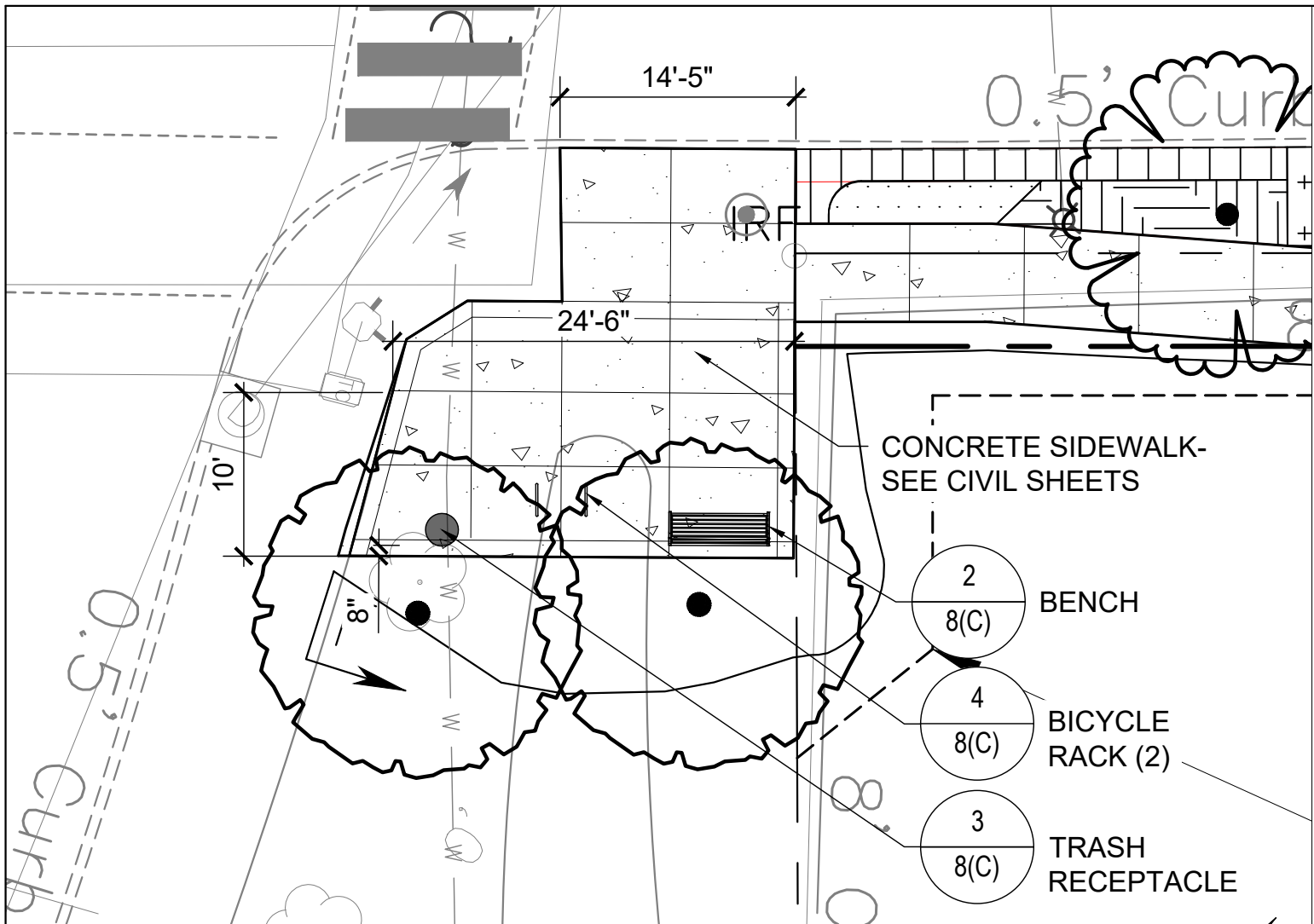
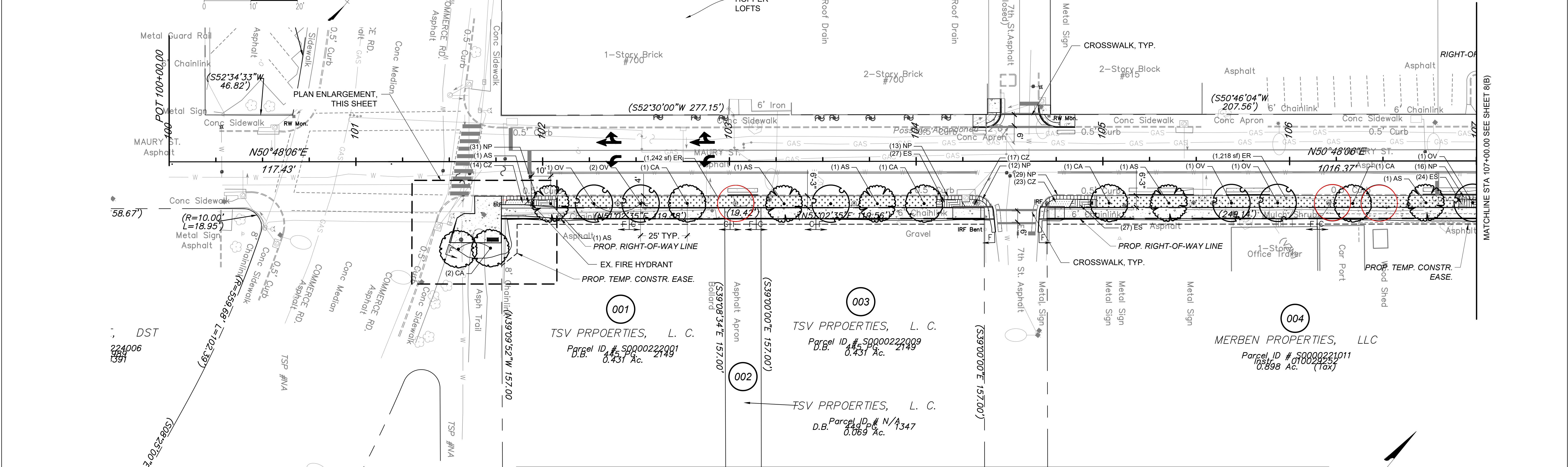


