



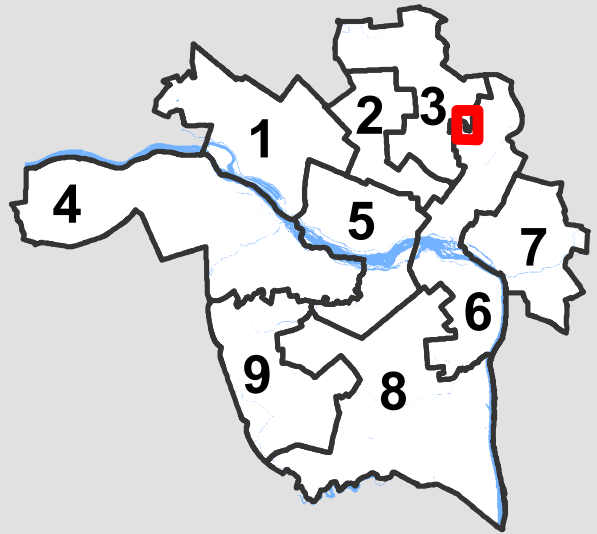
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

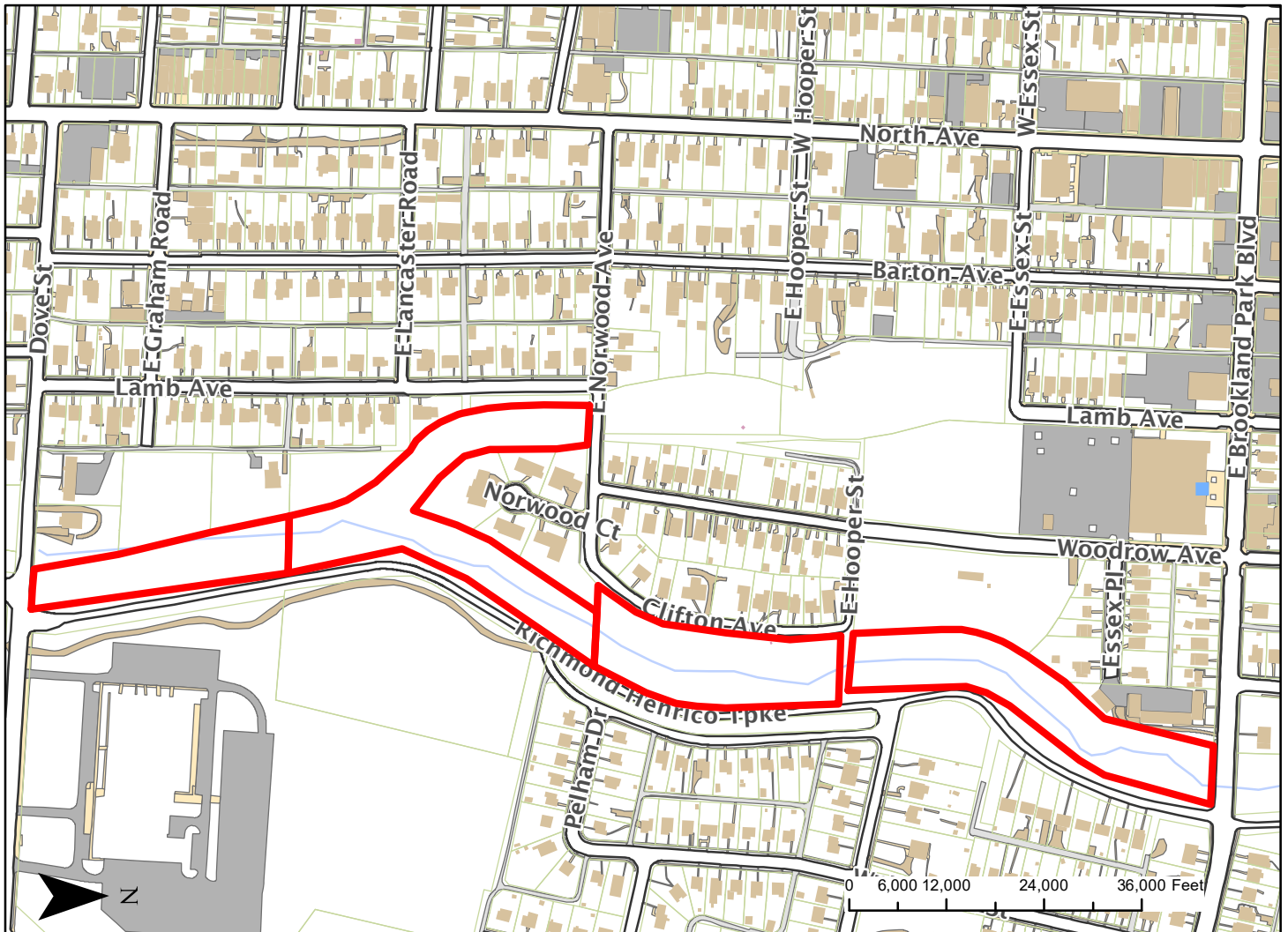
LOCATION: 228 Dove St.

COUNCIL DISTRICTS: 3 & 6

PROPOSAL: Conceptual location, character, and extent review of a proposed 2/3 mile long gravel and boardwalk nature trail in the Cannon Creek Greenway ravine, downhill from the Richmond-Henrico Turnpike, between E. Brookland Park Boulevard and Dove St.



*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 (Nature Trail / Park)

Review Type

- Conceptual
 Final

Project Name: _____

Project Address: _____

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

Applicant Information

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

Name: _____ Email: _____

City Agency: _____ Phone: _____

Address: _____

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.



1001 Boulders Parkway
Suite 300
Richmond, VA 23225

P 804.200.6500
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www.timmons.com

November 9, 2017

Cannon Creek Greenway – Nature Trail

Urban Design Committee Narrative

Purpose of Project:

The purpose of this project is to provide residents of the 3rd and 6th district with a passive recreation trail in a park-like setting surrounded by nature. Other city residents, students, cyclists, and tourists will also enjoy the unique experience that the park will offer. Key to the programming goals of the park, the Environmental Club at Richmond Community High School will help to develop the interpretive and educational components to the park.

Project Background:

The Cannon Creek ravine is a large, linear swath of undeveloped green space that once included an open channel of the Cannon Branch that conveyed stormwater runoff from the surrounding drainage area down through Shockoe Bottom and into the James River. Long since enclosed in an arched sewer pipe, the creek is no longer visible but the ravine still hosts countless native trees, palustrine emergent and forested wetlands, a diverse wildlife community, and many other assets.

Situated between Highland Park, Brookland Park, Barton Heights, Providence Park, and other nearby neighborhoods, the ravine is surrounded by an urban residential fabric. Community parks in the area include Hotchkiss Park and Battery Park. On the western side of the ravine sits Richmond Community High School. The Richmond-Henrico Turnpike, Cannon Creek Greenway Bike Trail, and future RRHA Dove Street development are uphill to the east.

Councilwoman Ellen Robertson, Dr. Charles Price (Sierra Club/City Resident), Deborah Morton (DPRCF), Marlie Creasey-Smith (DPRCF) and John Harris (DPRCF) have all been integral in working with Timmons Group to develop the conceptual plans to date. These plans were presented to the surrounding communities on October 26, 2017 and met with resounding support. At least one additional community meeting and meetings with the Richmond Community High School are anticipated as the project moves from conceptual to final design.

Project Budget and Funding Sources:

Preliminary engineering estimates indicate that the project will cost approximately \$1.5 million dollars. Funding for this project is anticipated to come through capital improvement funding in FY18-19. If the project is not fully funded through capital improvement budgets, grant opportunities like the Virginia Land Conservation Fund will be pursued to capture additional funding to construct the park and phased if necessary.

Description of Construction Program:

Construction will include all proper erosion and sediment control measures, tree clearing and minimal grading. Tree removal is necessary to make way for the 12' wide trail and boardwalk. The trail has been painstakingly located to minimize removal of trees resulting in 40 trees to be removed totaling 405 inches in diameter at breast height (DBH). This number is subject to change as the final design progresses. Per the city's replacement ratio of 1" replaced per 1" removed, the project will include planting of more than 405" of native understory trees (2" caliper each) that will flourish beneath the mature canopy and provide seasonal interest.

This project encompasses approximately 2/3 of a mile of new gravel trail and boardwalk from Dove Street to E. Brookland Park Boulevard. Nearly 1,000 linear feet of the trail crosses through wetlands and requires a timber boardwalk construction and the rest will be comprised of gravel with a flush timber edge. Trail heads with permeable pavement, seating, trash receptacles, and bollards will be positioned at each end of the nature trail. Interpretive signage is tentatively located through the park but final design will be done in collaboration with the Richmond Community High School environmental studies program. Signage will identify wildlife found within the ravine, plants native to the area, typical functions of wetlands, stormwater management best practices, and other concepts. Lighting is not planned for this project, as the trail is not intended for use at night and the department of parks, recreation and community facilities does not want to encourage use at night.

Treatment for stormwater quality is not required due to the location of the ravine in the combined sewer system. As a demonstration and education tool, some of the drainage in the area will be collected in detention under the trail surface, slowing the water prior to entering a bioretention basin and into the combined sewer system.

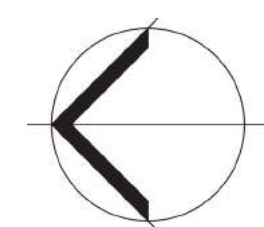
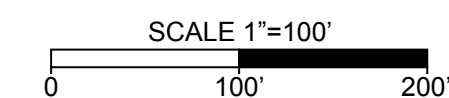
Anticipated Construction Start Date:

TBD – Assuming design is completed in spring of 2018 and the project is funded in summer of 2018, construction could start as soon as fall of 2018. This all depends on securing the proper funding.



CANNON CREEK GREENWAY

CONCEPTUAL PLAN



EXISTING



PROPOSED

CANNON CREEK GREENWAY

CRUSHED GRAVEL TRAIL CONCEPT



EXISTING



PROPOSED

CANNON CREEK GREENWAY

WOODEN BOARDWALK CONCEPT



CITY OF RICHMOND, VIRGINIA

DEPARTMENT OF PARKS, RECREATION AND COMMUNITY FACILITIES

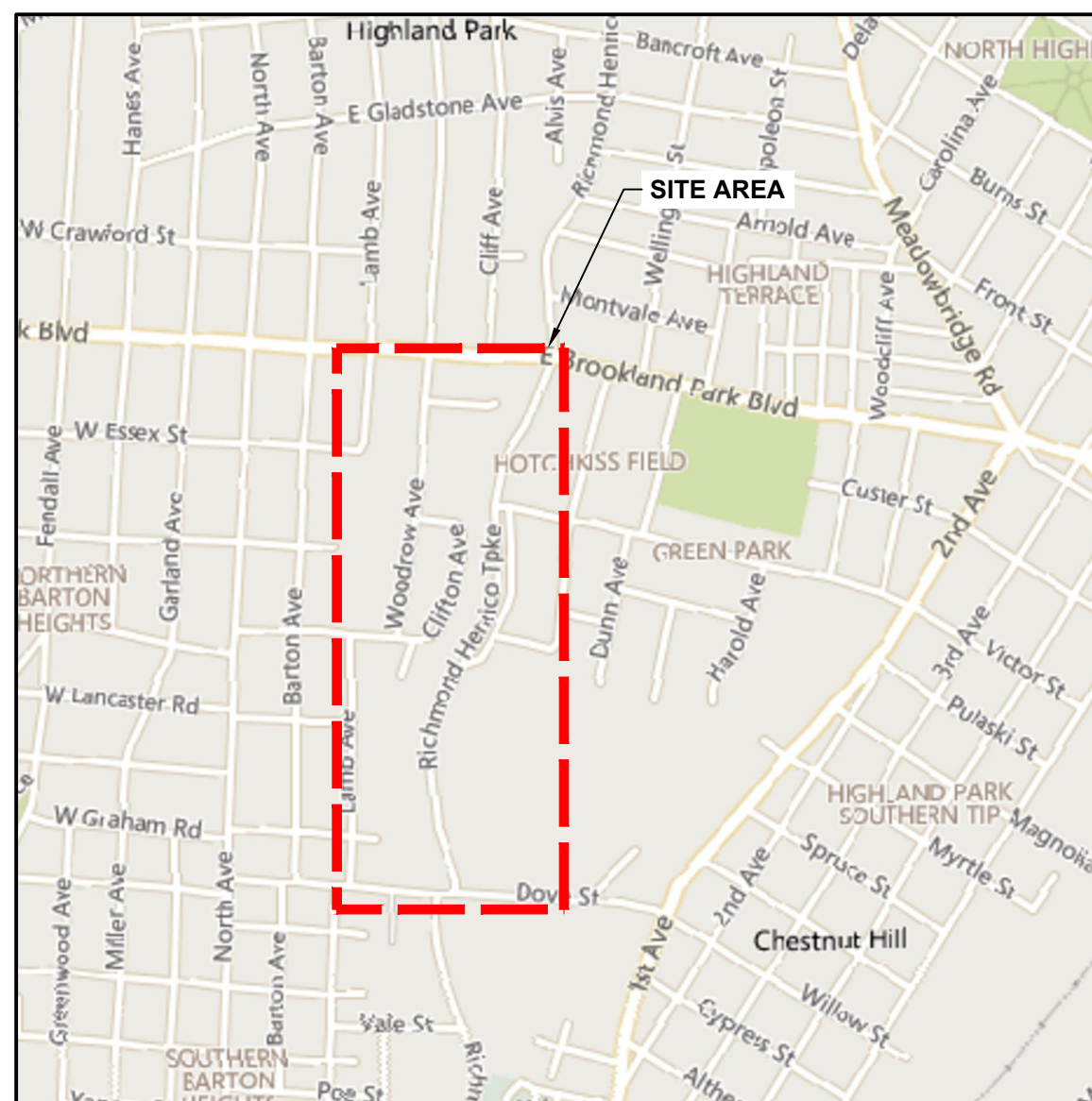


CANNON CREEK GREENWAY

E. BROOKLAND PARK BLVD TO DOVE STREET, RICHMOND VA
30% PLANS - CONCEPTUAL UDC SUBMISSION

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	GENERAL NOTES & DETAILS
C1.1	GENERAL NOTES & DETAILS
C2.0	PLAN SHEET ORIENTATION MAP
C3.0	LAYOUT PLAN & PROFILE
C3.1	LAYOUT PLAN & PROFILE
C3.2	LAYOUT PLAN & PROFILE
C3.3	LAYOUT PLAN & PROFILE
C3.4	LAYOUT PLAN & PROFILE
C3.5	LAYOUT PLAN & PROFILE
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS



VICINITY MAP

1"=1000'

NOVEMBER 9, 2017

NOTE:
THESE PLANS ARE 30% COMPLETE AND
ARE NOT INTENDED FOR CONSTRUCTION.

- REQUIRED PERMITS:
- LAND DISTURBANCE PERMIT
 - C-PERMIT/STORMWATER PERMIT

REVISIONS

NO.	DATE	COMMENTS

OWNER
 CITY OF RICHMOND PARKS, RECREATION
 & COMMUNITY FACILITIES
 4201 RIVERSIDE DRIVE
 RICHMOND, VA 23225
 TELEPHONE: (804) 646-0199
 CONTACT: MARLIE CREASEY-SMITH, PARKS OPERATIONS MANAGER
 EMAIL: MARLAINE.CREASEY-SMITH@RICHMONDGOV.COM

ENGINEER
 TIMMONS GROUP
 1001 BOULDERS PARKWAY, SUITE 300
 RICHMOND, VA 23225
 TELEPHONE: (804) 200-6544
 CONTACT: AMELIA WEHUNT, PE
 EMAIL: AMELIA.WEHUNT@TIMMONS.COM

LANDSCAPE ARCHITECT
 TIMMONS GROUP
 1001 BOULDERS PARKWAY, SUITE 300
 RICHMOND, VA 23225
 TELEPHONE: (804) 200-6424
 CONTACT: SCOTT WILEY, PLA, ASLA
 EMAIL: SCOTT.WILEY@TIMMONS.COM

CONSTRUCTION NOTES

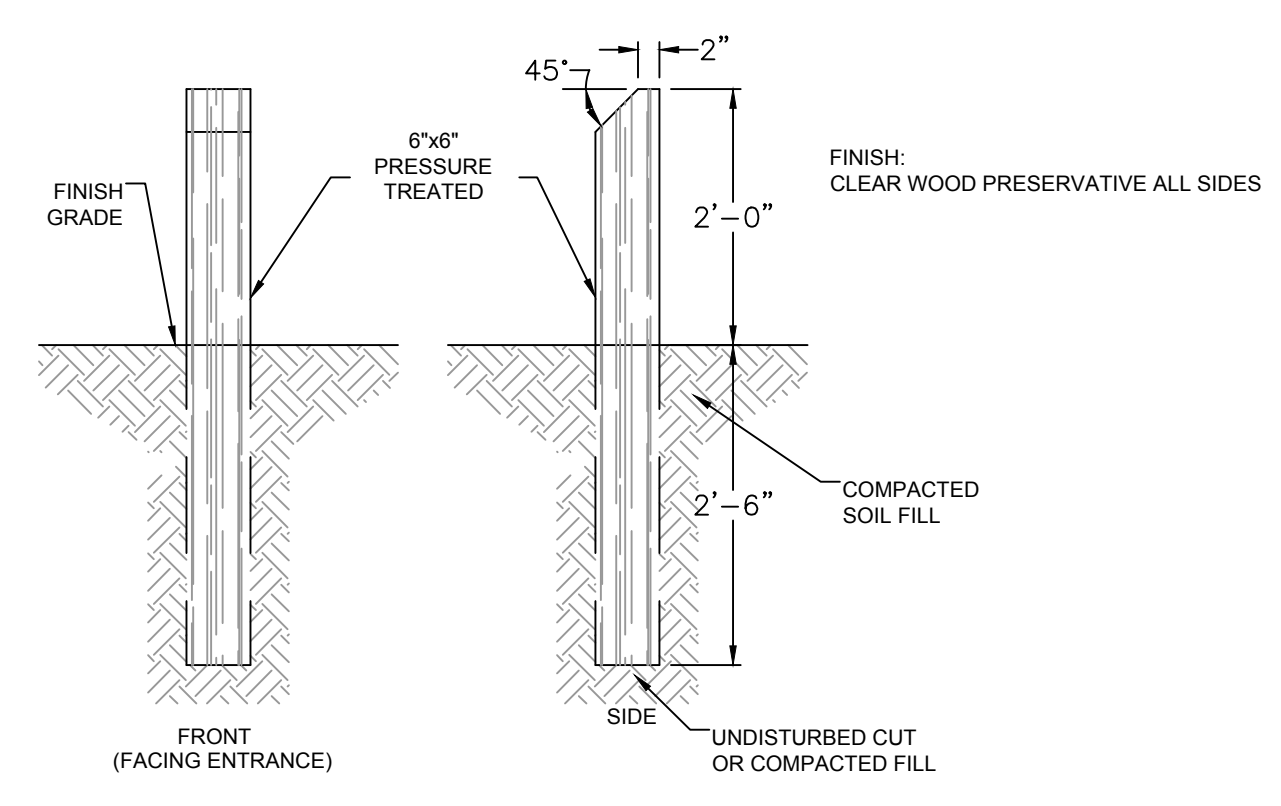
- CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE MOST RECENT CITY OF RICHMOND RIGHT OF WAY EXCAVATION AND RESTORATION MANUAL AND VDOT ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN & STANDARDS INCLUDING ALL SUBSEQUENT REVISIONS. RESTORE ANY INFRASTRUCTURE (SIDEWALKS, CURBS, ETC.) DAMAGED DURING CONSTRUCTION AT THE EXPENSE OF THE CONTRACTOR.
- CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001 (TOLL FREE) 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN.
- ACQUIRE AND PAY FOR ANY AND ALL NECESSARY CONSTRUCTION PERMITS, AND FURNISH COPIES TO THE OWNER UNLESS OTHERWISE DIRECTED.
- FIRE HYDRANT PUMP CONNECTIONS SHALL FACE IN DIRECTION OF ARROW OR STREET.
- UNDERGROUND WIRING FOR LIGHTING AND SIGNS ARE COVERED BY DETAILS TO BE PROVIDED BY THE ELECTRICAL ENGINEER.
- ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND. THIS SHALL APPLY TO LINES SERVING INDIVIDUAL SITES AS WELL AS TO UTILITY LINES NECESSARY WITHIN PROJECT.
- IN ACCORDANCE WITH HANDICAP ACCESSIBILITY REQUIREMENTS, ALL APPLICABLE CODES AND REQUIREMENTS FOR ACCESSIBILITY FOR DISABLED PERSONS SHALL BE STRICTLY COMPLIED WITH.

