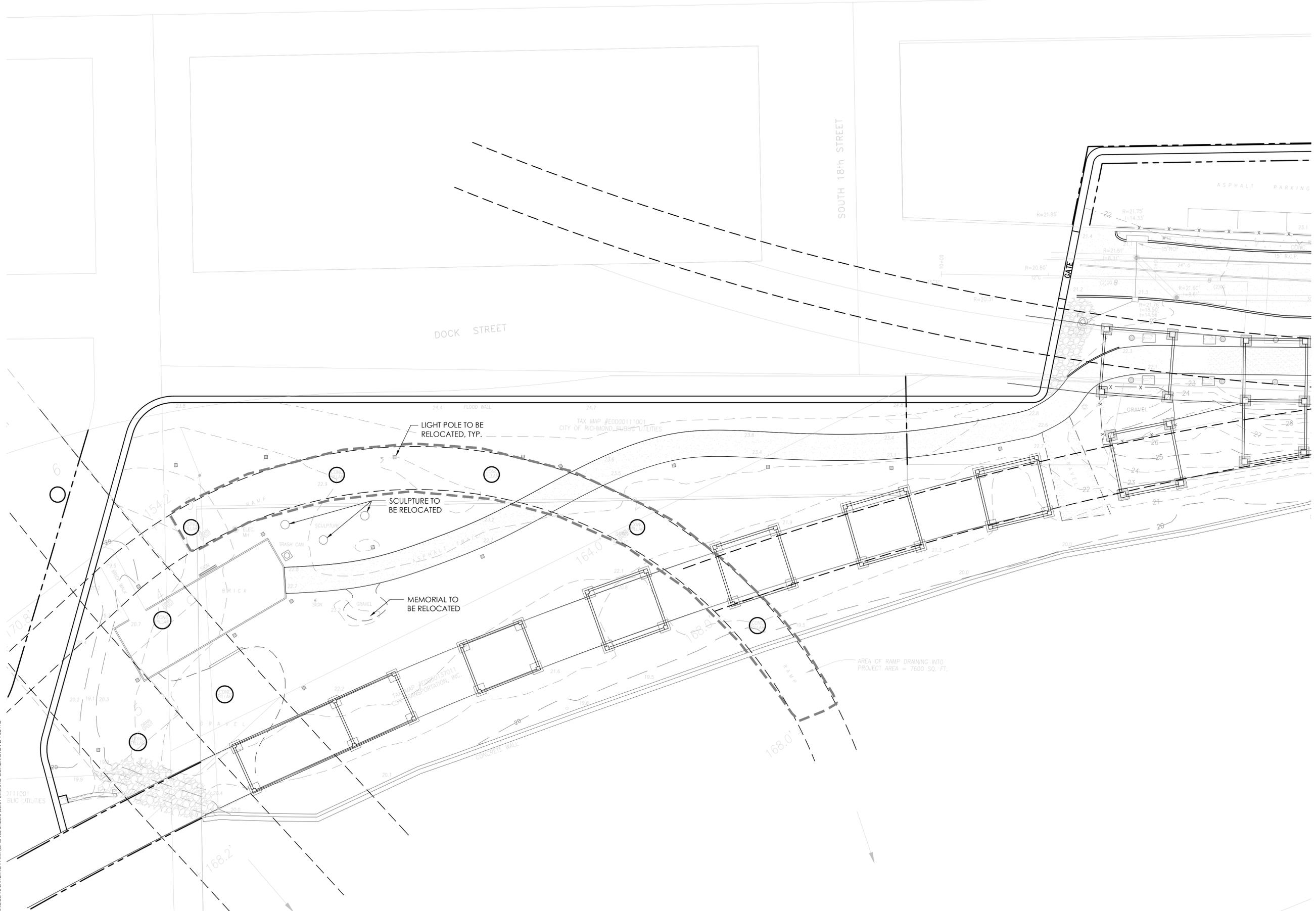
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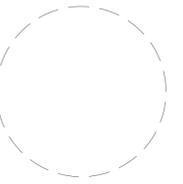
2.16.18 PRICING SET
 10.18.18 FINAL UDC SUBMITTAL
 revisions