SURVEYED BY:H&B SURVEYING & MAPPING LLC.....
SUPERVISED BY:M.J.....
DESIGNED BY:JLO.....



PLAN ENLARGEMENT 1"=10'



PLANT KEY

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL.	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING
TREES					GROUND COVERS				
	AS	ACER BUERGERIANUM 'STREETWISE'	STREETWISE® TRIDENT MAPLE	2" CAL.		CZ	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB TICKSEED	18" O.C.
	CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		ES	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	18" O.C.
	OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.		NP	NEPETA X FAASSENII 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	18" O.C.

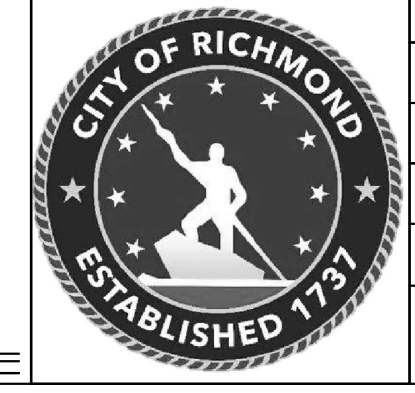
60% PLANS

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	REVISIONS
BL: XX' NW, NE, SW, SE	

Existing Curb	Existing Curb Cut Ramp

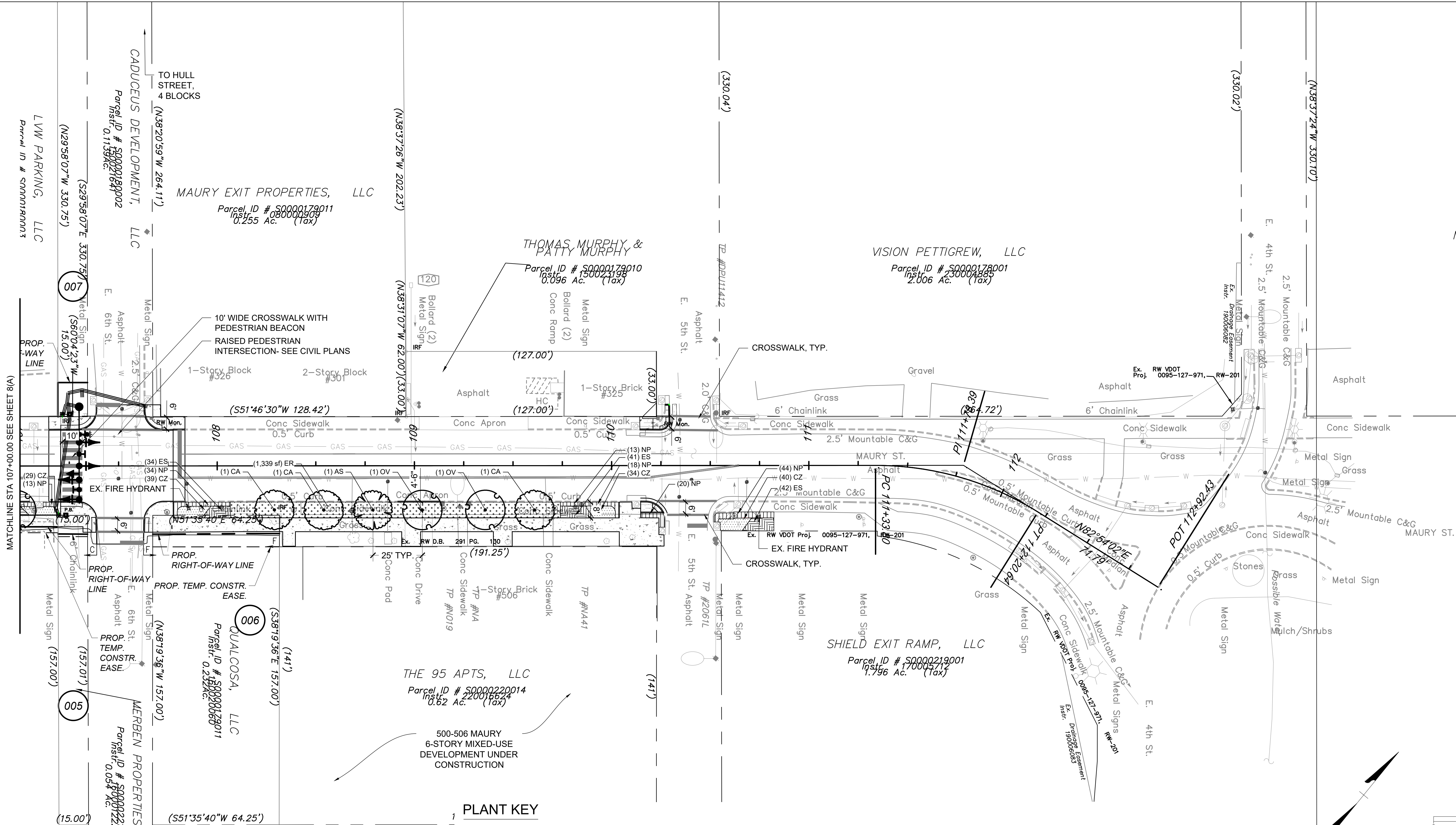
Proposed Conc. Sidewalk	Proposed Conc. Sidewalk



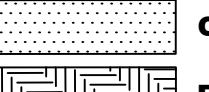
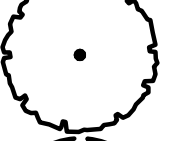
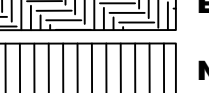
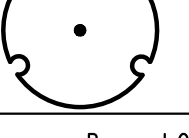