CONSTRUCTION SEQUENCE GUIDELINES

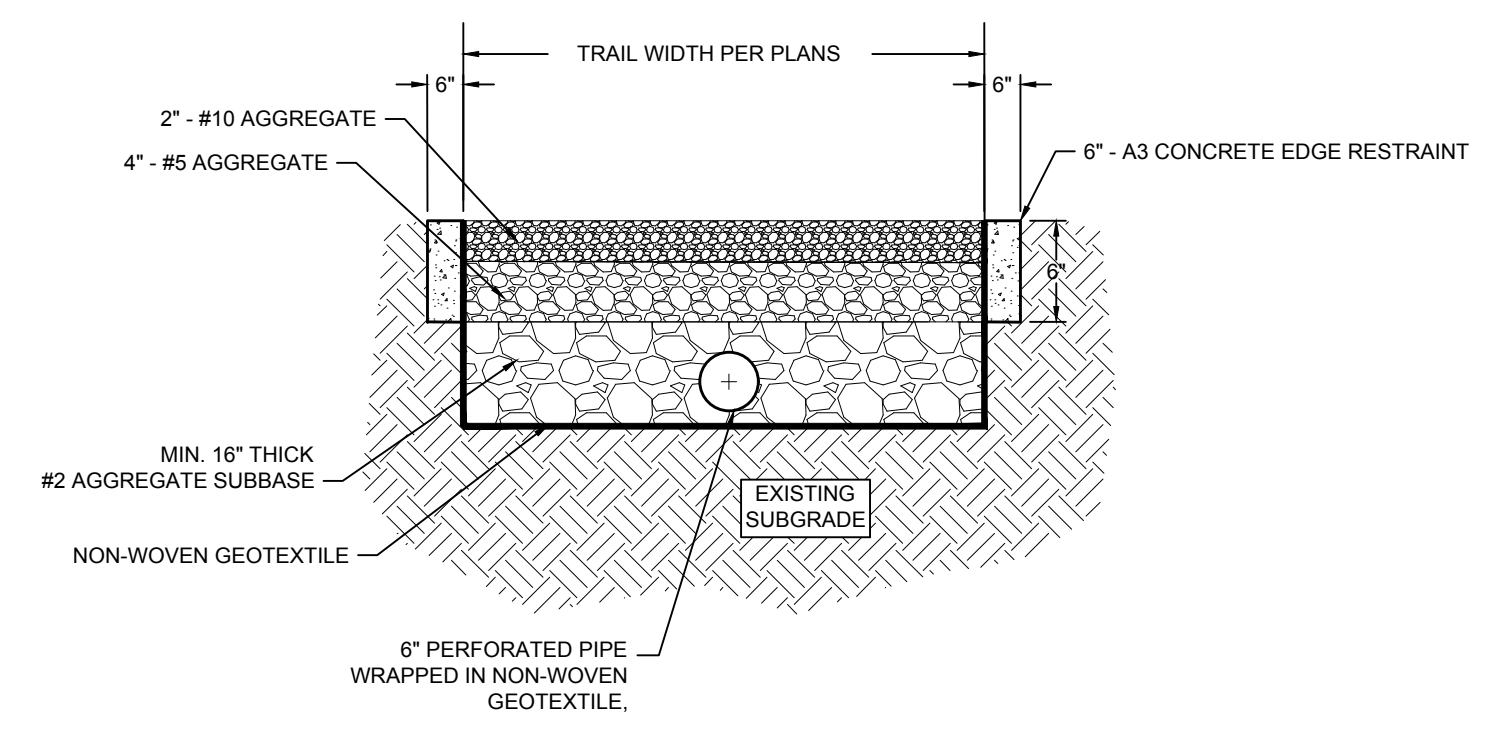
- PROVIDE A DETAILED SCHEDULE AND SEQUENCE OF CONSTRUCTION TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION SEQUENCE GUIDELINES HAVE BEEN PROVIDED BELOW TO PROVIDE REQUIRED OPERATIONAL PARAMETERS DURING CONSTRUCTION.
- ACQUIRE ALL PERMITS PRIOR TO CONSTRUCTION. ALL FEES ASSOCIATED WITH PERMITS SHALL BE PAID BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RICHMOND'S DEPARTMENT OF PUBLIC UTILITIES AND TIMMONS GROUP AT LEAST 72 HOURS PRIOR TO THE START OF WORK.
- CALL "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTACT THE ENGINEER IMMEDIATELY IF:
 - LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN;
 - IF THERE APPEARS TO BE A CONFLICT;
 - OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.
- PERFORM CONSTRUCTION SURVEY STAKEOUT FOR PROPOSED IMPROVEMENTS AND CONSTRUCTION LIMITS. ALL SURVEYING OPERATIONS MUST BE PERFORMED BY A VIRGINIA LICENSED SURVEYOR.
- MAINTAIN UNINTERRUPTED UTILITY SERVICE TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- INSTALL THE PHASE I EROSION & SEDIMENT CONTROL MEASURES BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES.
- COMPLETE TREE REMOVAL OPERATIONS AS INDICATED ON PLANS.
- INSTALL AND MOVE TEMPORARY PUMPS AS NECESSARY TO DIVERT CLEAN WATER AROUND ACTIVE PORTIONS OF THE CONSTRUCTION SITE. PROVIDE TEMPORARY DRAINAGE MEASURES WITHIN THE PROJECT LIMITS AT THE END OF EACH DAY AS NECESSARY TO PREVENT FLOODING AND SEDIMENT RUNOFF INTO EXISTING STORMWATER SYSTEMS.
- EXCAVATE AND ROUGH GRADE THE SITE TO APPROXIMATE ELEVATION OF PROPOSED GRADE MINUS SIDEWALK SECTION DEPTH. COMPACT SITE PRIOR TO INSTALLATION OF BUILDING. INSTALL STORMWATER DETENTION SYSTEM ABOVE BUILDING FOOTERS PRIOR TO INSTALLING BASEMENT CONCRETE SLAB.
- INSTALL STORM SEWER PER PLANS. INSTALL INLET PROTECTION ON ALL INLETS.
- INSTALL "NO DUMP" MARKERS ON ALL INLETS AROUND PERIMETER OF SITE. PRIOR TO INSTALLATION, COORDINATE MARKERS AND INSTALLATION PROCEDURES WITH GAY STOKES OF THE CITY OF RICHMOND PUBLIC EDUCATION AND OUTREACH AT (804) 646-0177.
- INSTALL UTILITIES (SEWER AND WATER).
- INSTALL BUILDINGS. REFER TO STRUCTURAL AND ARCHITECTURAL PLANS.
- BRING SITE TO FINAL GRADE.
- INSTALL PHASE II EROSION & SEDIMENT CONTROL MEASURES.
- MAINTAIN ALL EROSION CONTROL DEVICES DURING CONSTRUCTION AND REMOVE ONCE THE DISTURBED AREAS HAVE BEEN STABILIZED AND RELEASED BY THE CITY INSPECTOR.



PET WASTE RECEPTACLE BASIS OF DESIGN (NTS)
NOTE: CONTRACTOR TO PROVIDE SUBMITTAL FOR APPROVAL.



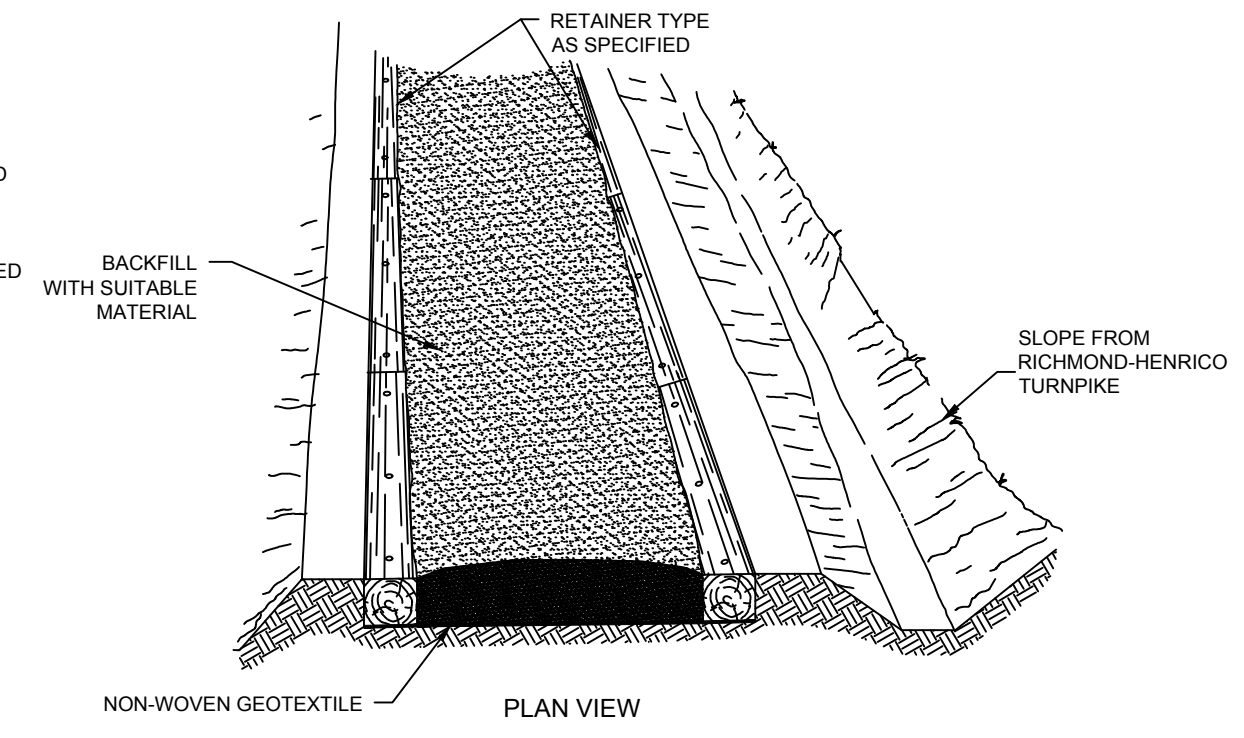
WOOD BOLLARD NOT TO SCALE



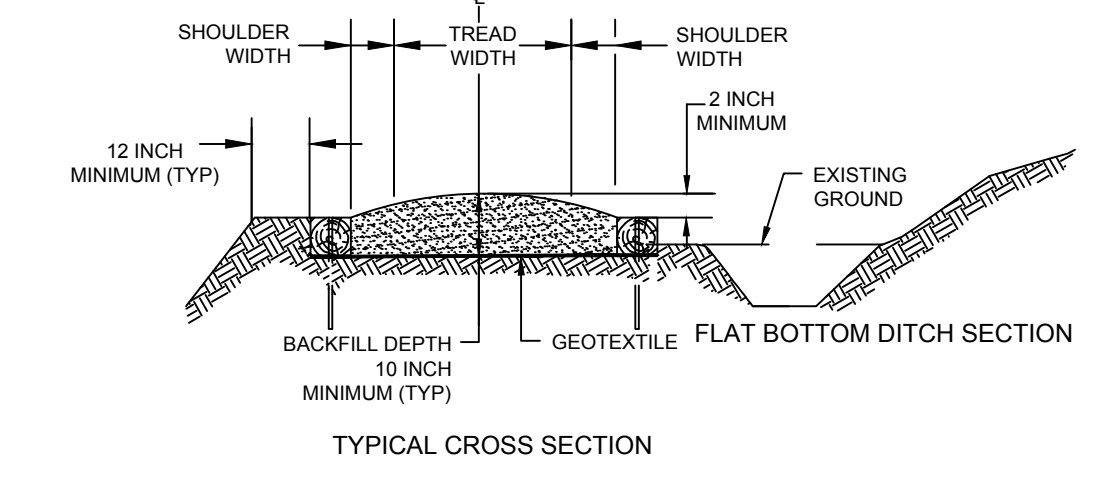
GRAVEL TRAIL SECTION WITH DETENTION NO SCALE
(SUBJECT TO GEOTECHNICAL ENGINEER CONFIRMATION)

NOTES:

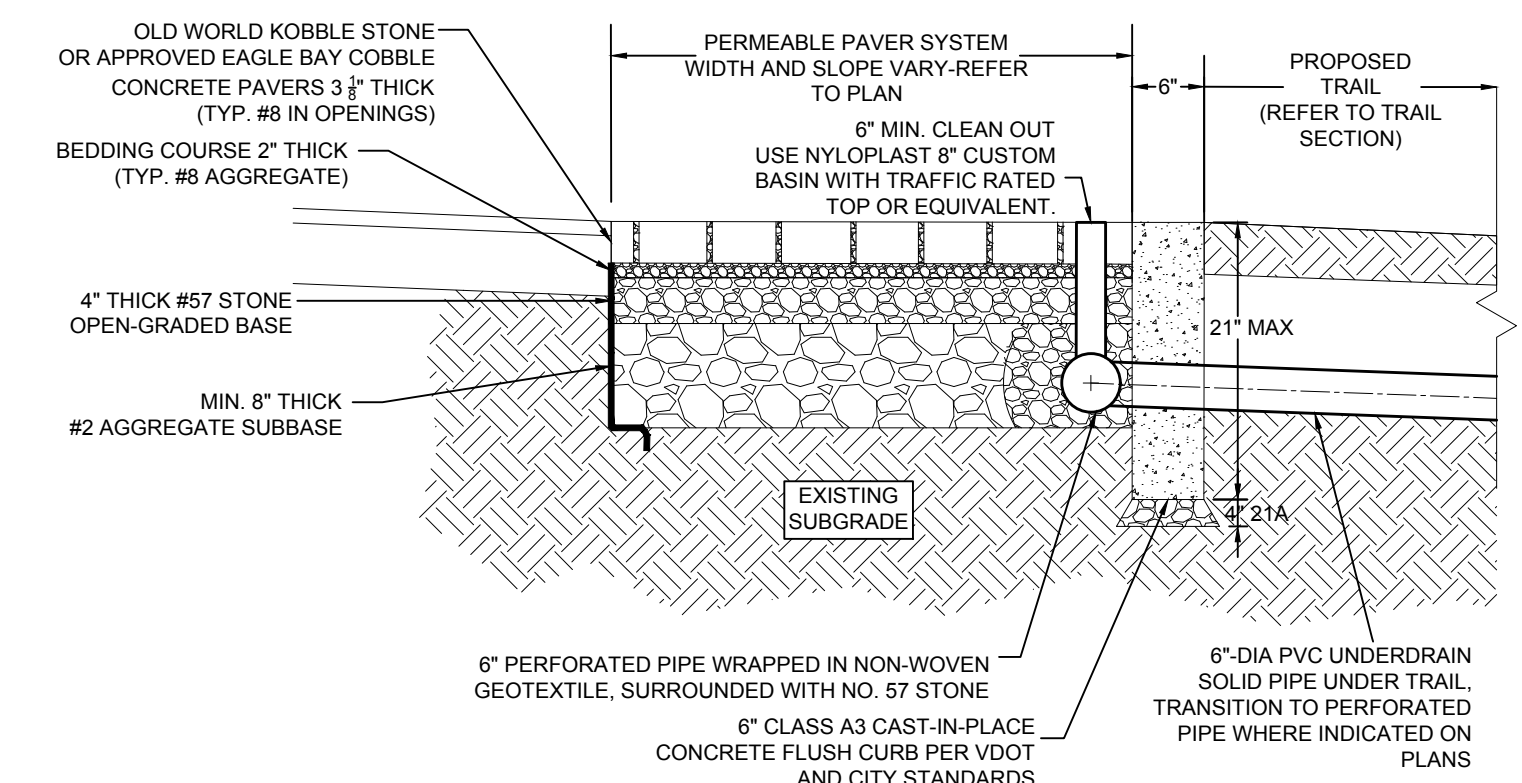
- COMPACT BACKFILL IN 6 INCH LIFTS UNTIL NO VISUAL DISPLACEMENT.
- REMOVE AND DISPOSE OF DUFF AND TOP ORGANIC LAYERS DOWN TO MINERAL SOIL.
- LEADOFF DITCH TO BE CONSTRUCTED THE SAME AS SIDE DITCHES.
- LEAD-OFF DITCH TO DRAIN TO DAYLIGHT.