EXISTING
 CONDITIONS PLAN
 sheet title

L0.01
 sheet number



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professional seal

T. SHALLENBERGER
 project manager

J. FOX
 project team



LOW LINE GREEN
 project name

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 client
 DOCK STREET
 RICHMOND, VIRGINIA 23223
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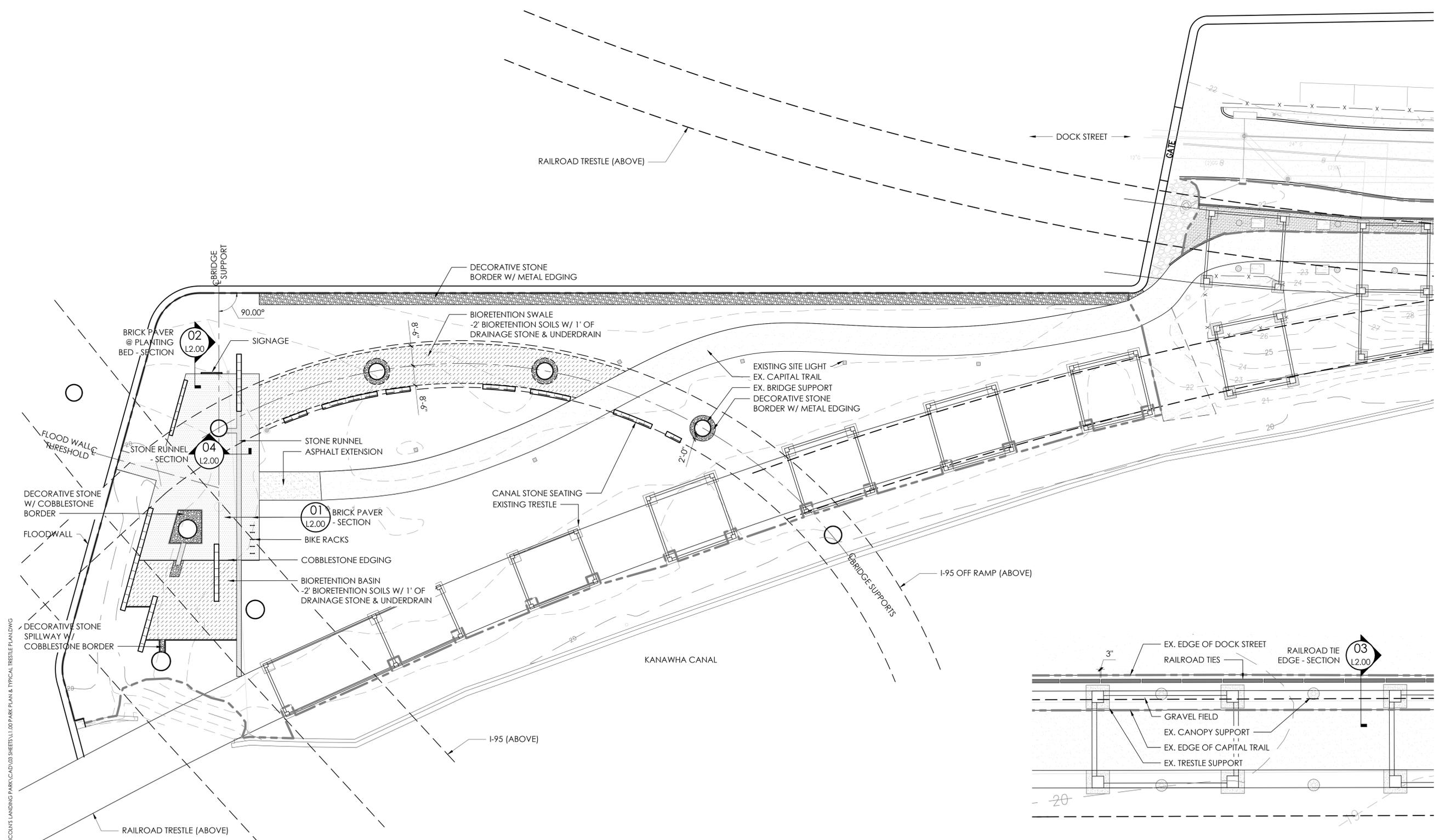
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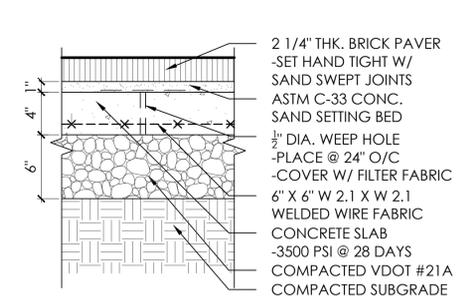
2.16.18 PRICING SET
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 revisions