Technical	Administrative
Survey Superintendent	
Project Engineer	Capital Project Administrator
Maintenance Engineer	Deputy Director for Transportation / Public Works
City Traffic Engineer	Director of Public Works

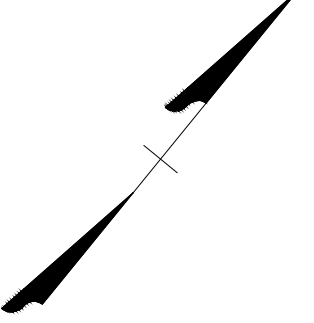
MAURY STREET STREETScape PROJECT PHASE II									
LANDSCAPE PLAN									
DESIGN BY:	TAC	REVIEWED BY:	FIELD NOTES	SCALE	DATE	SHEET	DRAWING NO.		
DRAWN BY:	BJS			1"=25'	JUNE 2025	8(A)	0-29/21		
CHECKED BY:	WJM								

SURVEYED BY:.....H&B SURVEYING & MAPPING LLC.....
SUPERVISED BY:.....M.J.....
DESIGNED BY:.....J.L.O.....



1 PLANT KEY

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL.	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING
TREES									
	AS	ACER BUERGERIANUM 'STREETWISE'	STREETWISE® TRIDENT MAPLE	2" CAL.		CZ	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB TICKSEED	18" O.C.
	CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		ES	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	18" O.C.
	OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.		NP	NEPETA X FAASSENII 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	18" O.C.