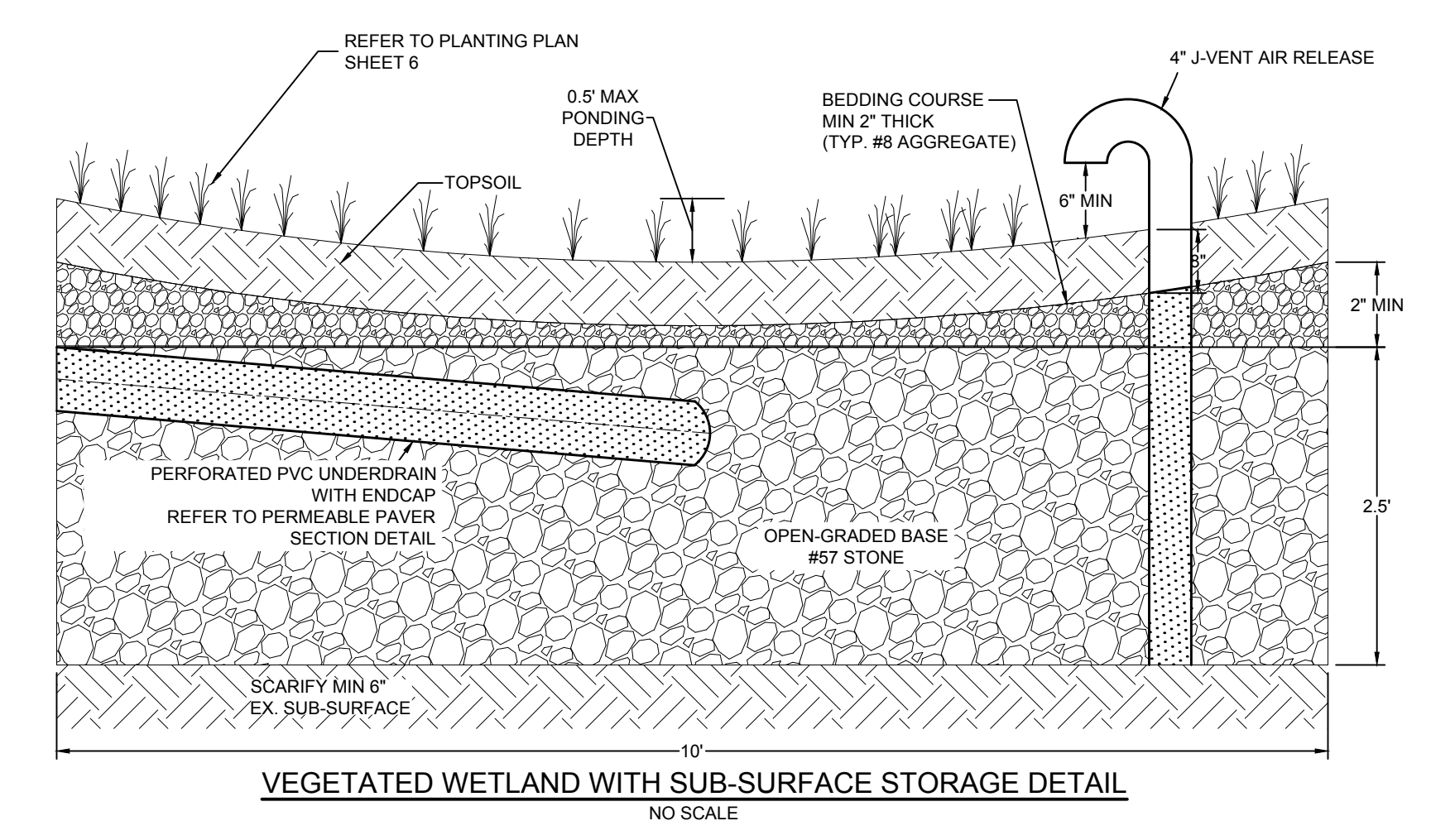
GRAVEL TRAIL SECTION NO SCALE
(ADAPTED FROM U.S. DEPT. OF AGRICULTURE FOREST SERVICE STANDARD TRAIL PLAN FOR TYPE 1 - STANDARD TURNPIKE)



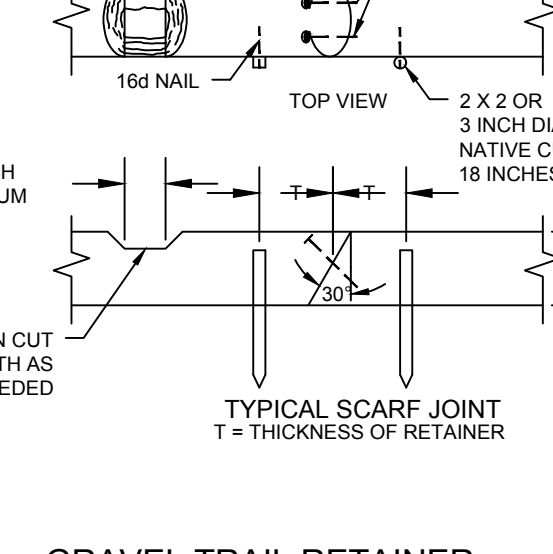
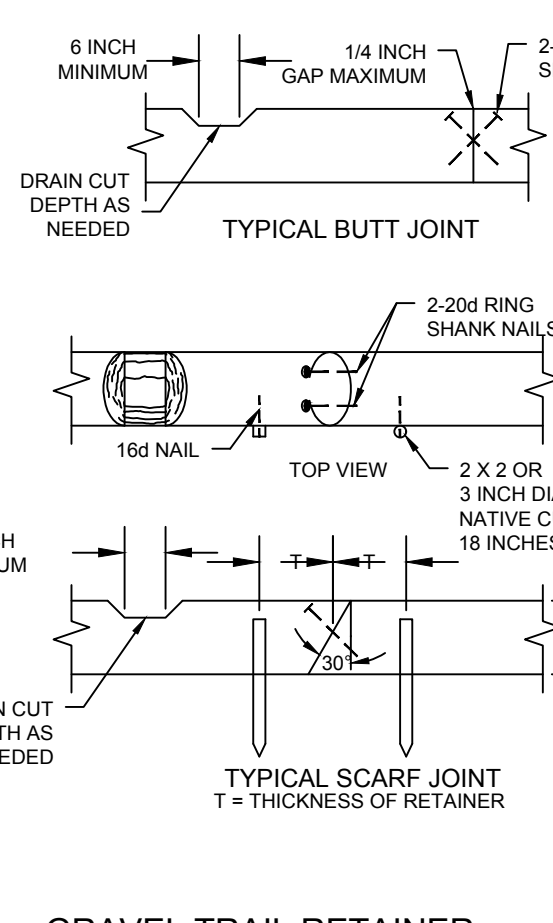
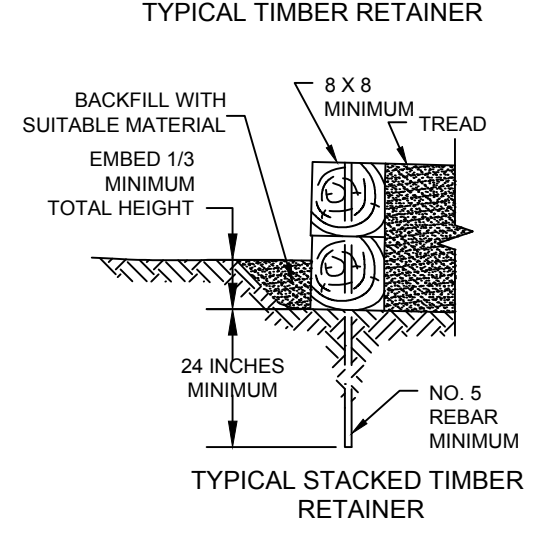
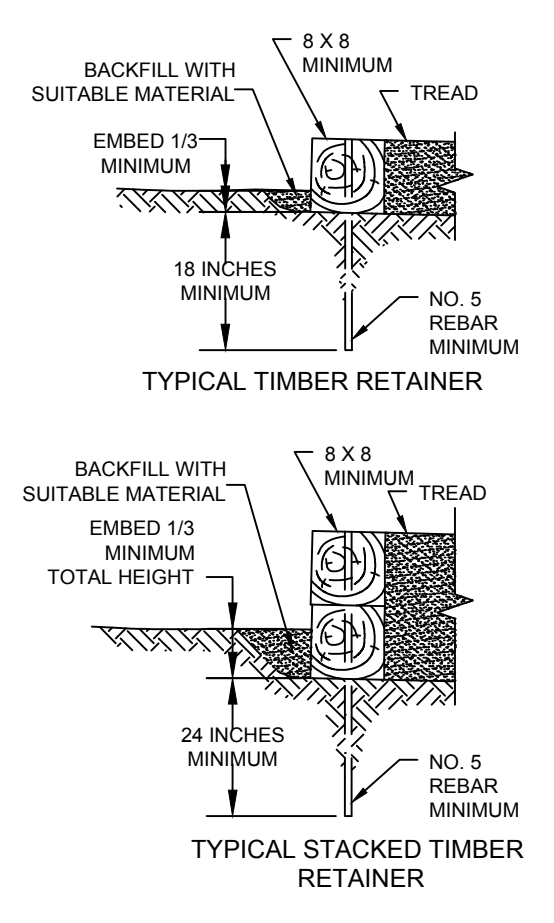
TYPICAL CROSS SECTION



PERMEABLE PAVER SECTION DETAIL NO SCALE



VEGETATED WETLAND WITH SUB-SURFACE STORAGE DETAIL NO SCALE



GRAVEL TRAIL RETAINER NO SCALE
(ADAPTED FROM U.S. DEPT. OF AGRICULTURE FOREST SERVICE STANDARD TRAIL PLAN FOR TYPICAL RETAINERS)

- NOTES:**
- PRE-DRILL HOLES FOR REBAR TO PREVENT SPLITTING OF LOGS OR SAWN TIMBERS.
 - RECESS END OF REBAR 1/2 INCH BELOW TOP OF TIMBER.
 - PLACE REBAR, ANCHOR BOLT OR STAKE 6 INCHES FROM EACH END OF TIMBER WITH MAXIMUM SPACING OF 36 INCHES. FOR STACKED RETAINERS STAGGER JOINTS 24 INCHES MINIMUM.
 - COMPACT BACKFILL IN 6 INCH LIFTS UNTIL NO VISUAL DISPLACEMENT.
 - ALL FIELD DRILLED HOLES AND CUTS SHALL BE FIELD TREATED.
 - REMOVE AND DISPOSE OF DUFF AND TOP ORGANIC LAYERS DOWN TO MINERAL SOIL.

30% PLANS NOT FOR CONSTRUCTION

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REVISION DESCRIPTION	DATE
	11-09-2017
	DRAWN BY B. MEYER
	DESIGNED BY B. MEYER
	CHECKED BY A. MEYER
	SCALE AS NOTED

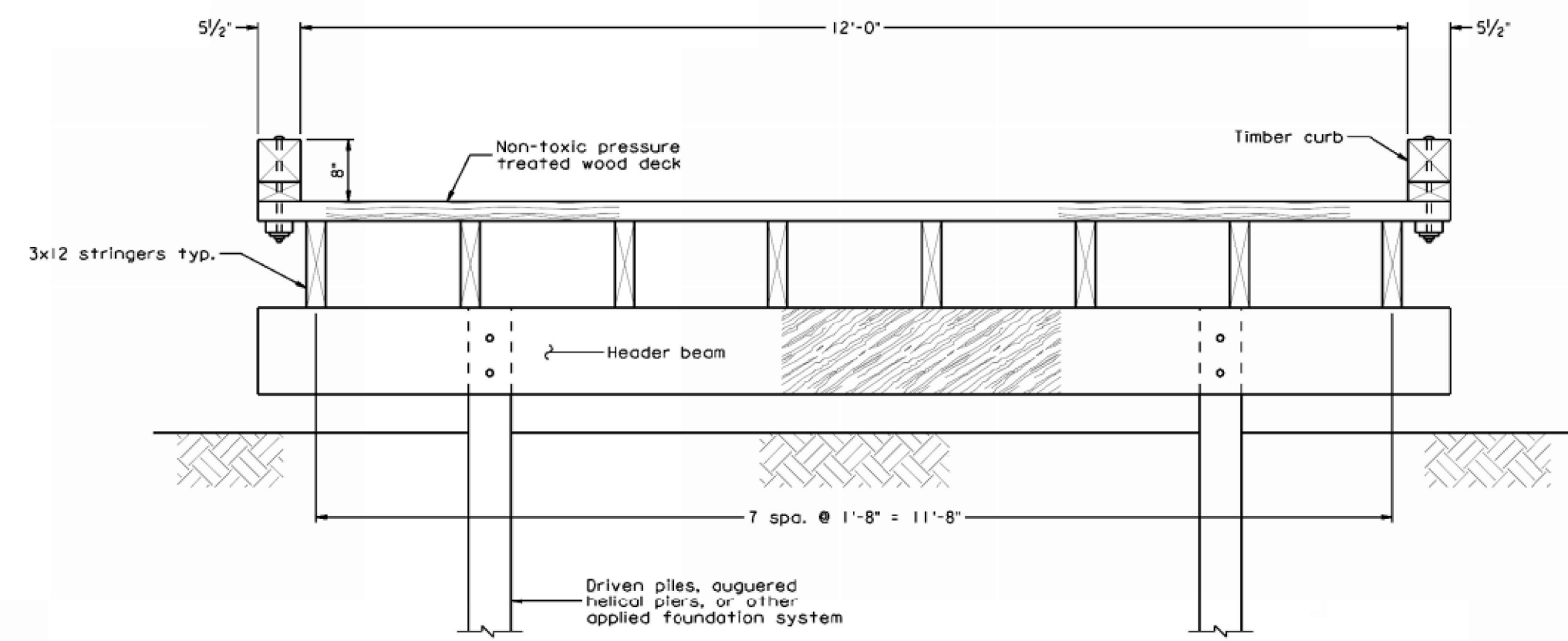
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CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA

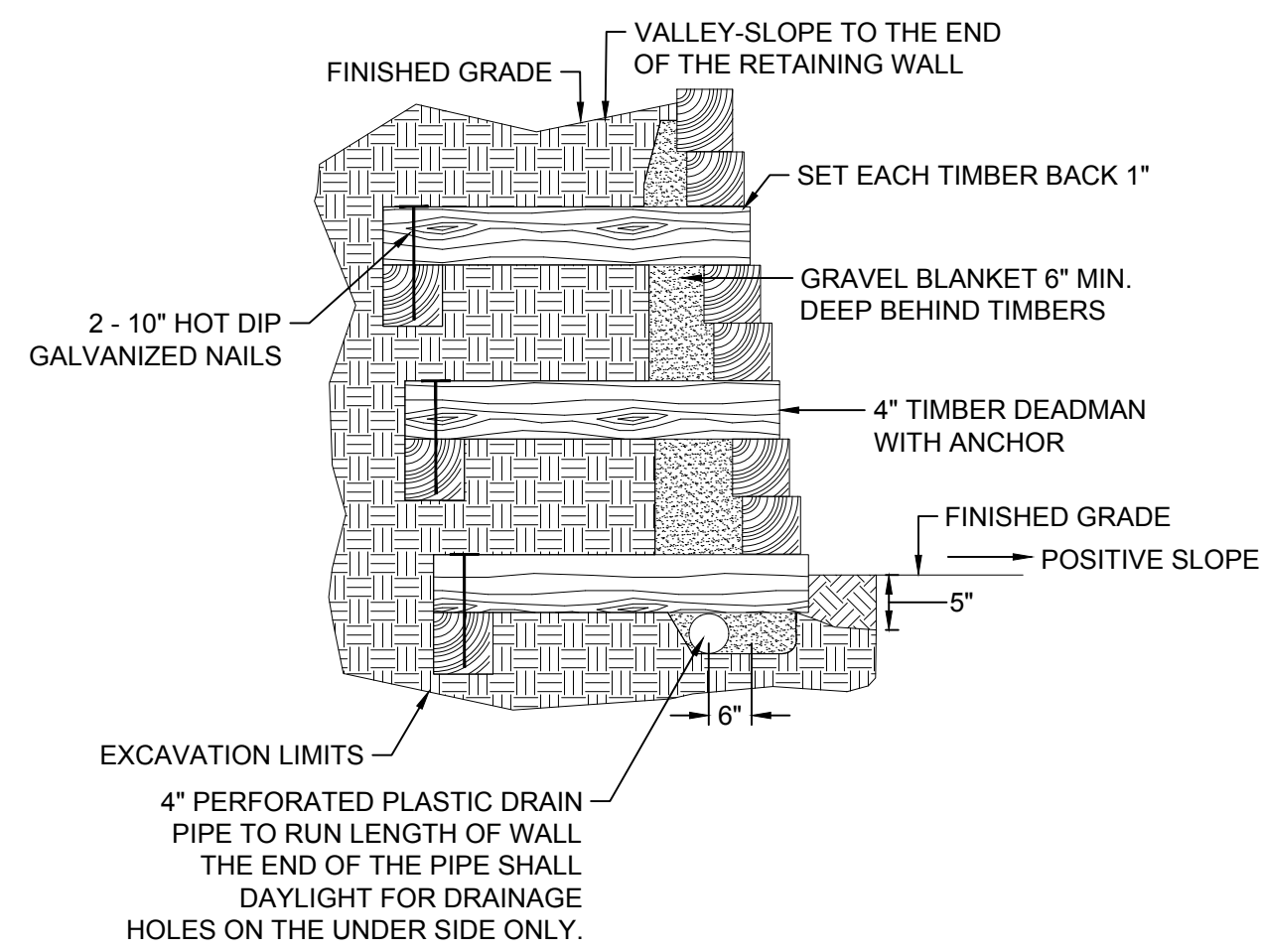
GENERAL NOTES & DETAILS

JOB NO. 39962.001
SHEET NO. C1.0

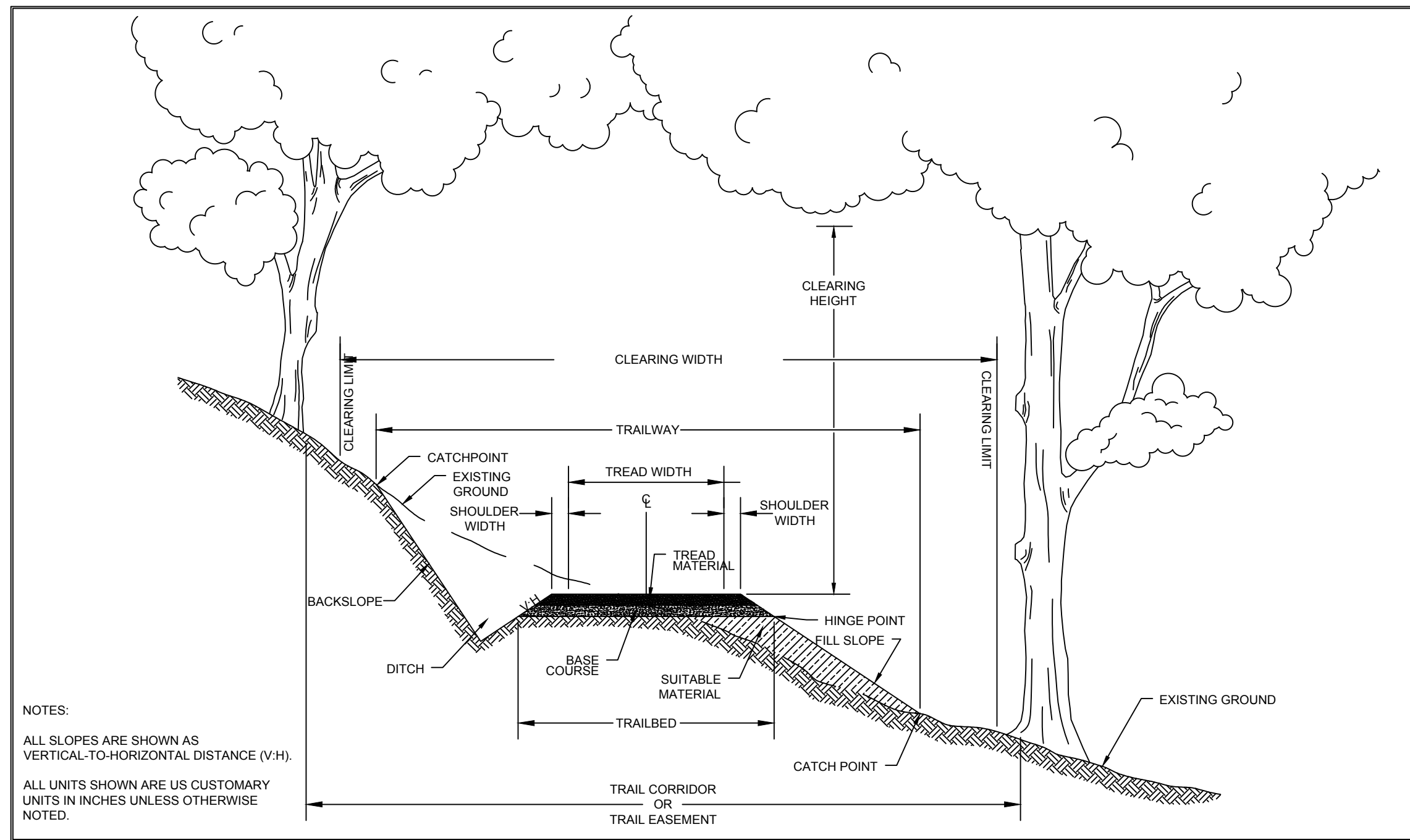
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TYPICAL BOARDWALK SECTION
NO SCALE



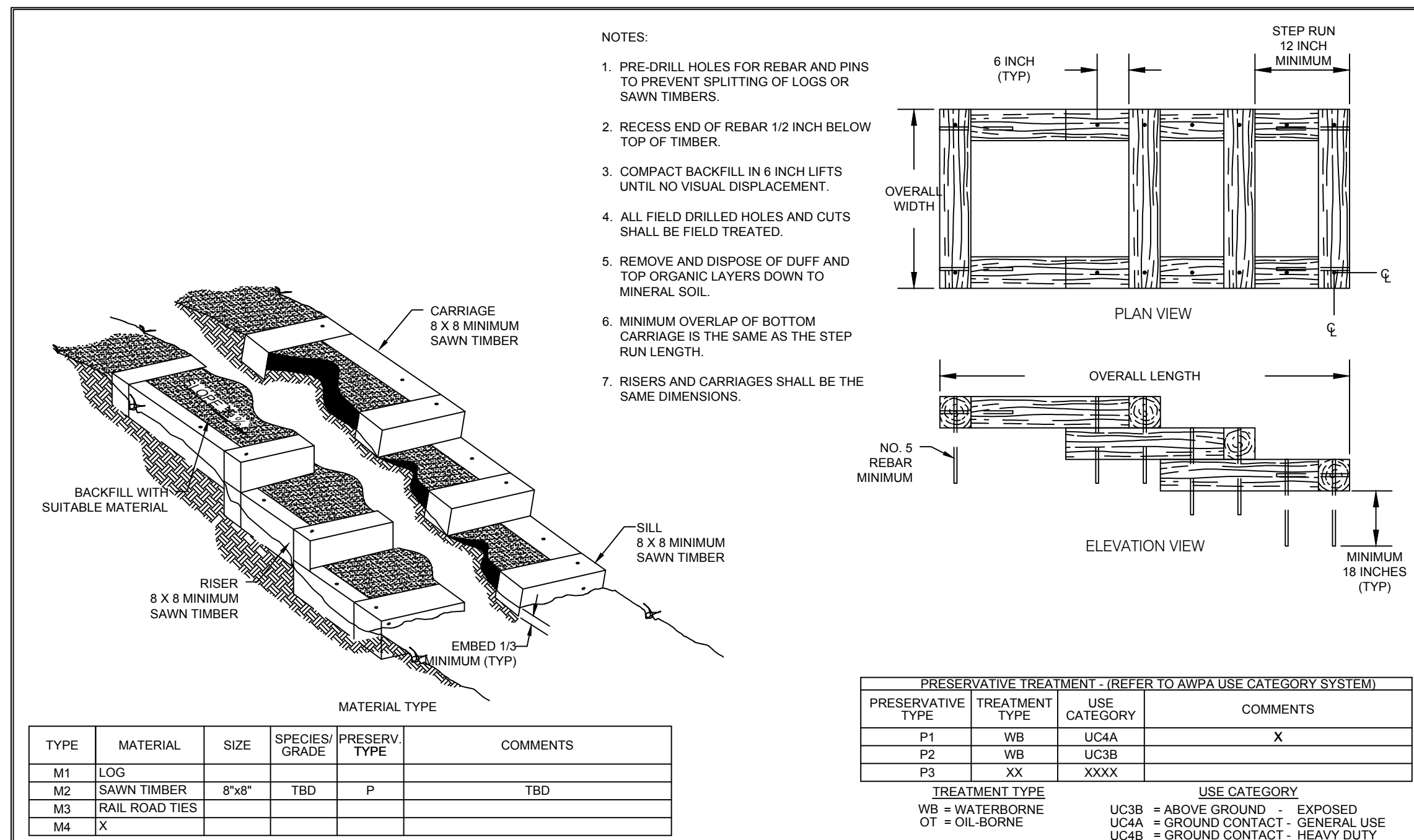
TIMBER RETAINING WALL
NO SCALE



NOTES:
ALL SLOPES ARE SHOWN AS VERTICAL-TO-HORIZONTAL DISTANCE (V/H).
ALL UNITS SHOWN ARE US CUSTOMARY UNITS IN INCHES UNLESS OTHERWISE NOTED.

U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE
STANDARD TRAIL PLAN

STANDARD TRAIL TERMS
NO SCALE



- NOTES:
- PRE-DRILL HOLES FOR REBAR AND PINS TO PREVENT SPLITTING OF LOGS OR SAWN TIMBERS.
 - RECESS END OF REBAR 1/2 INCH BELOW TOP OF TIMBER.
 - COMPACT BACKFILL IN 8 INCH LIFTS UNTIL NO VISUAL DISPLACEMENT.
 - ALL FIELD DRILLED HOLES AND CUTS SHALL BE FIELD TREATED.
 - REMOVE AND DISPOSE OF DUFF AND TOP ORGANIC LAYERS DOWN TO MINERAL SOIL.
 - MINIMUM OVERLAP OF BOTTOM CARRIAGE IS THE SAME AS THE STEP RUN LENGTH.
 - RISERS AND CARRIAGES SHALL BE THE SAME DIMENSIONS.

TYPE	MATERIAL	SIZE	SPECIES/GRADE	PRESERV. TYPE	COMMENTS
M1	LOG				
M2	SAWN TIMBER	8"x8"	TBD	P	TBD
M3	RAIL ROAD TIES				
M4	X				

PRESERVATIVE TYPE	TREATMENT TYPE	USE CATEGORY	COMMENTS
P1	WB	UC4A	X
P2	WB	UC3B	
P3	XX	XXXX	

TREATMENT TYPE
WB = WATERBORNE
OT = OIL-BORNE

USE CATEGORY
UC3B = ABOVE GROUND - EXPOSED
UC4A = GROUND CONTACT - GENERAL USE
UC4B = GROUND CONTACT - HEAVY DUTY

U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE
STANDARD TRAIL PLAN

OVERLAPPING TIMBER STEP
NO SCALE

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REVISION DESCRIPTION	DATE

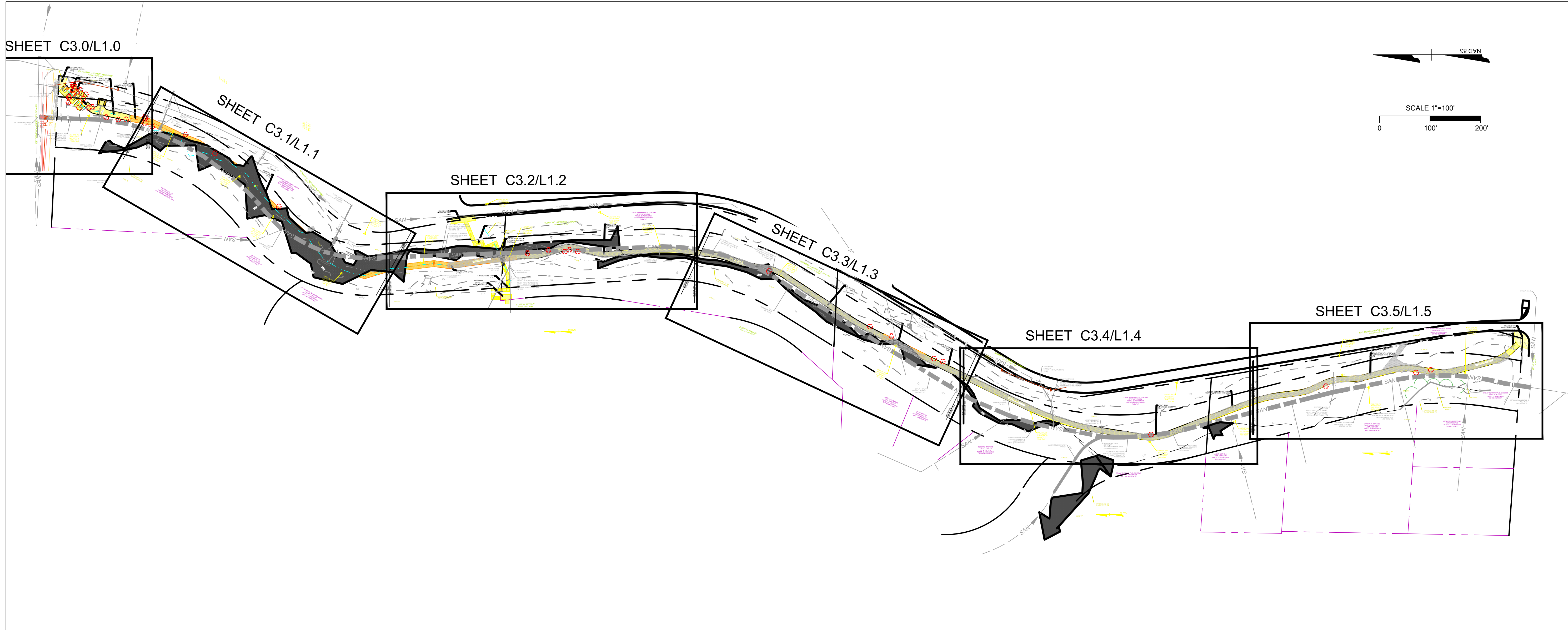
DATE
11-09-2017
DRAWN BY
B. MEYER
DESIGNED BY
B. MEYER
CHECKED BY
A. WEHUNT
SCALE
AS NOTED

TIMMONS GROUP

CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA
GENERAL NOTES & DETAILS

JOB NO.
39962.001
SHEET NO.
C1.1

30% PLANS
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CONSTRUCTION



EXISTING PROFILE
DESIGN PROFILE TO BE
PROVIDED WITH FUTURE
SUBMITTAL.

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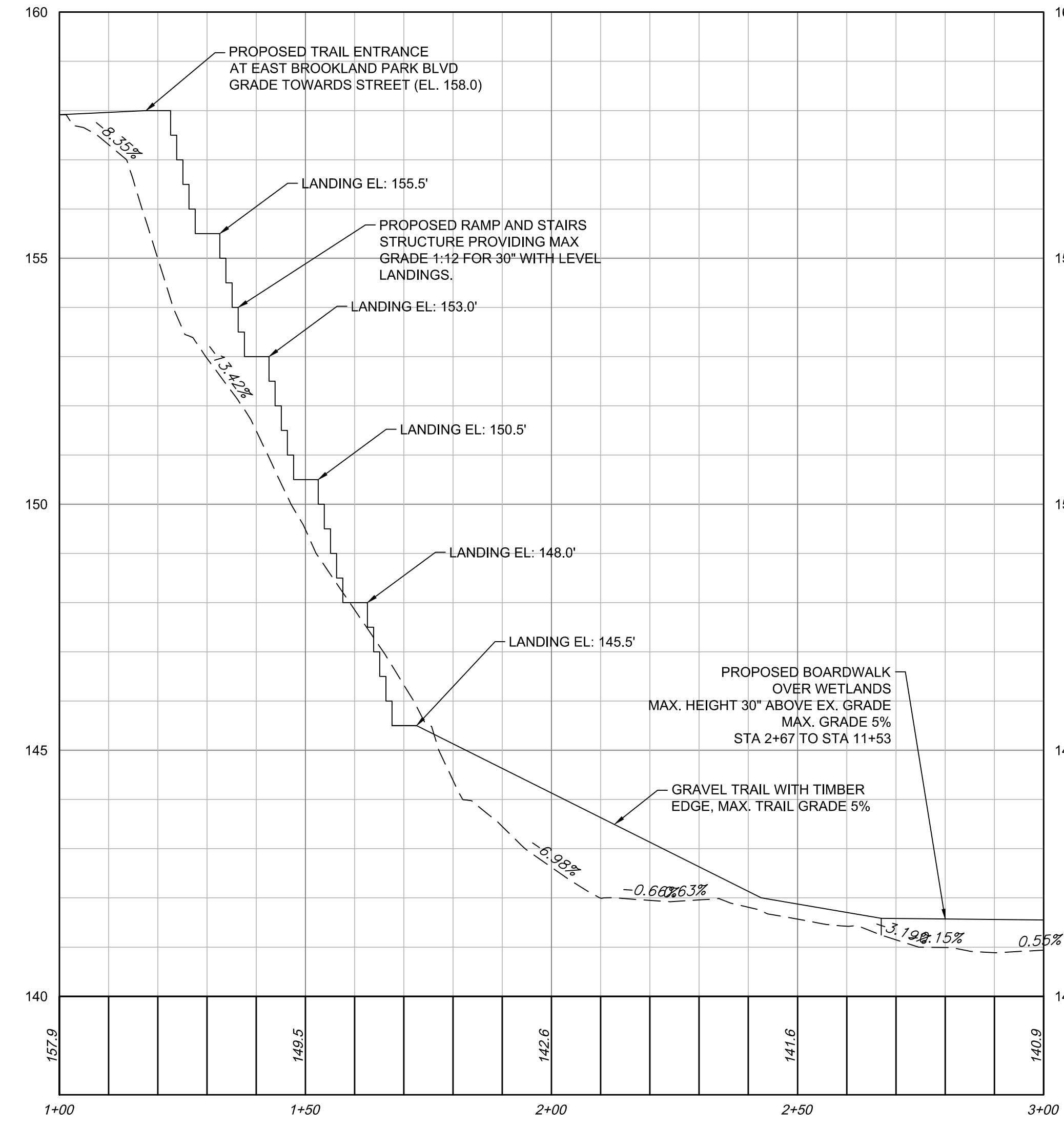
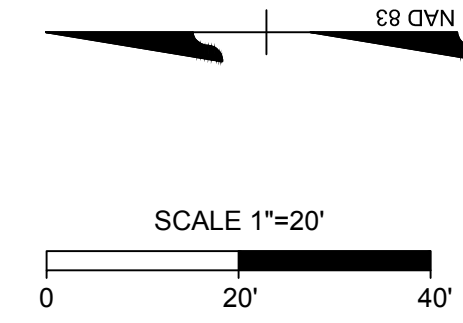
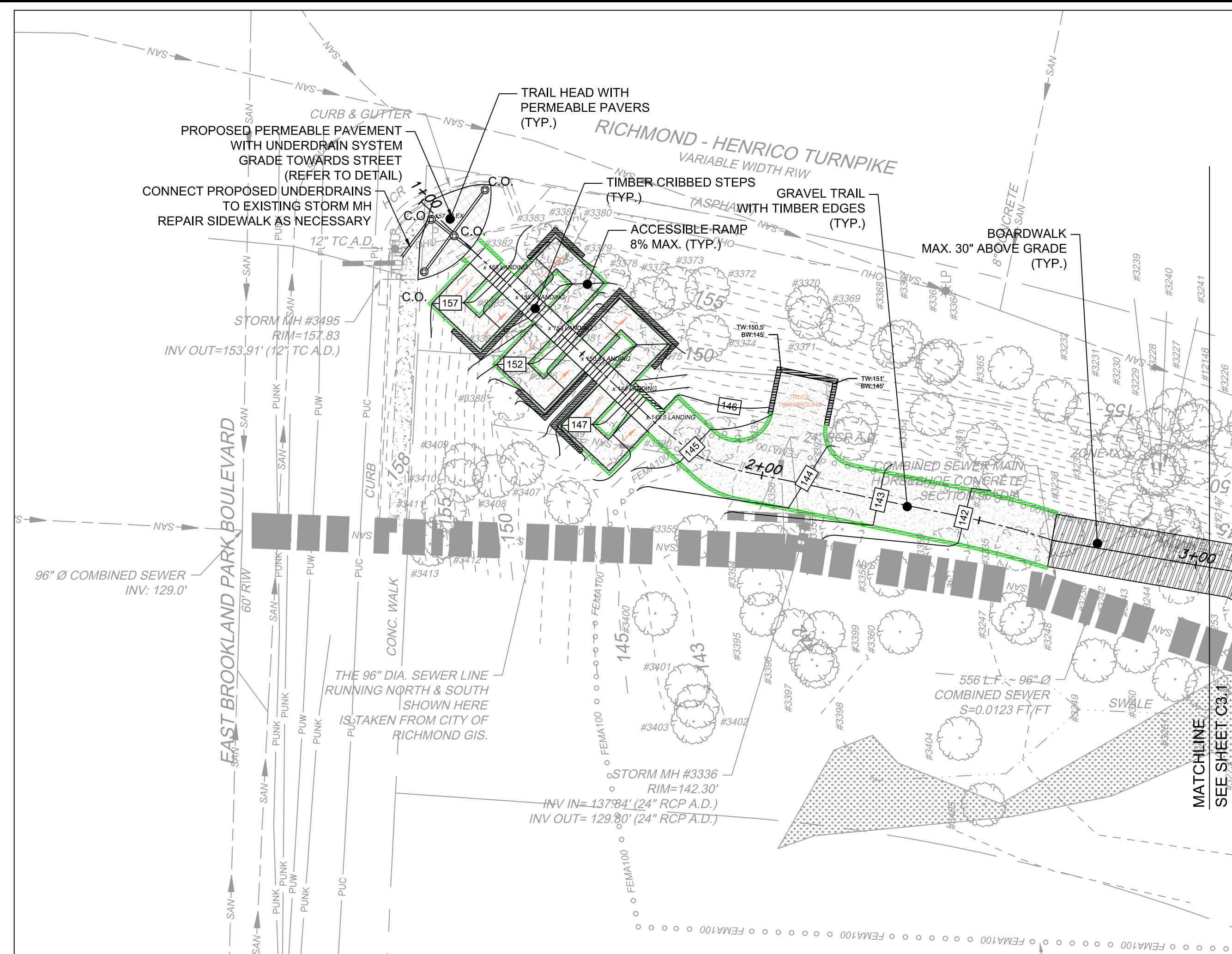
DATE
11-09-2017
DRAWN BY
B. MEYER
DESIGNED BY
B. MEYER
CHECKED BY
A. WEHUNT
SCALE
1"=20'