**PARK PLAN &
 TYPICAL TRESTLE
 PLAN**
 sheet title

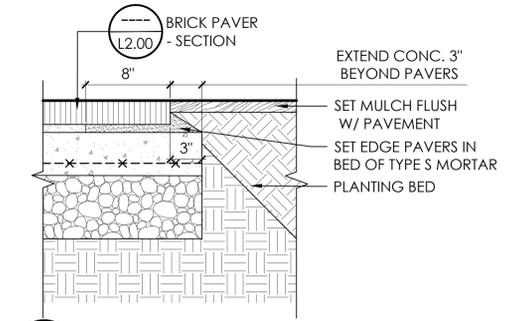
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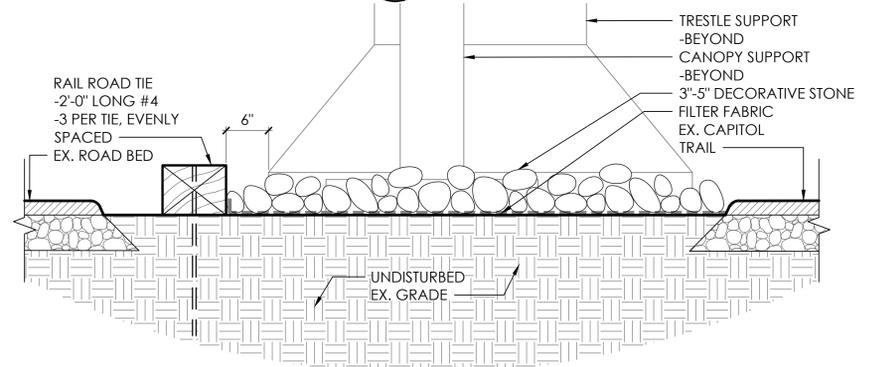
R:\PROJECTS\LINCOLNS LANDING PARK\CAD\03 SHEETS\1.00 PARK PLAN & TYPICAL TRESTLE PLAN.DWG



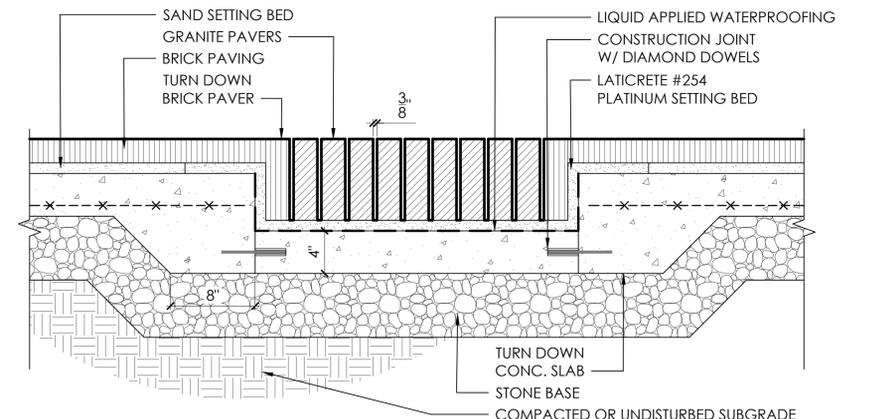
01 BRICK PAVER - SECTION
L1.00 SCALE: #####