SCALE
0 25' 50'

60% PLANS

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NOTES

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

REVISIONS

Existing Curb

- Curb & Gutter
- Sidewalk
- Basin
- Storm Sewer
- Sewer Manhole
- Sanitary Sewer
- Sanitary Sewer
- Gas Line
- Electric Line
- Telephone/Telegraph
- TV Cable
- Water Line
- Tree / Exist. Tree To Be Removed
- Property Line

Existing Curb Cut Ramp

- Coping
- Alley Crossing/Driveway
- Fire Hydrant
- Edge of Pavement
- Fence
- Cornerstone
- Property Pin
- Utility Pole

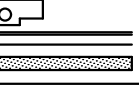
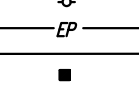
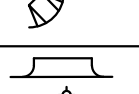
Proposed Curb

- Manhole
- Curb & Gutter
- Asphalt

Proposed Conc. Sidewalk

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

LEGEND



CITY OF RICHMOND

ESTABLISHED 1771

Technical

Administrative

DEPARTMENT OF PUBLIC WORKS

RICHMOND, VIRGINIA

MAURY STREET STREETScape PROJECT PHASE II

LANDSCAPE PLAN

DESIGN BY: TAC BJS WRM

DRAWN BY: WRM

CHECKED BY:

REVIEWED BY:

FIELD NOTES

SCALE 1"=25'

DATE JUNE 2025

SHEET 8(B)

DRAWING NO. 0-29121

SURVEYED BY:H&B SURVEYING & MAPPING LLC....
SUPERVISED BY:MJ.....
DESIGNED BY:JLO.....

LANDSCAPE NOTES

- 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.
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MEMO FOR GUIDANCE FOR PLANTING IN THE CLEAR ZONE AND LANDSCAPING FOR VDOT PROJECTS, DATED NOV. 2, 2000, 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.
- 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.
- ALL PLANTS SHALL BE NURSERY GROWN, WELL BRANCHED, TRUE TO TYPE SPECIMAN MATERIAL, FREE OF INSECT INFESTATION, INJURY, DISEASE OR OTHER DEFECTS. PLANTS ARE TO CONFORM TO STANDARDS SET IN AMERICAN STANDARD FOR NURSERY STOCK 2004 AS WELL AS THE VDOT ROAD AND BRIDGE SPECIFICATIONS MOST RECENT ADDITION, 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.
- THE PLANTING SEASON FOR THIS PROJECT SHALL BE FROM: OCTOBER 15 THROUGH APRIL 15
- ALL PLANTS MUST BE IN PLACE BY APRIL 1 IN ORDER THAT REPLACEMENTS MAY BE MADE PRIOR TO APRIL 15
- 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.
- THE CONTRACTOR SHALL WATER ALL LIVING PLANTS DURING THE WARRANTY PERIOD. SEE WATERING SCHEDULE ON THIS SHEET.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR REPORTING TO THE OWNER CONDITIONS ON SITE THAT VARY FROM THE PLANS AND THAT EFFECT INSTALLATION.
- PRUNE ONLY BROKEN OR CROSSING BRANCHES. DO NOT THIN TREE CANOPIES.
- 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.
- 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.
- 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.
- MAJOR TREES SHALL NOT BE PLANTED UNDER OVERHEAD WIRES AT ANY TIME.
- 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.
- ON CENTER SPACING OF PLANT MATERIAL SHALL BE INDICATED IN THE LANDSCAPE SUMMARY OR PLAN, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE LOCATION OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY THE OWNER PRIOR TO EXCAVATION OF PLANTING PITS AND/ OR BEDS AND INSTALLATION OF ANY PLANT MATERIAL.
- PIT SIZE FOR CONTAINER MATERIAL SHALL BE TWICE THE WIDTH OF THE CONTAINER AND EQUAL TO THE DEPTH OF THE CONTAINER.
- 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.
- 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.
- DO NOT WRAP TREE TRUNKS. DO NOT USE 'TREE WOUND PAINT'.
- SEE CIVIL PLANS FOR SEEDING.
- 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.
- 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.
- IF ANY CONFLICT SHOULD ARISE BETWEEN THESE PLAN NOTES AND THE WRITTEN SPECIFICATIONS FOR THIS PROJECT, THE WRITTEN SPECIFICATIONS SHALL GOVERN.
- ANY PLANT SUBSTITUTIONS PROPOSED REQUIRE THE APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL.	REMARKS
TREES					
AS	6	ACER BUERGERIANUM 'STREETWISE'	STREETWISE® TRIDENT MAPLE	2" CAL.	B&B
CA	9	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B
OV	8	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	B&B
GROUND COVERS					
CZ	196	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB TICKSEED	18" O.C.	
ES	221	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	18" O.C.	
NP	243	NEPETA X FAASSENII 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	18" O.C.	
SOD/SEED					
ER	3,799 SF	ERNST SEED MIX ERNMX-136	THREE-WAY TALL FESCUE MIX	18" O.C.	