TIMMONS GROUP

CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA
PLAN SHEET ORIENTATION MAP

JOB NO.
39962.001
SHEET NO.
C2.0

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EXISTING GRADES SHOWN.
DESIGN PROFILE TO BE PROVIDED WITH FUTURE SUBMITTAL.

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DATE	REVISION DESCRIPTION

11-09-2017
DRAWN BY
B. MEYER
DESIGNED BY
B. MEYER
CHECKED BY
A. WEHUNT
SCALE
H: 1" = 20'
V: 1" = 2'

TIMMONS GROUP

CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA
LAYOUT PLAN & PROFILE

JOB NO.
39962.001
SHEET NO.
C3.0

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REVISION DESCRIPTION	DATE

DATE	11-09-2017
DRAWN BY	B. MEYER
DESIGNED BY	B. MEYER
CHECKED BY	A. WEHUNT
SCALE	H: 1"=20' V: 1"=2'

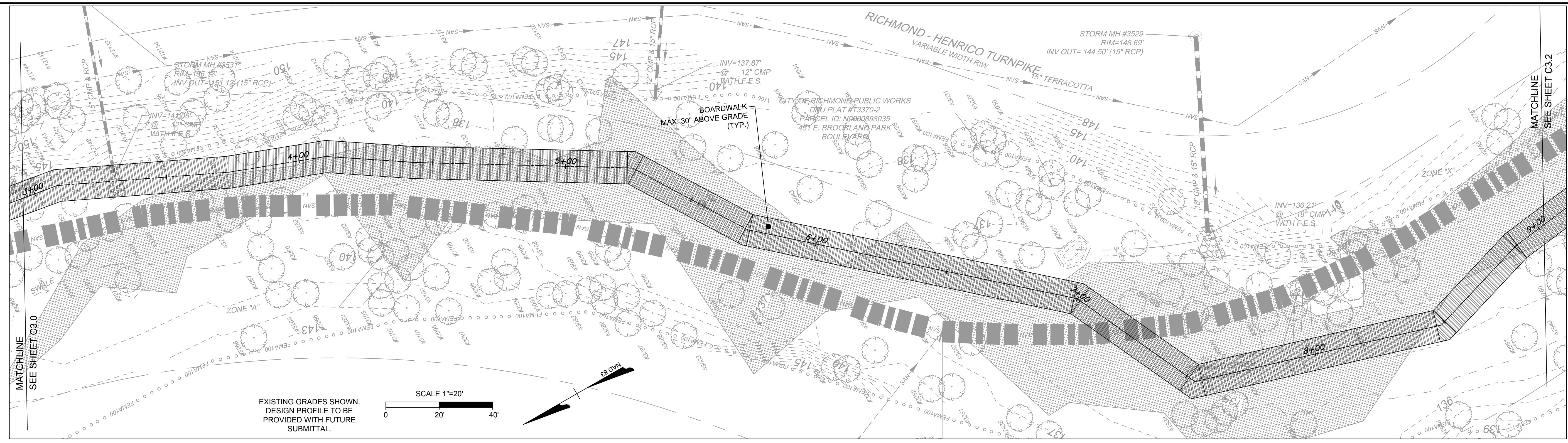
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CITY OF RICHMOND - VIRGINIA
LAYOUT PLAN & PROFILE

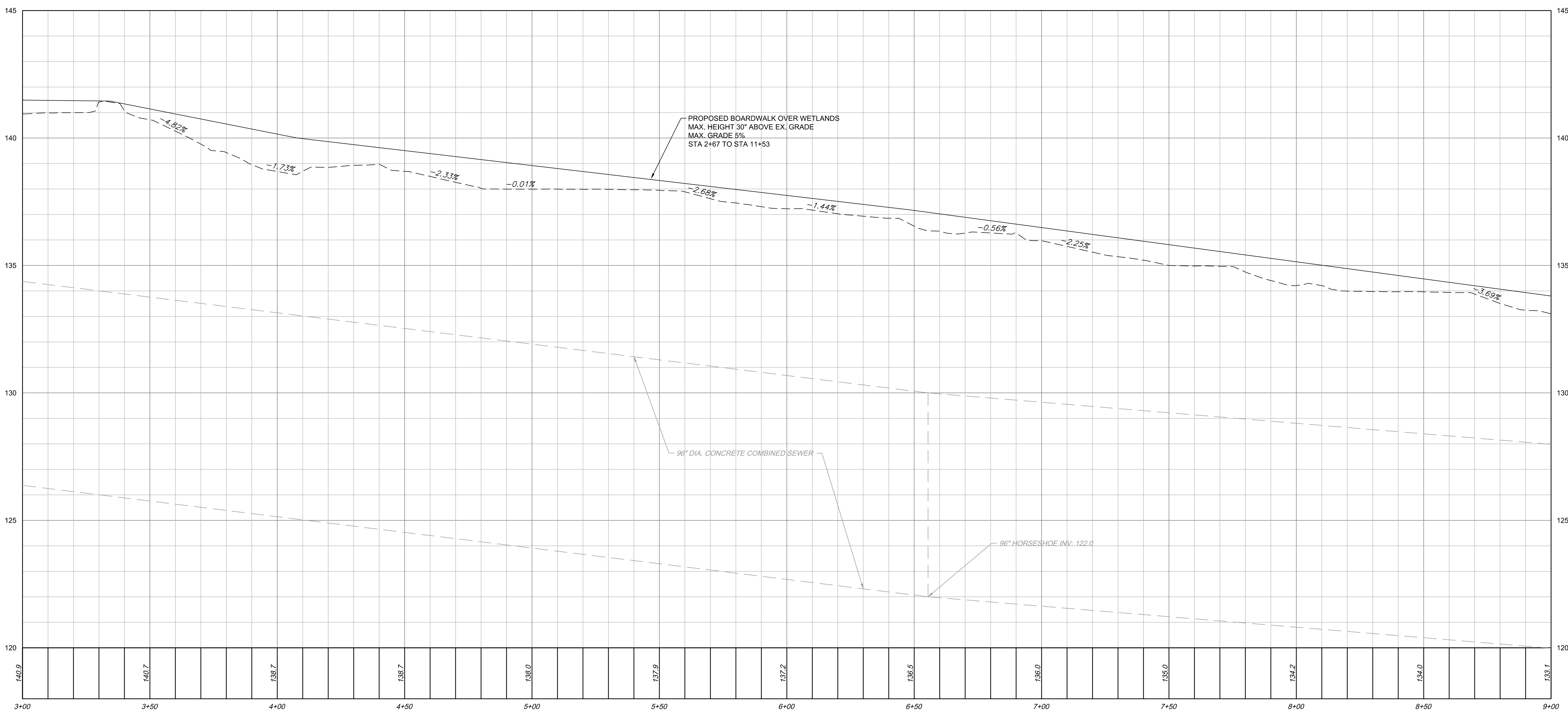
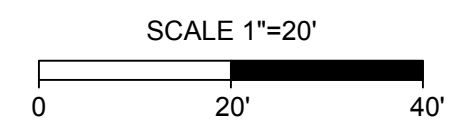
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SHEET NO.
C3.1

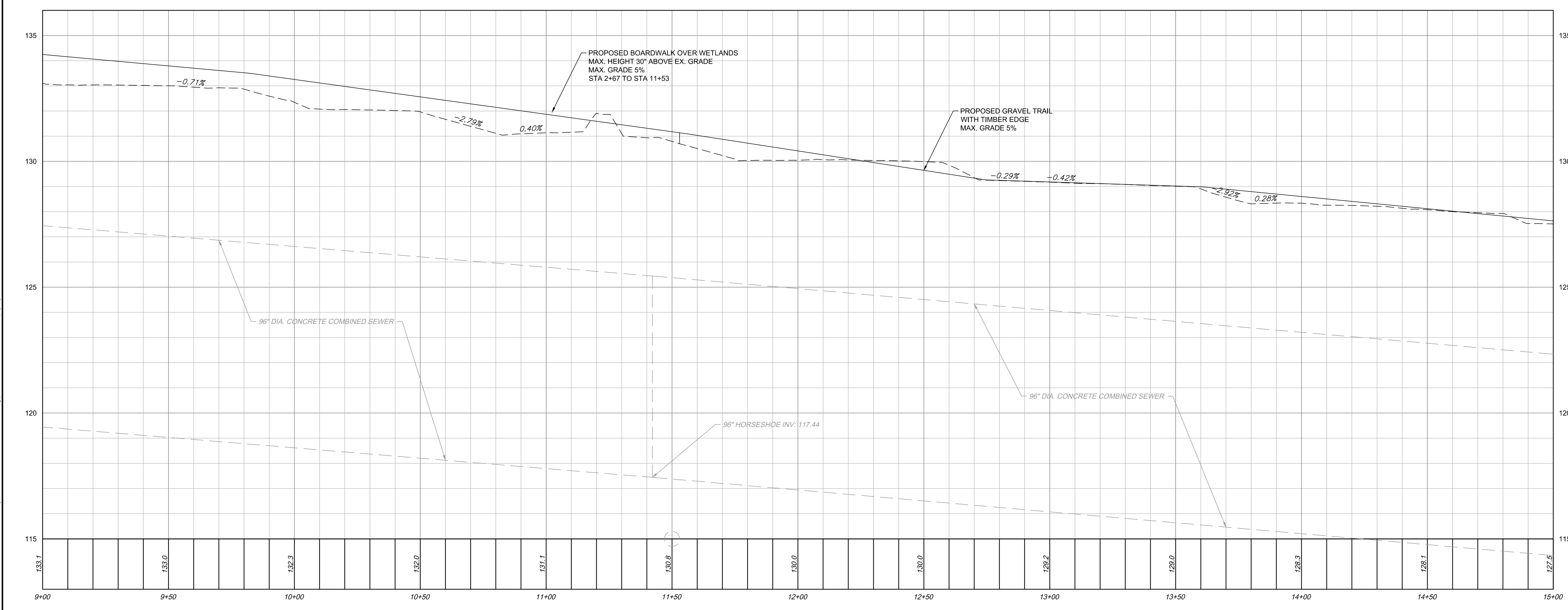
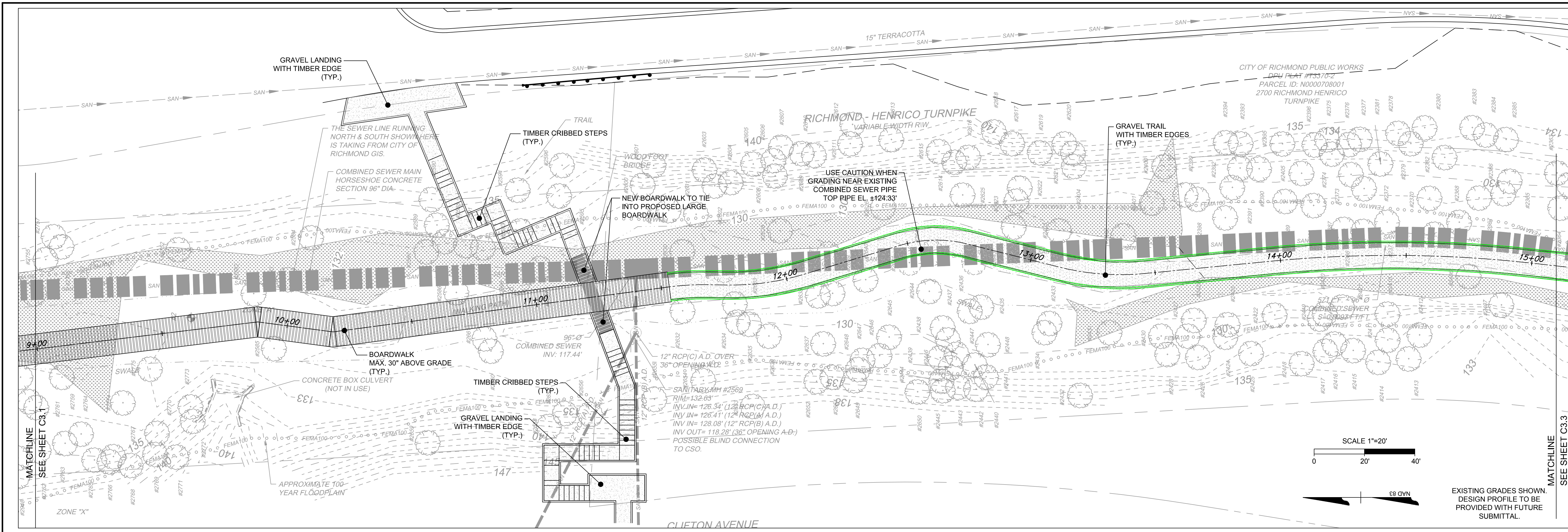
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EXISTING GRADES SHOWN.
DESIGN PROFILE TO BE
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DATE
11-09-2017

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B. MEYER

DESIGNED BY
B. MEYER

CHECKED BY
A. WEHUNT

SCALE
H: 1"=20'
V: 1"=2'