02 BRICK PAVER @ PLANTING BED - SECTION
L1.00 SCALE: #####



03 RAILROAD TIE EDGE - SECTION
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04 STONE RUNNEL - SECTION
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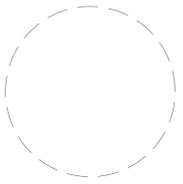
LOW LINE PARK

DESIGN DEVELOPMENT

MARCH 7, 2018

SITE DETAILS

L2.00



professional seal
 T. SHALLENBERGER
 project manager
 J. FOX
 project team



LOW LINE GREEN
 project name

CAPITAL TREES
 client
 DOCK STREET
 RICHMOND, VIRGINIA 23223
 project address

 project number

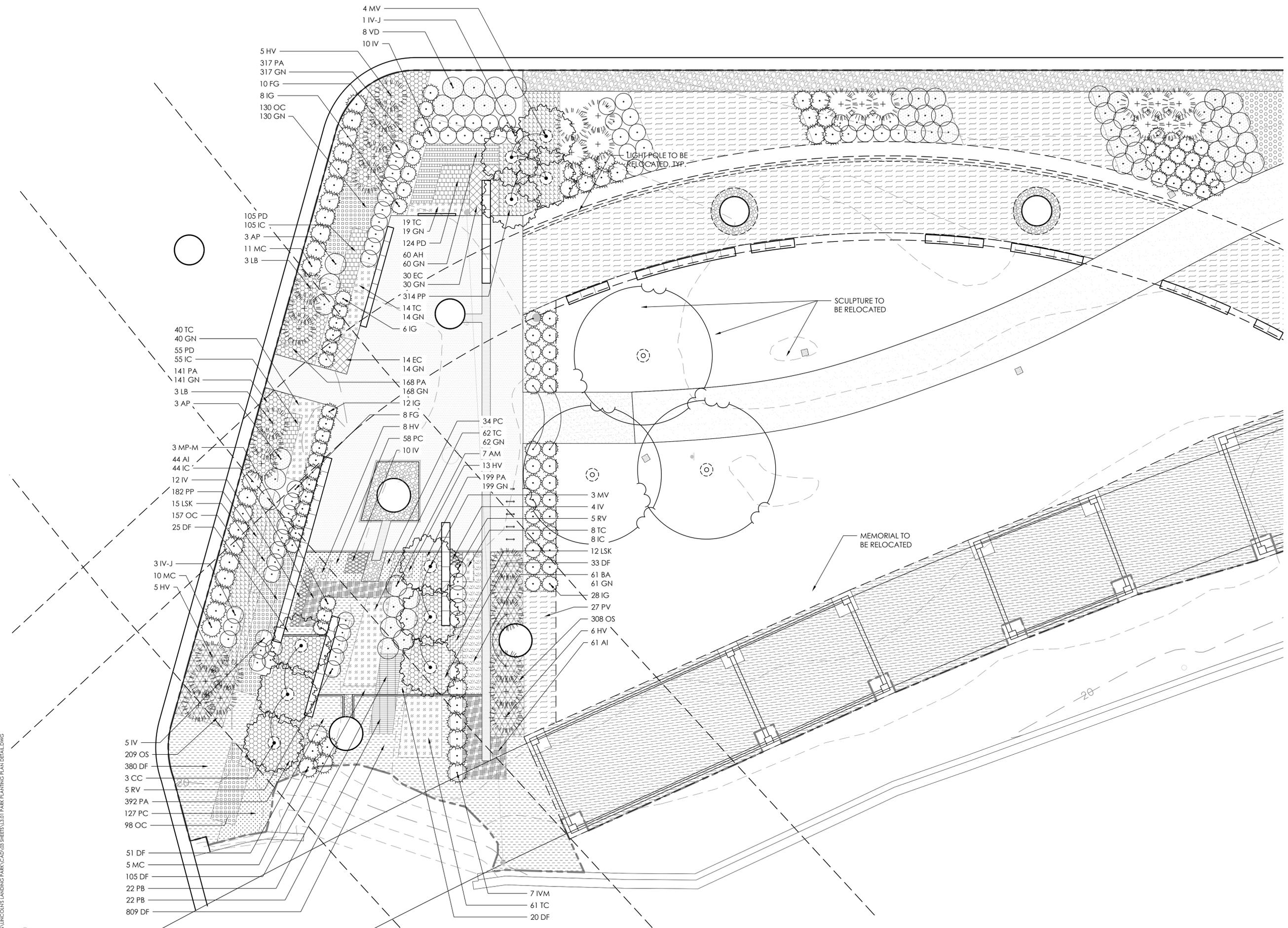
FINAL UDC SUBMITTAL
 project phase

OCTOBER 18, 2018
 issue date

2.16.18	PRICING SET
10.18.18	FINAL UDC SUBMITTAL
revisions	

**PARK PLANTING
 PLAN DETAIL**
 sheet title

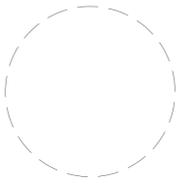
L3.01
 sheet number



- 4 MV
- 1 IV-J
- 8 VD
- 10 IV
- 5 HV
- 317 PA
- 317 GN
- 10 FG
- 8 IG
- 130 OC
- 130 GN
- 105 PD
- 105 IC
- 3 AP
- 11 MC
- 3 LB
- 40 TC
- 40 GN
- 55 PD
- 55 IC
- 141 PA
- 141 GN
- 3 LB
- 3 AP
- 3 MP-M
- 44 AI