WATERING SCHEDULE

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

- 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

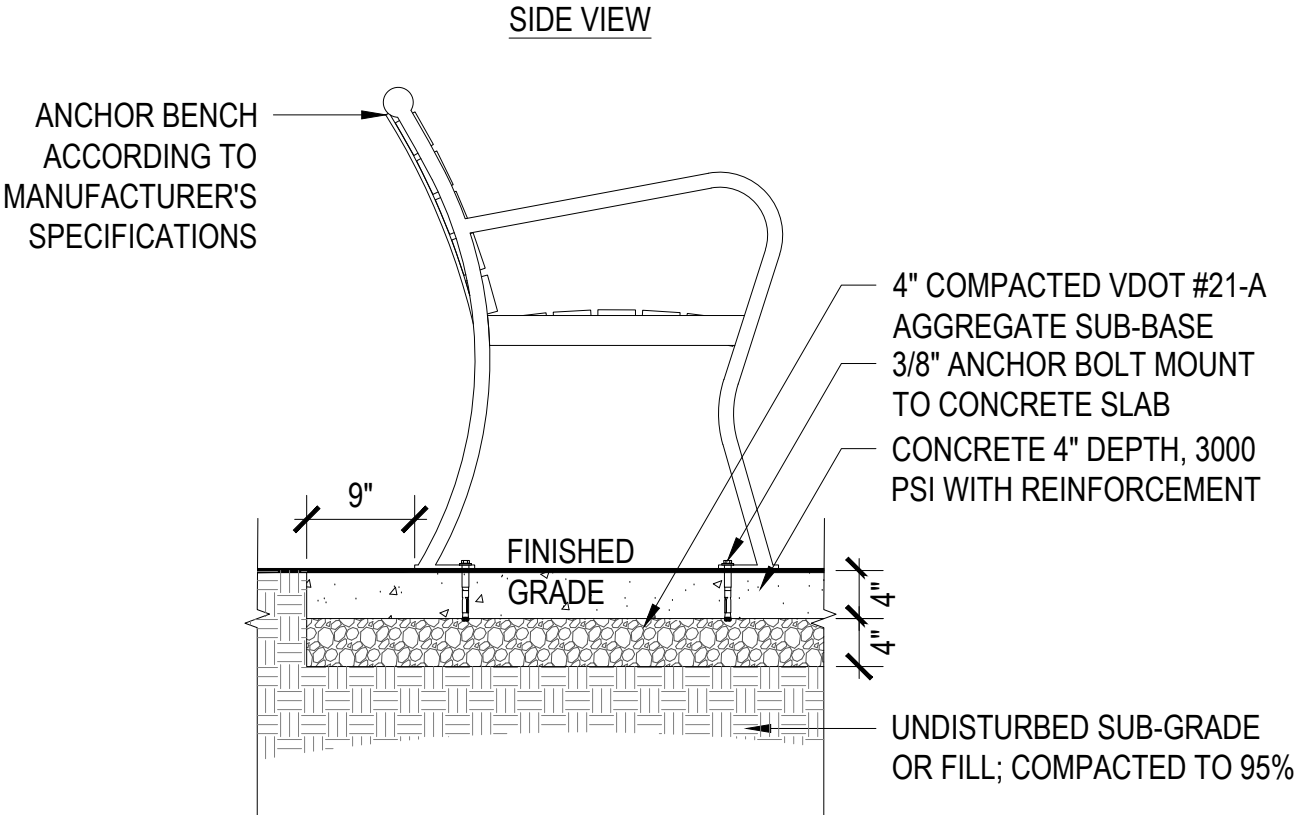
(B) Deciduous Trees at 10' Height or less - 6 gallons per pit