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LAYOUT PLAN & PROFILE

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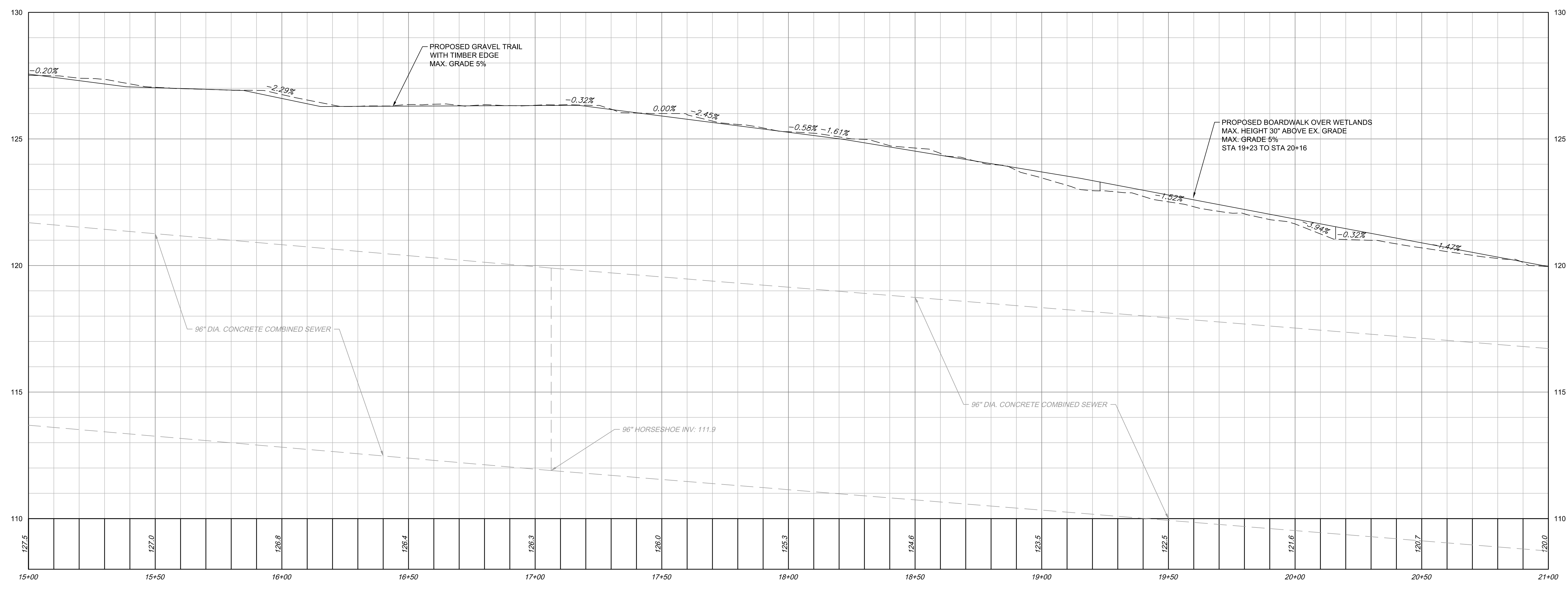
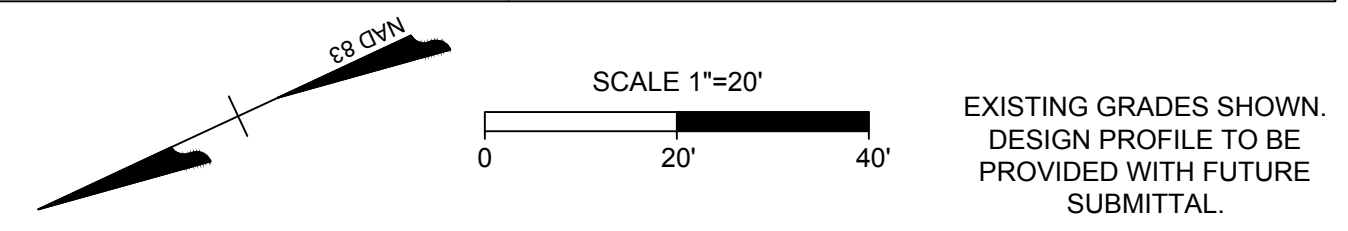
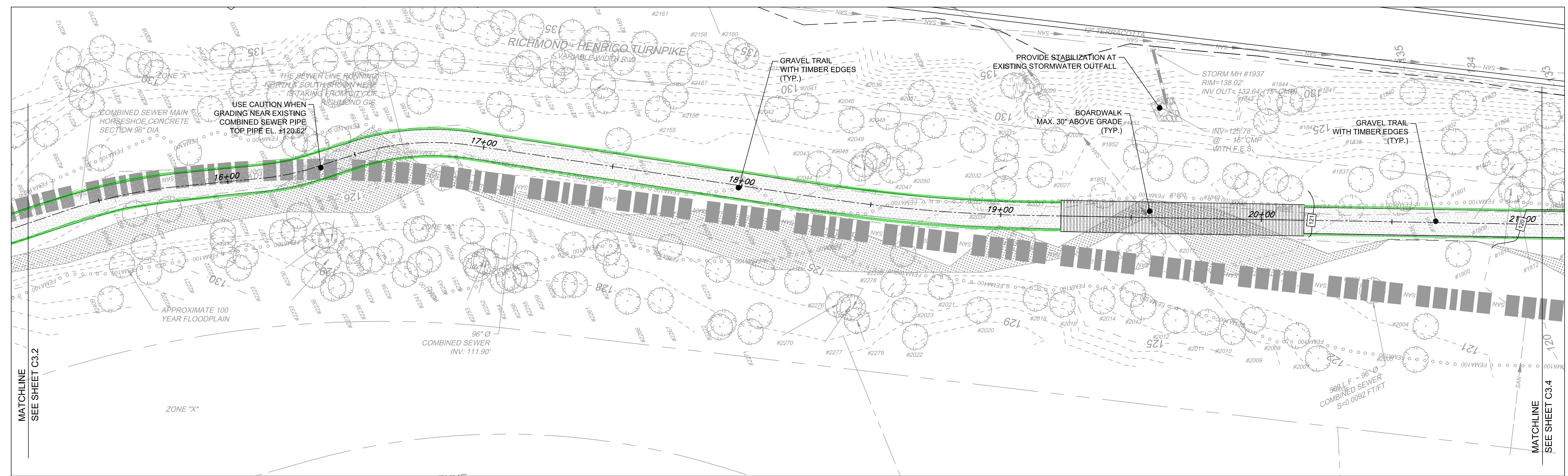
CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA

LAYOUT PLAN & PROFILE

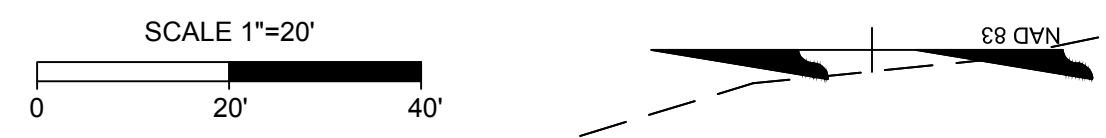
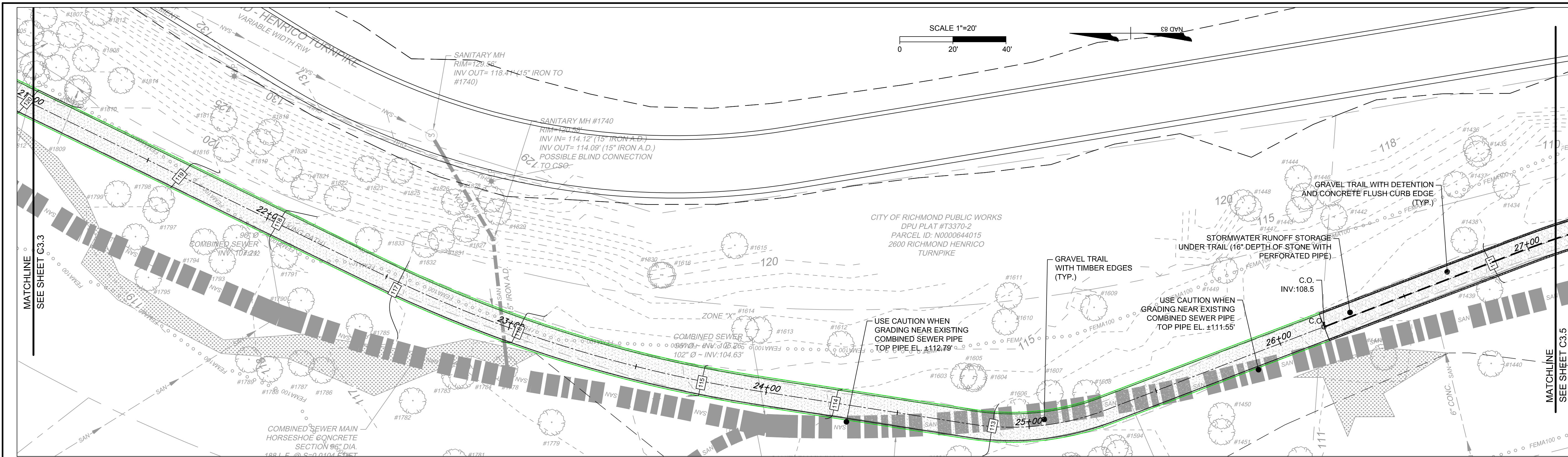
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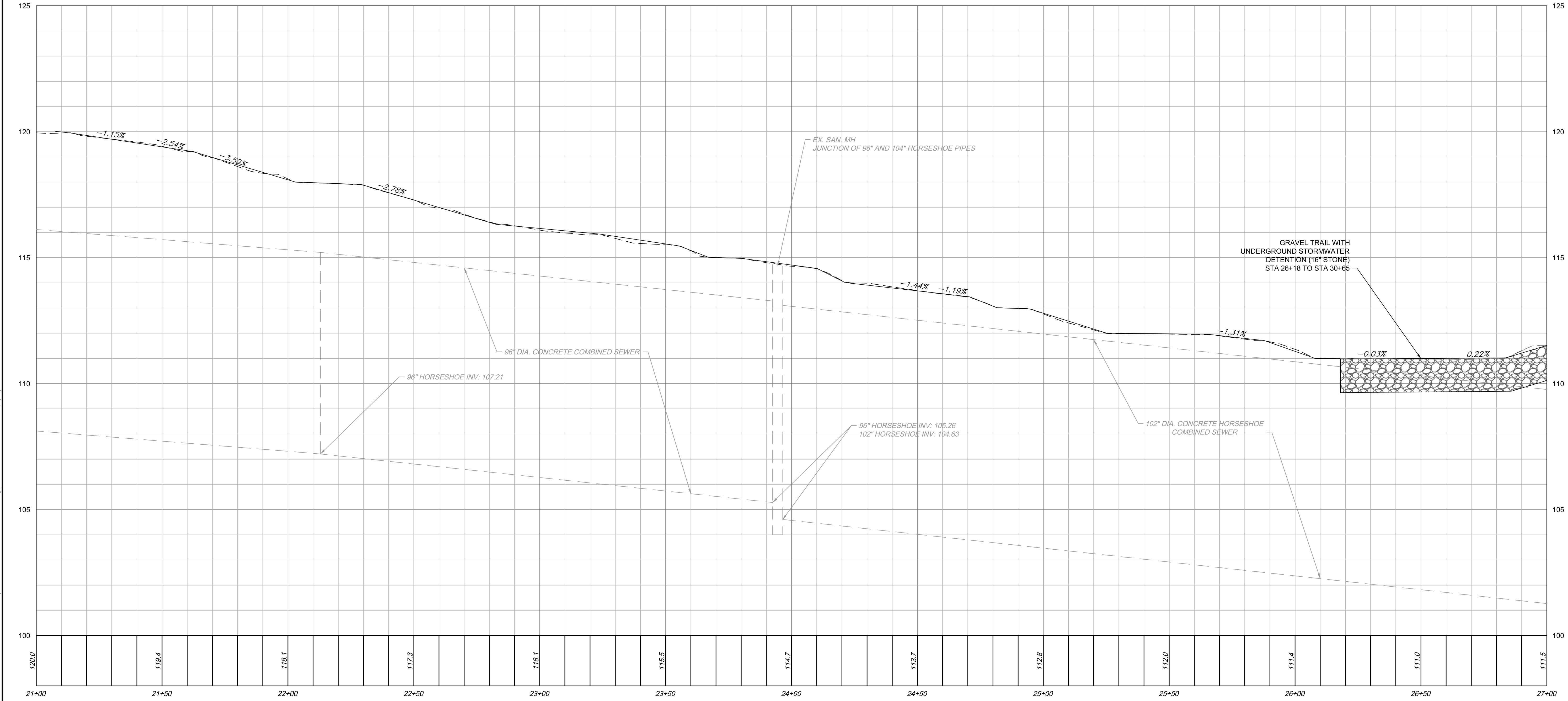
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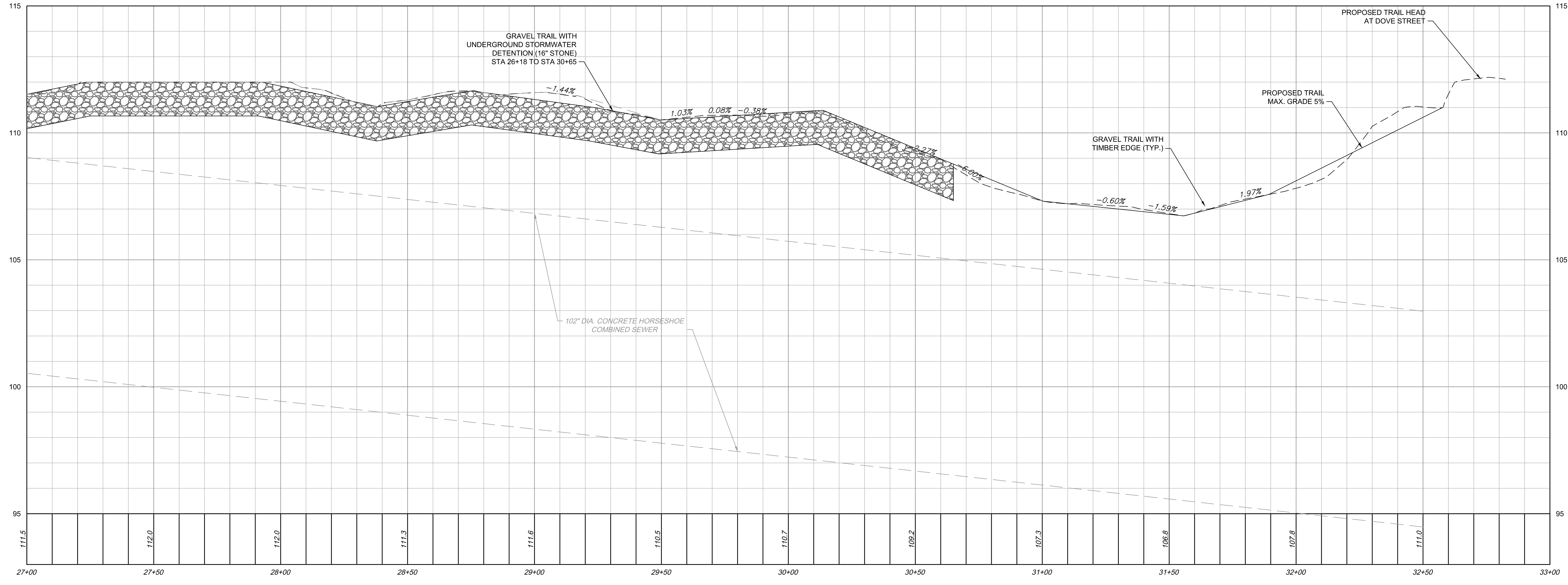
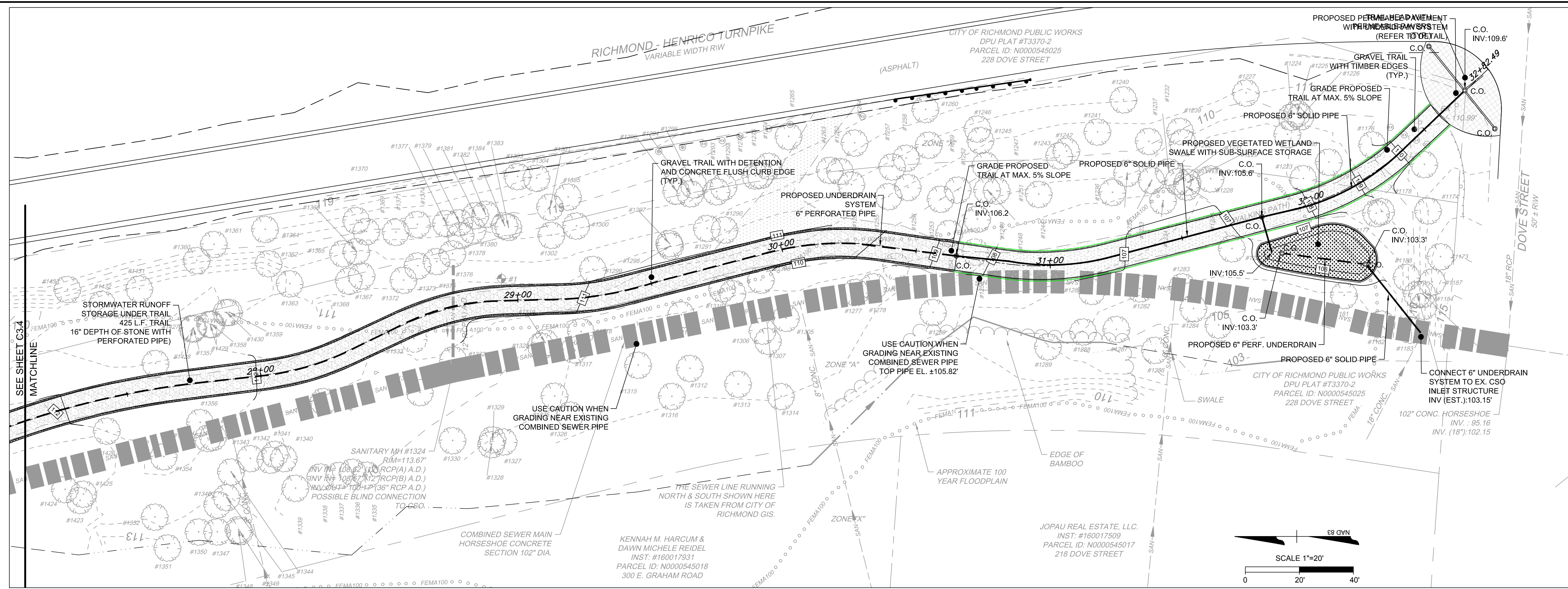
DATE
11-09-2017
DRAWN BY
B. MEYER
DESIGNED BY
B. MEYER
CHECKED BY
A. WEHUNT
SCALE
H: 1"=20'
V: 1"=2'

CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA
LAYOUT PLAN & PROFILE

JOB NO.
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C3.4

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DESIGNED BY
B. MEYER

CHECKED BY
A. WEHUNT

SCALE
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V: 1"=2'

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CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA

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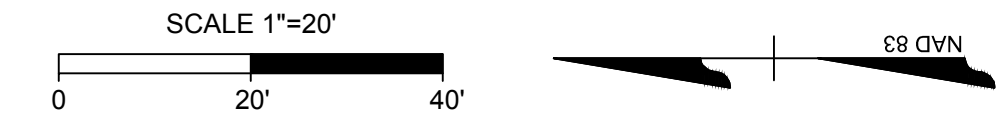
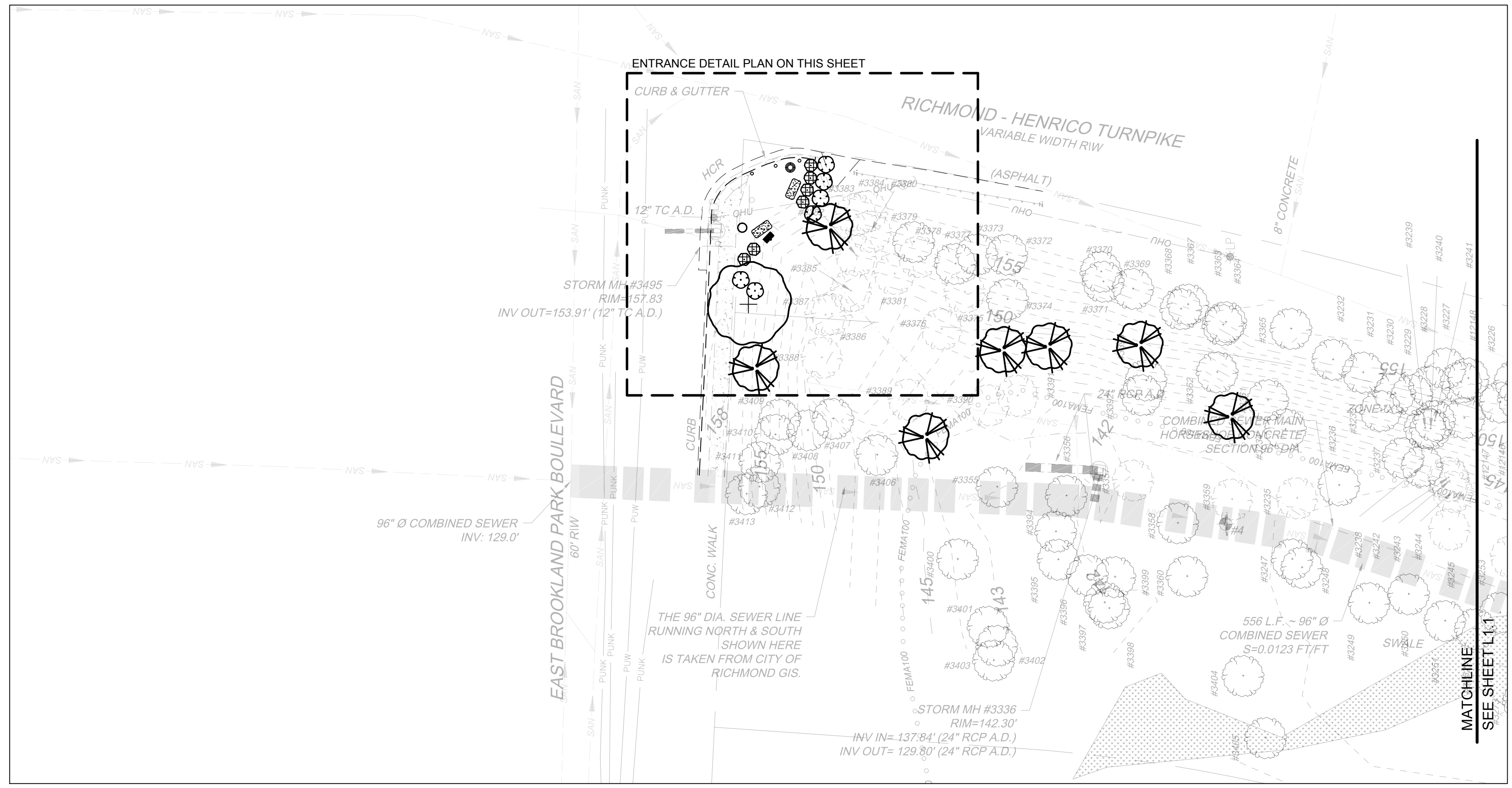
DATE	REVISION DESCRIPTION
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	SCALE VARIES