- 44 IC
- 12 IV
- 182 PP
- 15 LSK
- 157 OC
- 25 DF
- 3 IV-J
- 10 MC
- 5 HV
- 5 IV
- 209 OS
- 380 DF
- 3 CC
- 5 RV
- 392 PA
- 127 PC
- 98 OC
- 51 DF
- 5 MC
- 105 DF
- 22 PB
- 22 PB
- 809 DF
- 19 TC
- 19 GN
- 124 PD
- 60 AH
- 60 GN
- 30 EC
- 30 GN
- 314 PP
- 14 TC
- 14 GN
- 6 IG
- 14 EC
- 14 GN
- 168 PA
- 168 GN
- 12 IG
- 8 FG
- 8 HV
- 58 PC
- 10 IV
- 34 PC
- 62 TC
- 62 GN
- 7 AM
- 13 HV
- 199 PA
- 199 GN
- 3 MV
- 4 IV
- 5 RV
- 8 TC
- 8 IC
- 12 LSK
- 33 DF
- 61 BA
- 61 GN
- 28 IG
- 27 PV
- 308 OS
- 6 HV
- 61 AI
- 7 IVM
- 61 TC
- 20 DF



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professional seal

T. SHALLENBERGER
 project manager

J. FOX
 project team



LOW LINE GREEN
 project name

CAPITAL TREES
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 DOCK STREET
 RICHMOND, VIRGINIA 23223
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FINAL UDC SUBMITTAL
 project phase

OCTOBER 18, 2018
 issue date

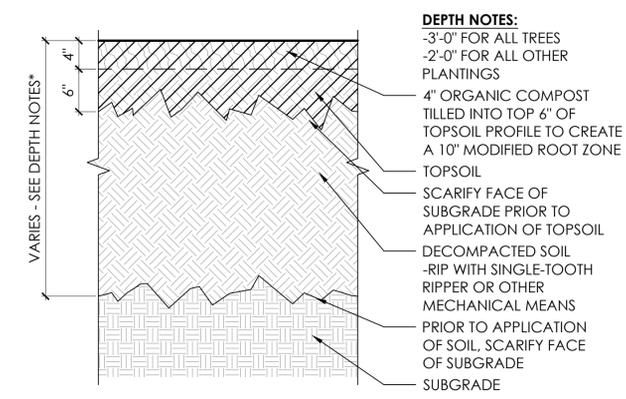
2.16.18 PRICING SET
 10.18.18 FINAL UDC SUBMITTAL
 revisions