(C) Evergreen Trees - 8 gallons per pit

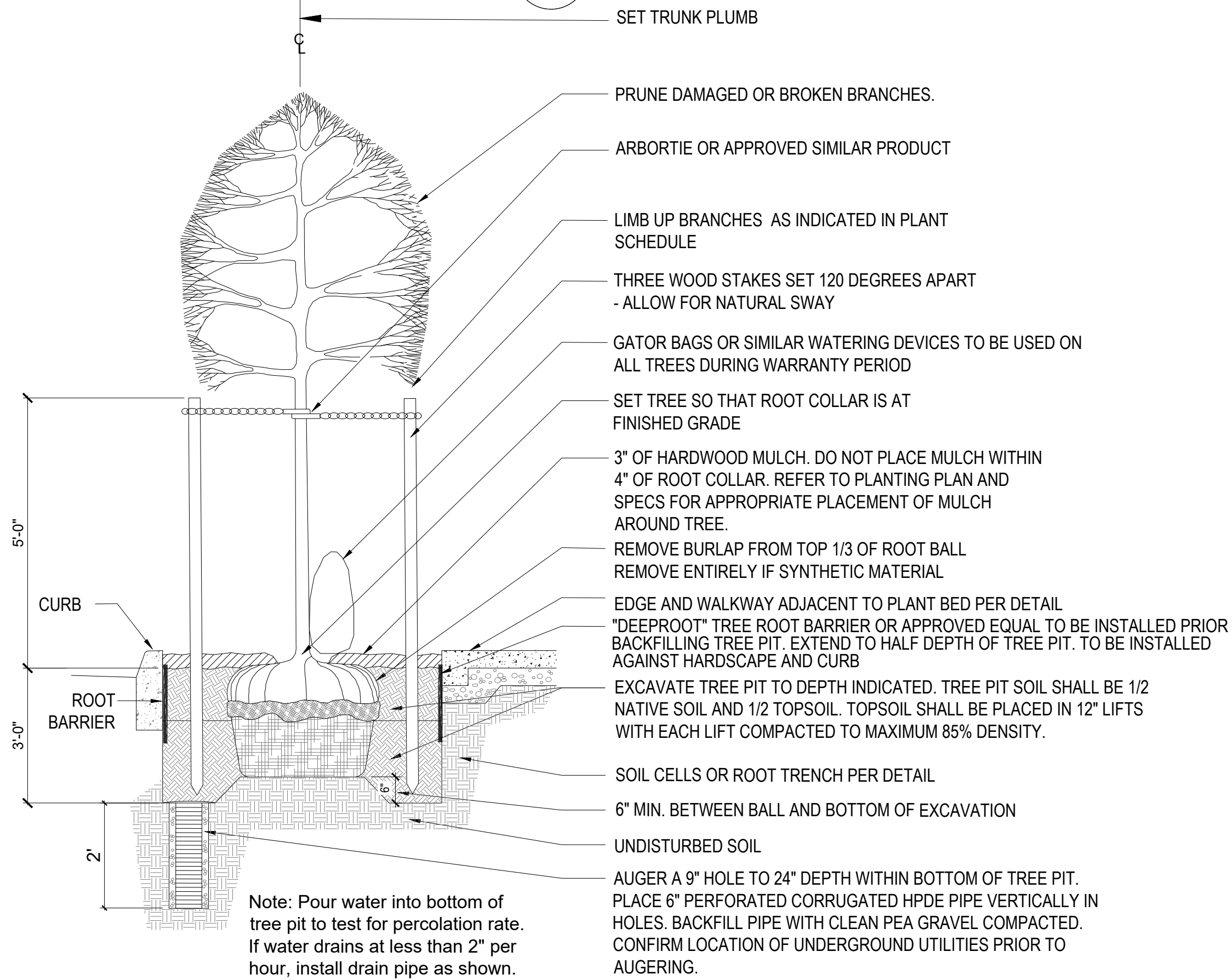
(D) Shrubs over 18" Height - 2 gallons per pit

(E) Shrubs under 18" - 1 gallon per pit
- 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.