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CITY OF RICHMOND - VIRGINIA
LANDSCAPE PLAN

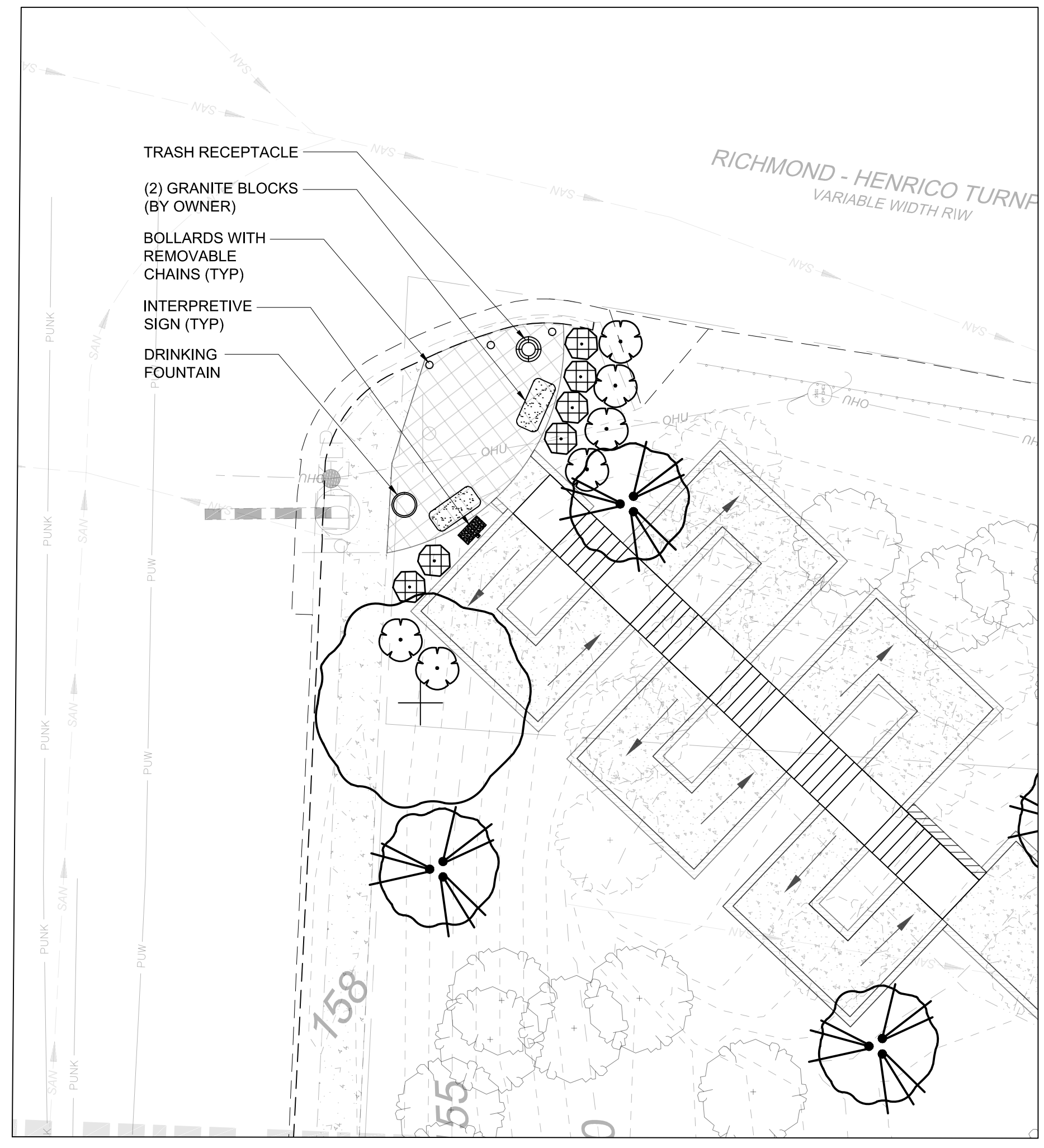
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	LARGE SHADE TREES 2" CALIPER NATIVE TREES ACER RUBRUM / RED MAPLE BETULA NIGRA / RIVER BIRCH MULTI-TRUNK LIRIODENDRON TULIPIFERA / TULIP TREE QUERCUS PHELLOS / WILLOW OAK QUERCUS RUBRA / RED OAK QUERCUS SHUMARDII / SHUMARD RED OAK	7
	UNDERSTORY TREES 2" CALIPER NATIVE TREES AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CHIONANTHUS VIRGINICUS / WHITE FRINGETREE CORNUS FLORIDA / EASTERN DOGWOOD HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	196
	GRASS 1 GALLON NATIVE GRASSES PANICUM VIRGATUM / SWITCH GRASS	23
	SHRUBS 5 GALLON NATIVE SHRUBS CORNUS SERICEA / RED TWIG DOGWOOD ILEX GLABRA / INKBERRY HOLLY ILEX VERTICILLATA / WINTERBERRY	18



ENTRANCE DETAIL PLAN

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E. JAVAHERI

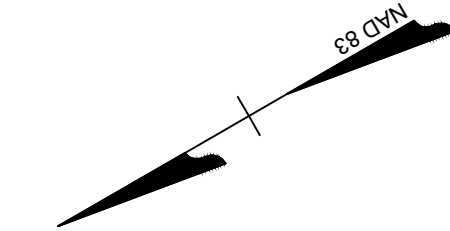
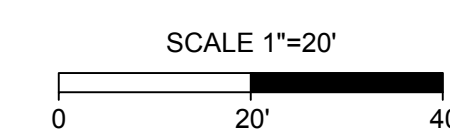
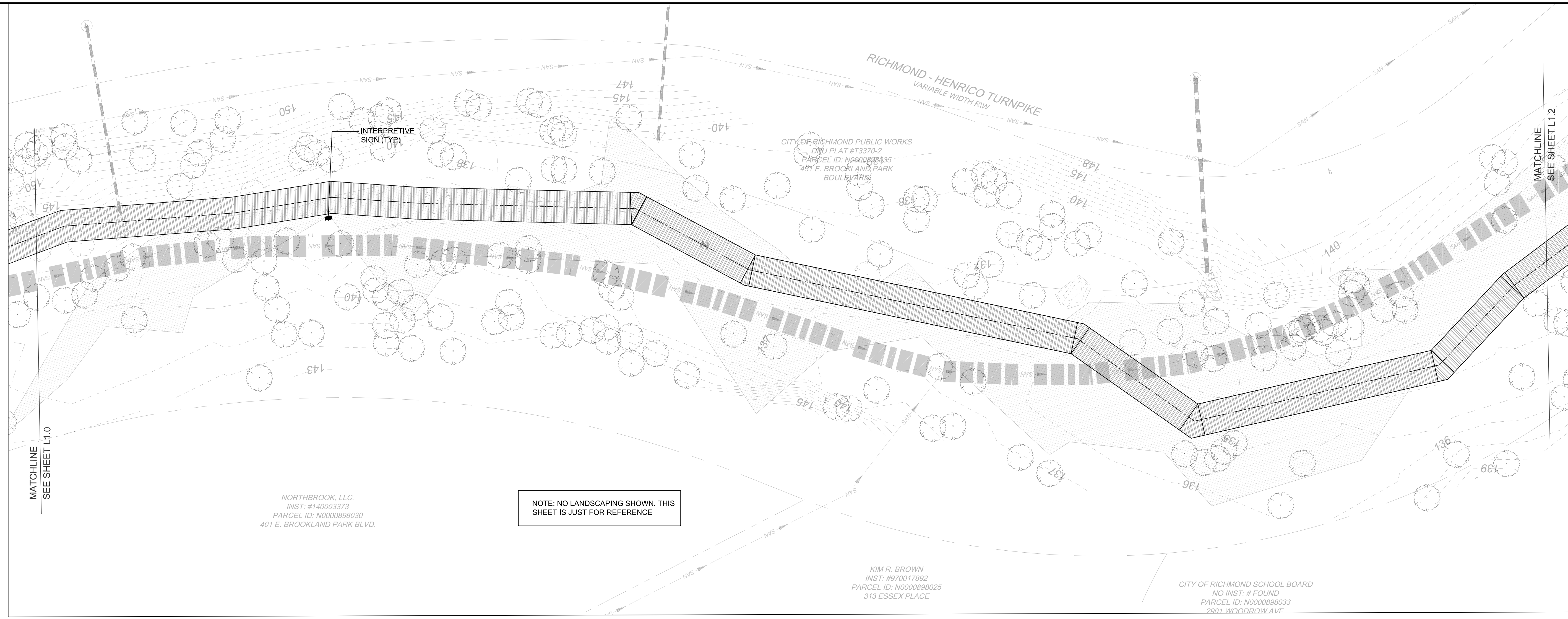
CHECKED BY
S. WILEY

SCALE
1" = 20'

JOB NO.
39962.001

SHEET NO.
L1.1

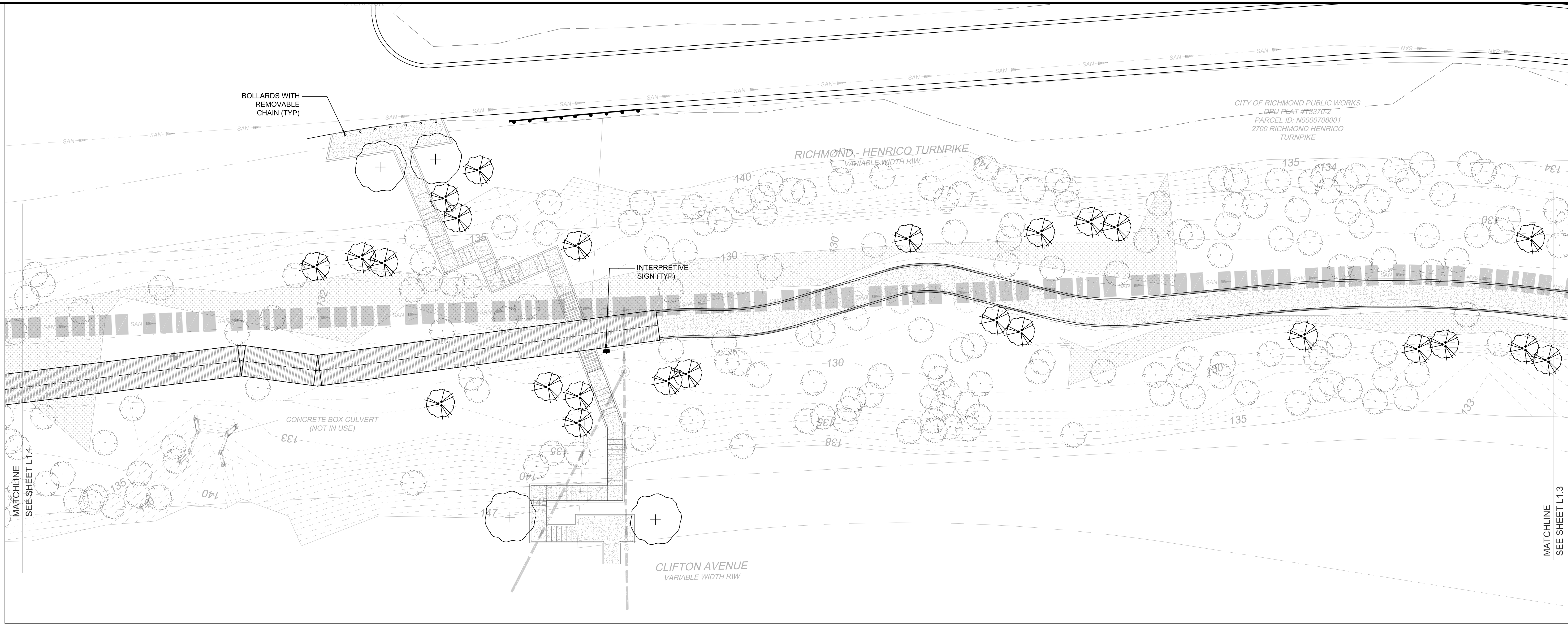
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CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA
LANDSCAPE PLAN



CONCEPT PLANT SCHEDULE

+	LARGE SHADE TREES 2" CALIPER NATIVE TREES ACER RUBRUM / RED MAPLE BETULA NIGRA / RIVER BIRCH MULTI-TRUNK LIRIODENDRON TULIPIFERA / TULIP TREE QUERCUS PHELLOS / WILLOW OAK QUERCUS RUBRA / RED OAK QUERCUS SHUMARDII / SHUMARD RED OAK	7
☸	UNDERSTORY TREES 2" CALIPER NATIVE TREES AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CHIONANTHUS VIRGINICUS / WHITE FRINGETREE CORNUS FLORIDA / EASTERN DOGWOOD HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	196
⊕	GRASS 1 GALLON NATIVE GRASSES PANICUM VIRGATUM / SWITCH GRASS	23
⊗	SHRUBS 5 GALLON NATIVE SHRUBS CORNUS SERICEA / RED TWIG DOGWOOD ILEX GLASRA / INKBERY HOLLY ILEX VERTICILLATA / WINTERBERRY	16

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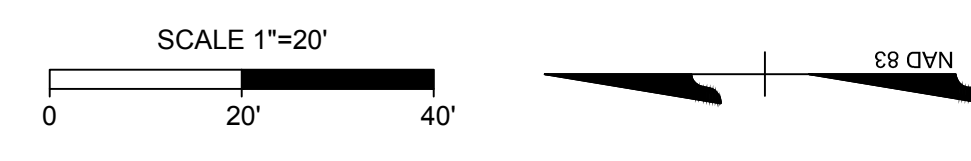
CITY OF RICHMOND PUBLIC WORKS
DPW PLAT #133702
PARCEL ID: N0000708001
2700 RICHMOND HENRICO
TURNPIKE

RICHMOND - HENRICO TURNPIKE
VARIABLE WIDTH RIW





INTERPRETIVE
SIGN (TYP)

CONCRETE BOX CULVERT
(NOT IN USE)

CLIFTON AVENUE
VARIABLE WIDTH RIW



CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES 2' CALIPER NATIVE TREES ACER RUBRUM / RED MAPLE BETULA NIGRA / RIVER BIRCH MULTI-TRUNK LIRIODENDRON TULIPIFERA / TULIP TREE QUERCUS PHELLOS / WILLOW OAK QUERCUS RUBRA / RED OAK QUERCUS SHUMARDII / SHUMARD RED OAK	7
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	GRASS 1 GALLON NATIVE GRASSES Panicum VIRGATUM / SWITCH GRASS	23
	SHRUBS 5 GALLON NATIVE SHRUBS CORNUS SERICEA / RED TWIG DOGWOOD ILEX GLABRA / HUBBARD HOLLY ILEX VERTICILLATA / WINTERBERRY	18

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	DESIGNED BY E. JAVAHERI
	CHECKED BY S. WILEY
	SCALE 1"=20'

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CITY OF RICHMOND - VIRGINIA
LANDSCAPE PLAN

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SHEET NO.
L1.2

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DESIGNED BY
E. JAVAHERI

CHECKED BY
S. WILEY

SCALE
1"=20'