PLANTING
 SCHEDULE, NOTES, &
 DETAILS
 sheet title

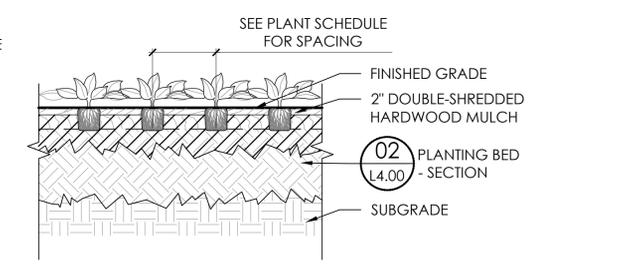
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PLANT SCHEDULE

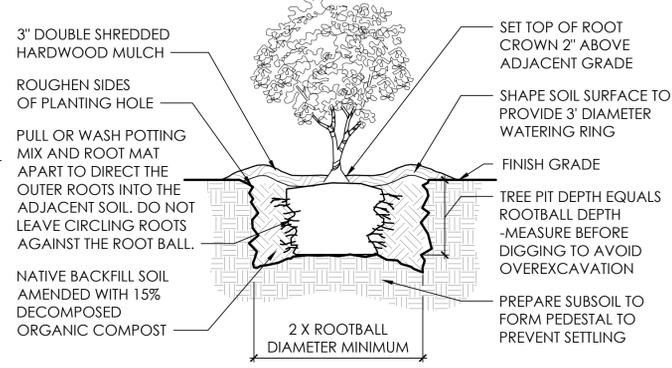
QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes
LARGE DECIDUOUS TREES							
3	NS	<i>Nyssa sylvatica</i>	Black Gum	3' Cal.	AS SHOWN	B&B	Single Straight Leader
SMALL FLOWERING TREES							
3	CC	<i>Cercis canadensis</i>	Redbud				
7	MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	10' Ht.	AS SHOWN	B&B	4' Branching height, 3-5 stems
LARGE EVERGREEN SHRUBS							
13	IVM	<i>Ilex vomitoria</i>	Yaupon Holly	5 Gal.	60" O.C.		Cont.
26	MC	<i>Myrica cerifera</i>	Southern Wax Myrtle	5 Gal.	60" O.C.		Cont.
LARGE DECIDUOUS SHRUBS							
7	AM	<i>Aronia melanocarpa 'Autumn Magic'</i>	Black Chokeberry	5 Gal.	48" O.C.		Cont.
19	AP	<i>Aesculus parviflora</i>	Bottlebrush buckeye	5 Gal.	48" O.C.		Cont.
9	CO	<i>Cephalanthus occidentalis</i>	Butterbush	5 Gal.	48" O.C.		Cont.
23	HV	<i>Hamamelis virginiana</i>	Witchhazel	7 Gal.	AS SHOWN		Cont.
16	HQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	5 Gal.	48" O.C.		Cont.
3	ID	<i>Ilex decidua 'Warren's Red'</i>	Possumhaw	5 Gal.	AS SHOWN		Cont.
1	ID-M	<i>Ilex decidua</i>	Possumhaw	5 Gal.	AS SHOWN		Cont. Male species
15	LB	<i>Lindera benzoin</i>	Spicebush	5 Gal.	AS SHOWN		Cont.
8	VD	<i>Viburnum dentatum 'Autumn Jazz'</i>	Arrowwood Viburnum	5 Gal.	48" O.C.		Cont.
MEDIUM EVERGREEN SHRUBS							
86	IG	<i>Ilex glabra 'Shamrock'</i>	Inkberry Holly	3 Gal.	42" O.C.		Cont.
12	MP	<i>Myrica pensylvanica 'Morton'</i>	Northern Bayberry	3 Gal.	42" O.C.		Cont.
9	MP-M	<i>Myrica pensylvanica 'Morton Male'</i>	Northern Bayberry	3 Gal.	42" O.C.		Cont. Male species
MEDIUM DECIDUOUS SHRUBS							
10	CA	<i>Clethra alnifolia 'Hummingbird'</i>	Summersweet	3 Gal.	42" O.C.		Cont.
18	FG	<i>Fothergilla gardenii 'Blue Mist'</i>	Dwarf Fothergilla	3 Gal.	42" O.C.		Cont.
21	IV	<i>Ilex verticillata 'Red Sprite'</i>	Winterberry	3 Gal.	42" O.C.		Cont.