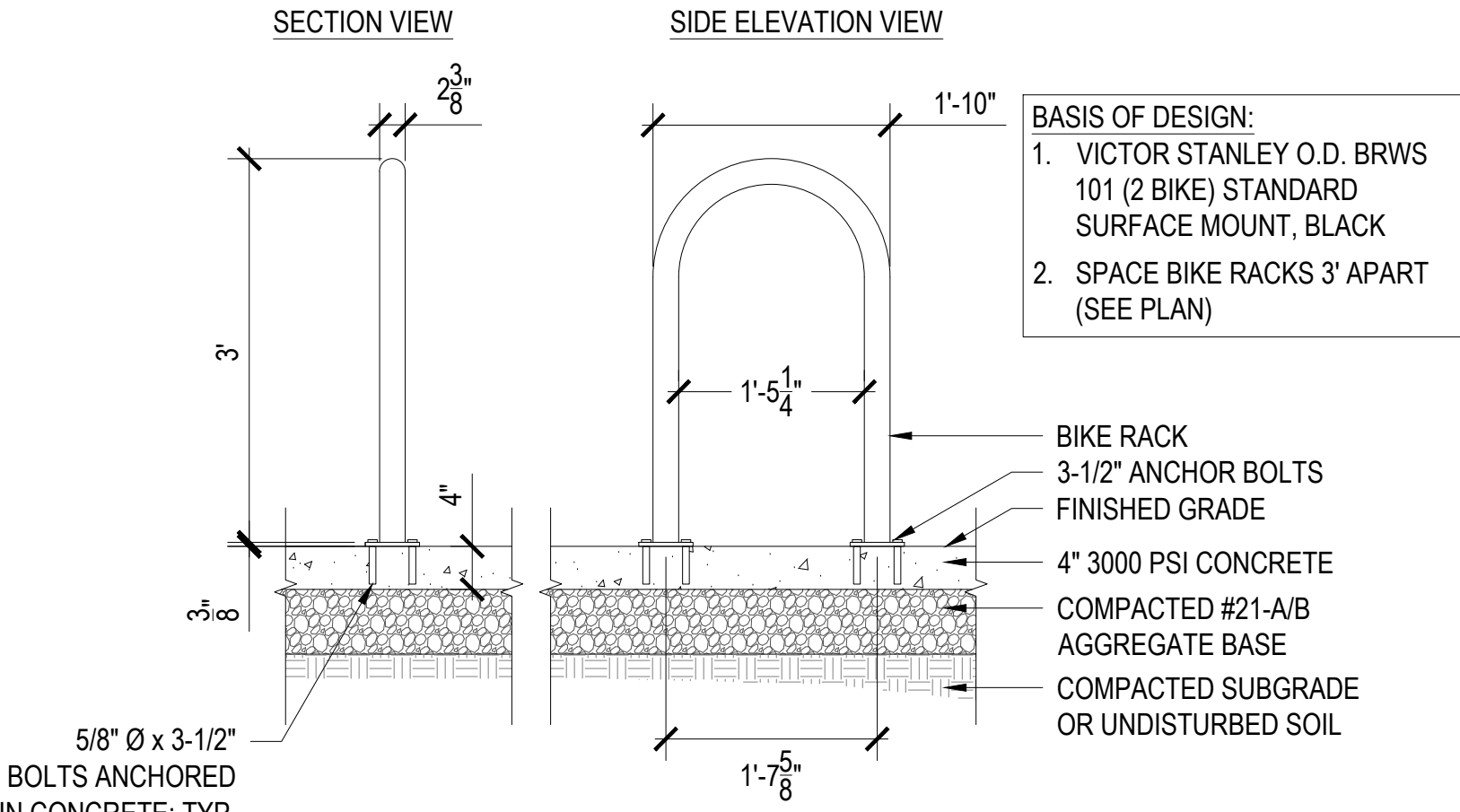
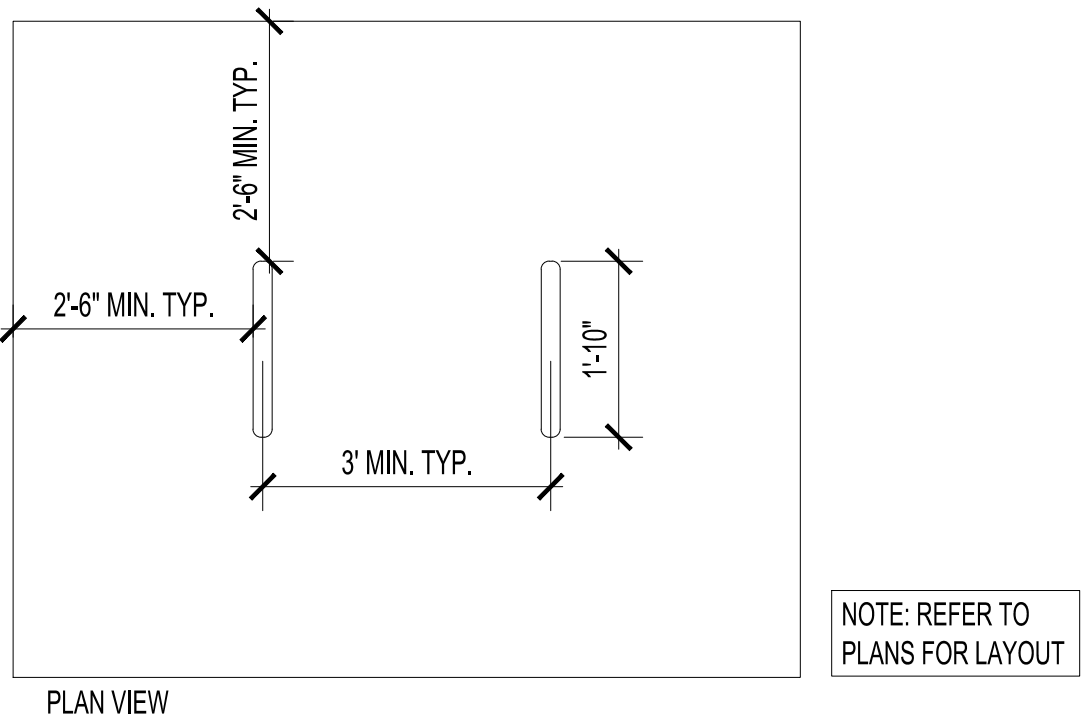
BASIS OF DESIGN:
VICTOR STANLEY PRS-10 BENCH
LENGTH: 6'
FRAME COLOR: BLACK
SLAT COLOR: MAPLE
SLAT TYPE: RECYCLED PLASTIC
SOURCE: www.victorstanley.com