5	IV-J	<i>Ilex verticillata 'Jim Dandy'</i>	Winterberry	3 Gal.	42" O.C.		Cont. Male species
10	RV	<i>Rhododendron viscosum</i>	Swamp Azalea	3 Gal.	42" O.C.		Cont.
8	VC	<i>Vaccinium corymbosum 'Sunshine Blue'</i>	Highbush Blueberry	3 Gal.	42" O.C.		Cont.
GRASSES							
1421	DF	<i>Deschampsia flexuosa</i>	Wavy hairgrass	LP50	12" O.C.		Plug
519	PV	<i>Panicum virgatum 'Prairie Fire'</i>	Switchgrass	3 QT.	36" O.C.		Cont.
1407	PV-S	<i>Panicum virgatum 'Shenandoah'</i>	Switchgrass	3 QT.	36" O.C.		Cont.
249	SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3 QT.	24" O.C.		Cont.
GROUNDCOVERS & PERENNIALS							
60	AH	<i>Amsania hubrichtii</i>	Narrow Leaf Bluestar	3 QT.	18" O.C.		Cont.
105	AI	<i>Asclepias incarnata</i>	Swamp Milkweed	3 QT.	18" O.C.		Cont.
61	BA	<i>Baptisia australis</i>	False Blue Indigo	3 QT.	18" O.C.		Cont.
44	EC	<i>Echinacea purpurea 'White Swan'</i>	White Coneflower	3 QT.	18" O.C.		Cont.
22	HV	<i>Heuchera villosa 'Autumn Bride'</i>	Hairy Alumroot	3 QT.	18" O.C.		Cont.
27	IV	<i>Iris versicolor</i>	Blue Flag	3 QT.	18" O.C.		Cont.
27	LSK	<i>Liatris spicata 'Kobold'</i>	Blazing Star	3 QT.	18" O.C.		Cont.
518	OS	<i>Onoclea sensibilis</i>	Sensitive Fern	LP32	12" O.C.		Plug
385	OC	<i>Osmunda cinnamomea</i>	Cinnamon Fern	LP32	12" O.C.		Plug
496	PP	<i>Pachysandra procumbens</i>	Allegheny spurge	LP32	12" O.C.		Plug
261	PC	<i>Packeria aurea</i>	Golden groundsel	LP50	12" O.C.		Plug
283	PD	<i>Phlox divaricata 'Blue Moon'</i>	Wild Sweet William	LP32	9" O.C.		Plug
44	PB	<i>Polygonatum biflorum</i>	Solomon's Seal	3 QT.	18" O.C.		Cont.
1217	PA	<i>Polystichum acrostichoides</i>	Christmas Fern	LP50	12" O.C.		Plug
204	TC	<i>Tiarella cordifolia</i>	Foamflower	3 QT.	18" O.C.		Cont.
BULBS							
1467	CS	<i>Camassia scillitoides</i>	Wild Hyacinth		18" O.C.	BULB	Plant in between PV under Highw
1255	GN	<i>Galanthus nivalis</i>	Snow drop		12" O.C.	BULB	Plant between perennials near Pl
1207	IC	<i>Iris cristata</i>	Dwarf Crested Iris		12" O.C.	BULB	Plant between SH along Trail



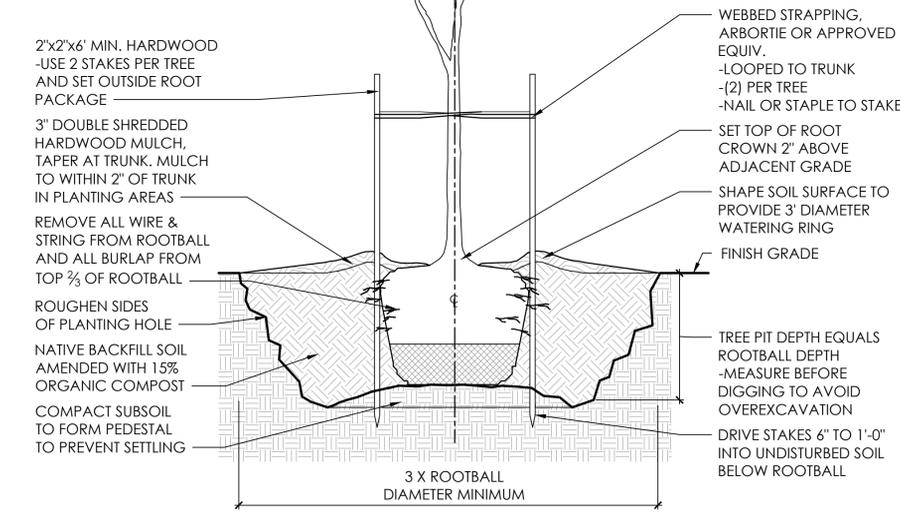
02 PLANTING BED - SECTION
 SCALE: 1" = 1'-0"



03 PRNL. & GNDCVR. PLANTING - SECTION
 SCALE: 1/2" = 1'-0"



04 SHRUB PLANTING - SECTION
 SCALE: 1/2" = 1'-0"



01 TREE PLANTING - SECTION
 SCALE: 1/2" = 1'-0"

PLANTING NOTES

- CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNITS PRICES BE SUBMITTED AS PART OF FINAL BID.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AND SHALL BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTY SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTY PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION OF ALL PLANTS UNTIL, a.) UPON FINAL ACCEPTANCE IS ISSUED BY LANDSCAPE ARCHITECT AND/OR OWNER, AND b.) THE CONTRACTOR PROVIDES OWNER WRITTEN NOTIFICATION OF ALL MAINTENANCE NEEDS OF ALL SCOPE ASSOCIATED WITH THE PLANTING PLAN(S) CONTRACT DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO THE BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS. THE LANDSCAPE ARCHITECT IS THE OWNER'S REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED WITHIN THESE PLANS AND SPECIFICATIONS.
- ALL PLANTS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENDMENTS, PLANTING SUPPLIES, AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANTS, AND IMPROVEMENTS SHOWN AND SHALL REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
- ALL PLANTS AND PLANTING METHODS SHALL CONFORM TO A.A.N. STANDARDS.
- BEDS TO CONTAIN SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, OR PERENNIALS SHALL BE TILLED TO A DEPTH OF 12" AND THE SOIL CONDITIONED BY ADDING 3" OF A U.S. COMPOSTING COUNCIL APPROVED COMPOST.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURED SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
- ALL SUBSTITUTIONS OF PLANTS SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANTS IN THE NURSERY.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT AND PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS.
- SOIL SHALL BE FREE OF ALL WEEDS AND ROCKS GREATER THAN 1" IN DIAMETER.
- PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY MUNICIPALITY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE MUNICIPALITY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
- 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, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL REMOVE TREE STAKING AT THE END OF THE ONE YEAR WARRANTEE PERIOD.
- CONTACT D.P.R. PRIOR TO PLANTING ALL TREES ON SITE TO REVIEW EXCAVATION, PLANTING MEDIA, AND INSTALLED PLANTING STOCK.
- ALL PEST CONTROL SHALL BE UNDER THE DIRECTION OF A VIRGINIA LICENSED APPLICATOR.

R:\PROJECTS\UNCOMMONS LANDING PARK\CAD\03 SHEETS\L4.00 PLANTING SCHEDULE NOTES & DETAILS.DWG