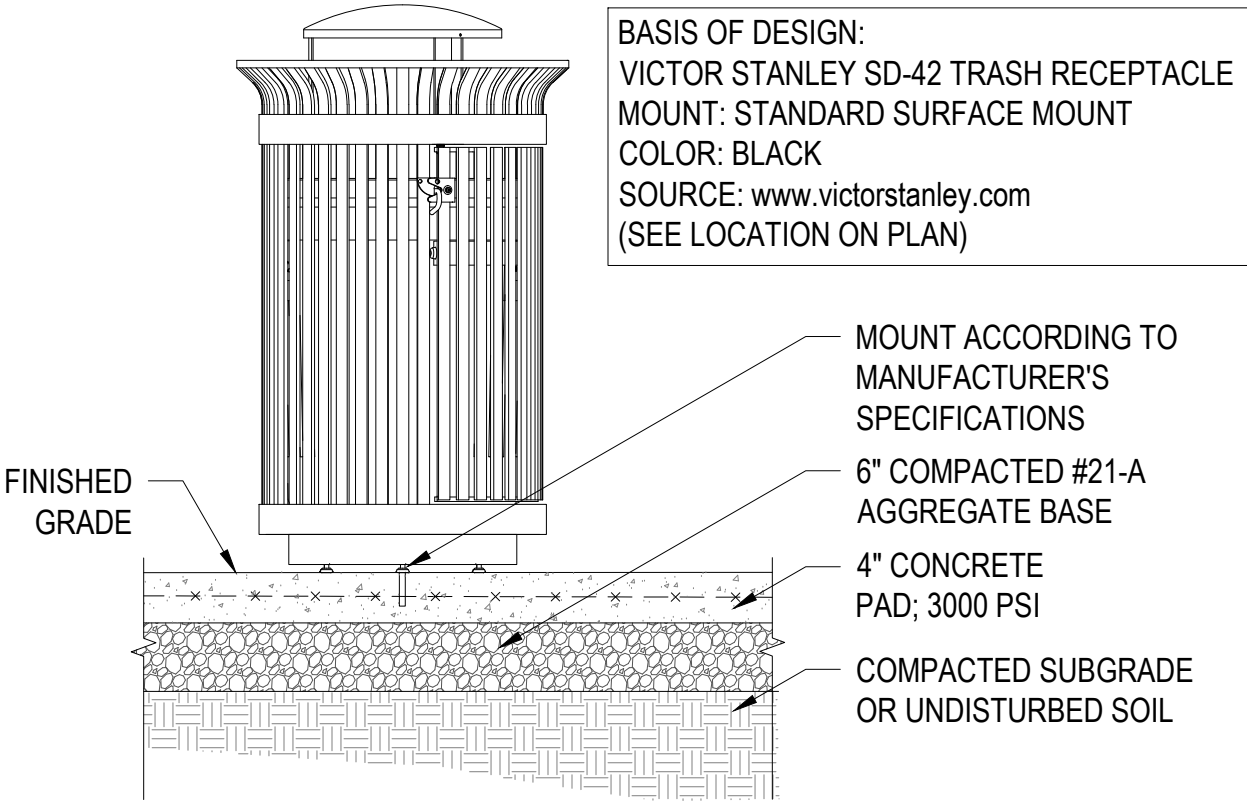
2 6' Bench
Scale: 3/4" = 1' - 0"



1 Street Tree Planting
Scale: 1/2" = 1' - 0"



3 Bicycle Rack
Scale: 3/4" = 1' - 0"



4 Trash Receptacle
Scale: 3/4" = 1' - 0"

60% PLANS

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NOTES		LEGEND	
1. Lot dimensions in parentheses are from deed.		Existing Curb	Proposed Conc. Sidewalk
2. Property owners correct as of , 20		Existing Curb Cut Ramp	Castings
3. Ordinance Number		Storm Sewer	Water Valve
4. Adopted		Sewer Manhole	Water Meter
5. Accepted		Sanitary Sewer	Gas Drop
		Gas Line	Fence
		Electric Line	Cornerstone
		Telephone/telegraph	Property Pin
		TV Cable	Utility Pole
		Water Line	Proposed Sewer
		Tree / Exist. Tree To Be Removed / Stump	Manhole
		Property Line	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

DESIGN BY:	TAC	REVIEWED BY:	FIELD NOTES	SCALE:	DATE:	SHEET:	DRAWING NO.
DRAWN BY:	BJS			1"=25'	JUNE 2025	8(C)	0-29121
CHECKED BY:	WSM						