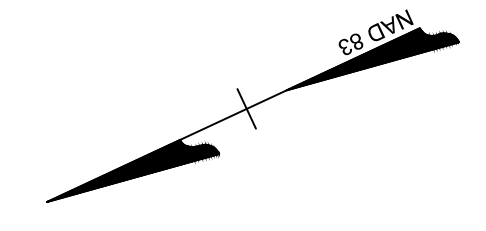
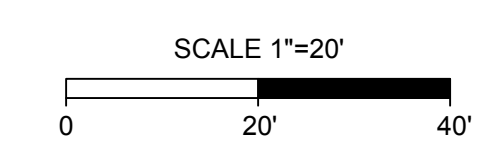
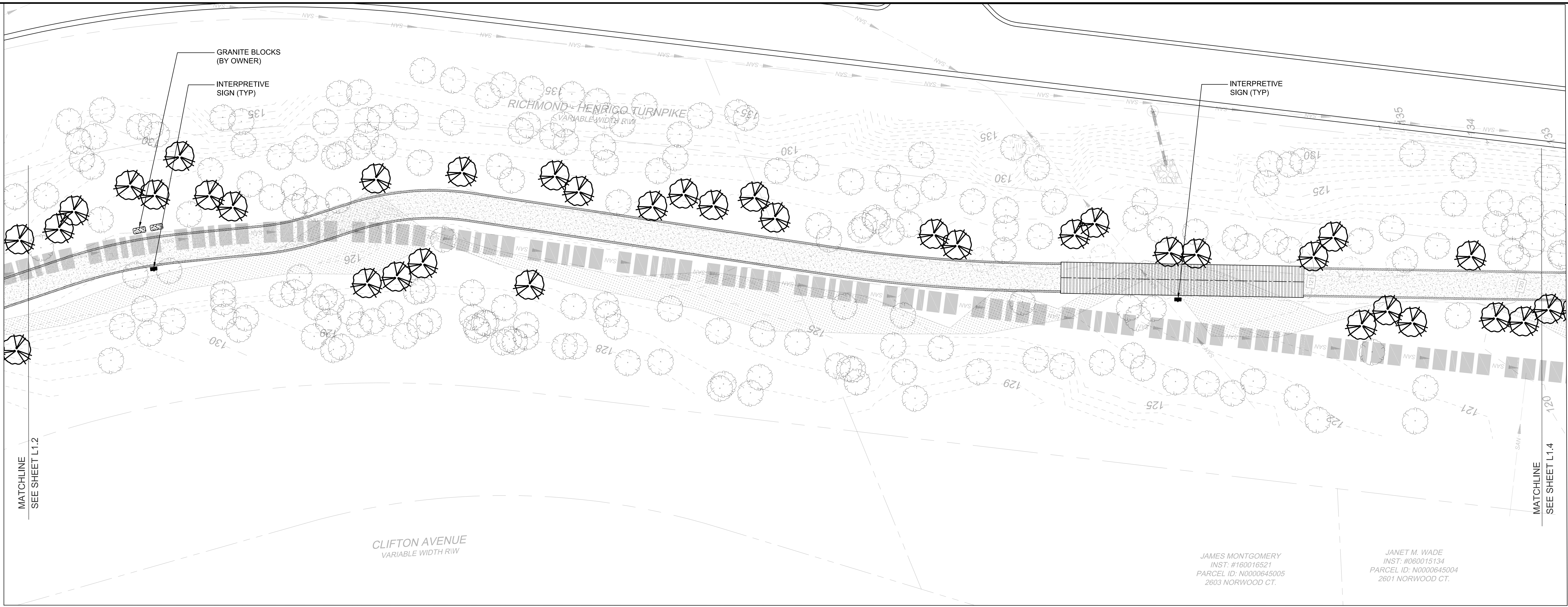
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39962.001

SHEET NO.
L1.3

LANDSCAPE PLAN

CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA

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	GRASS 5 GALLON NATIVE GRASSES PANICUM VIRGATUM / SWITCH GRASS	23
	SHRUBS 5 GALLON NATIVE SHRUBS CORNUS SERICEA / RED TWIG DOGWOOD ILEX GLABRA / INKBERRY HOLLY ILEX VERTICILLATA / WINTERBERRY	18

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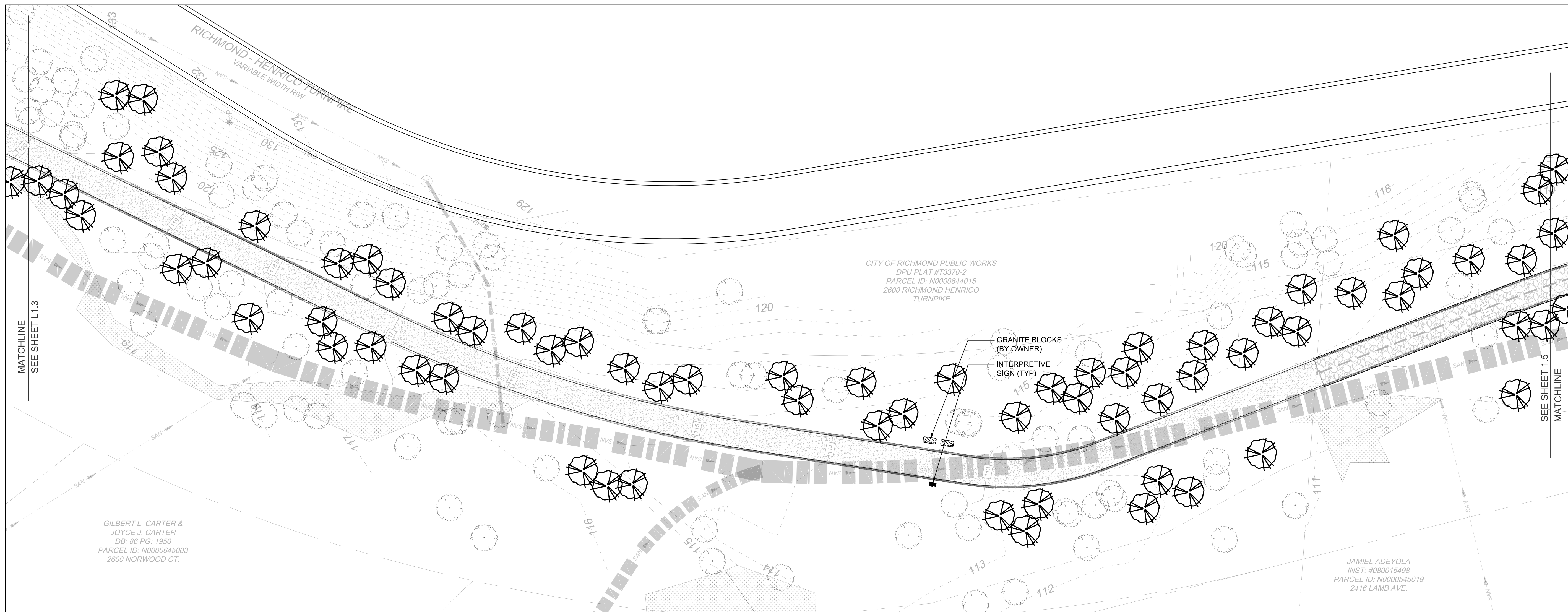
DATE
11-09-2017
DRAWN BY
E. JAVAHERI
DESIGNED BY
E. JAVAHERI
CHECKED BY
S. WILEY
SCALE
1" = 20'

TIMMONS GROUP

CANNON CREEK GREENWAY CITY OF RICHMOND - VIRGINIA LANDSCAPE PLAN

JOB NO.
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L1.4

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	UNDERSTORY TREES 2" CALIPER NATIVE TREES AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CHIDONANTHUS VIRGINICUS / WHITE FRINGETREE CORNUS FLORIDA / EASTERN DOGWOOD HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	196
	GRASS 1 GALLON NATIVE GRASSES PANICUM VIRGATUM / SWITCH GRASS	23
	SHRUBS 5 GALLON NATIVE SHRUBS CORNUS SERICEA / RED TWIG DOGWOOD ILEX GLABRA / INKERRY HOLLY ILEX VERTICILLATA / WINTERBERRY	18

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	11-09-2017
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DESIGNED BY	E. JAVAHERI
CHECKED BY	S. WILEY
SCALE	VARIES

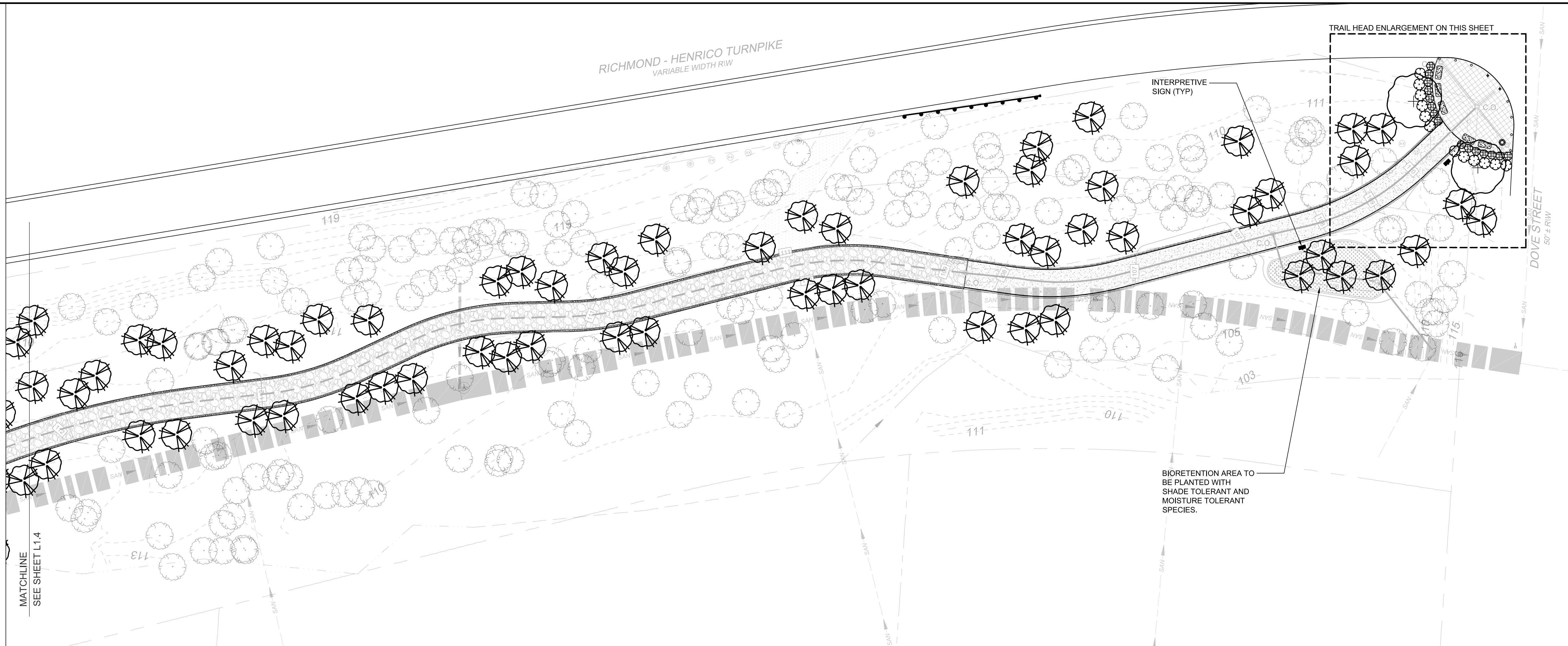
TIMMONS GROUP

CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA
LANDSCAPE PLAN

JOB NO.
39962.001

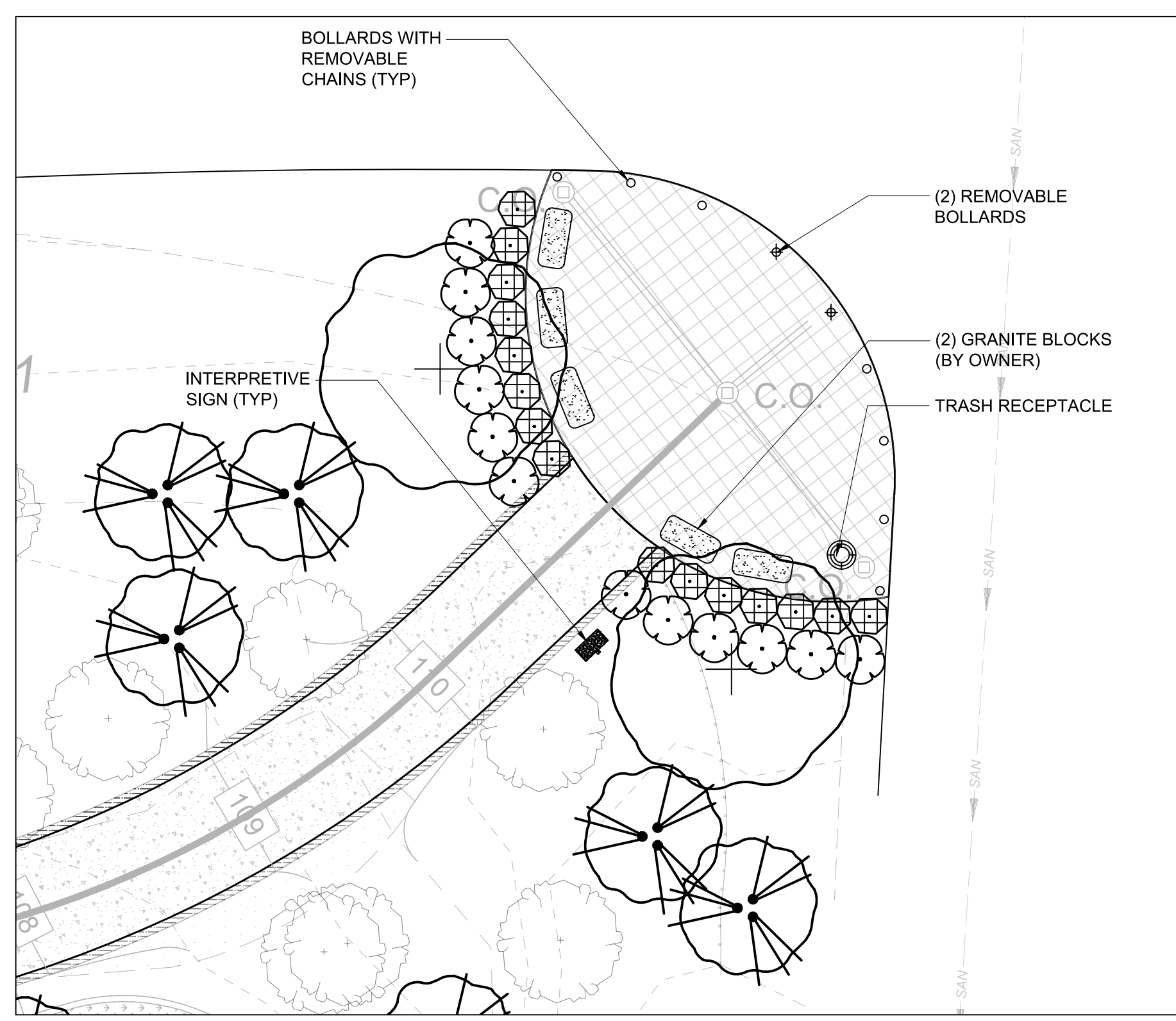
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CONCEPT PLANT SCHEDULE

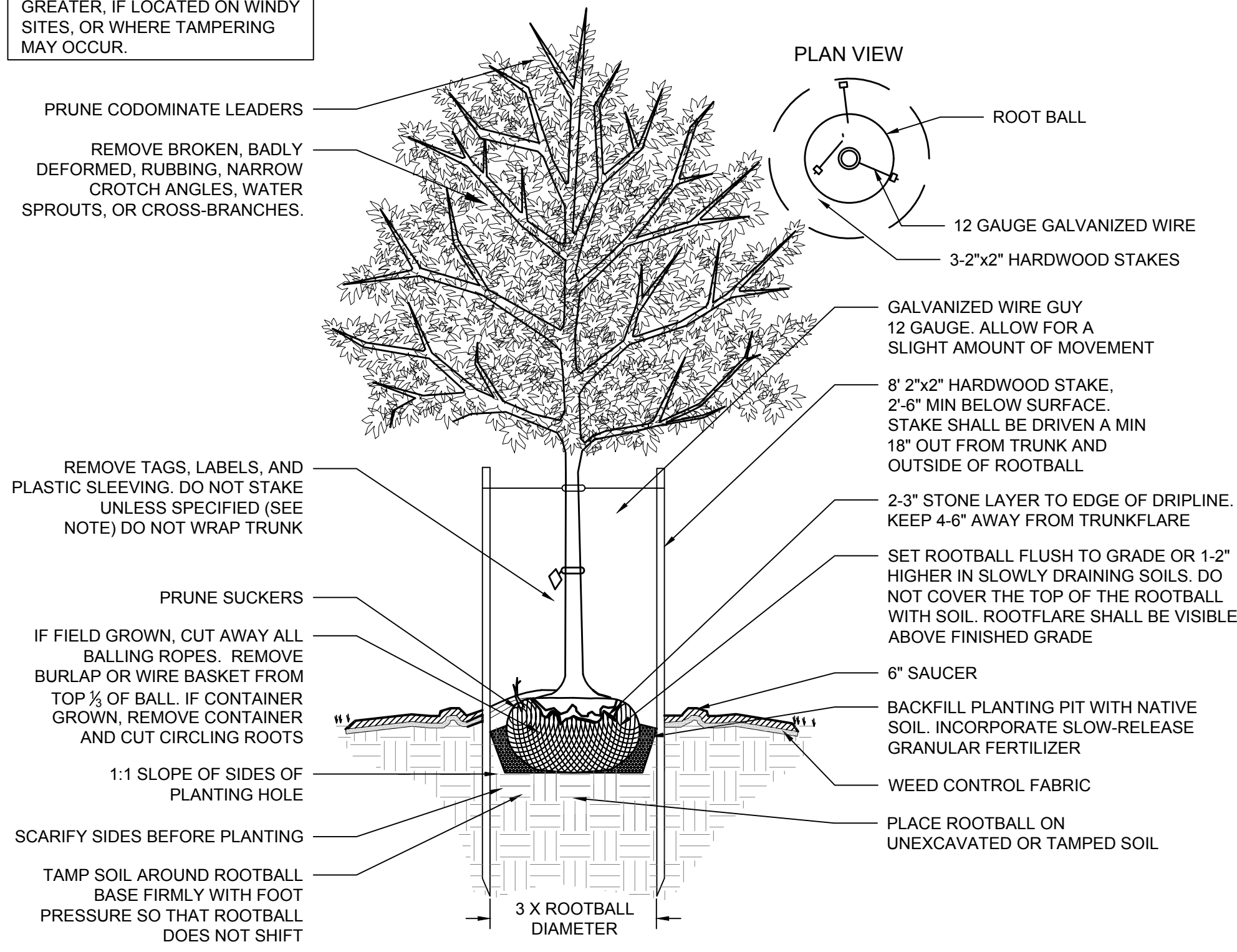
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(*)	UNDERSTORY TREES 2" CALIPER NATIVE TREES AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK CERIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CHIONANTHUS VIRGINICUS / WHITE FRINGETREE CORNUS FLORIDA / EASTERN DOGWOOD HAMMELIS VIRGINIANA / COMMON WITCH HAZEL	196
(+)	GRASS 1 GALLON NATIVE GRASSES PANICUM VIRGATUM / SWITCH GRASS	23
(*)	SHRUBS 5 GALLON NATIVE SHRUBS CORNUS SERICEA / RED TWIG DOGWOOD ILEX GLABRA / INKERRY HOLLY ILEX VERTICILLATA / WINTERBERRY	18



TRAIL HEAD ENLARGEMENT

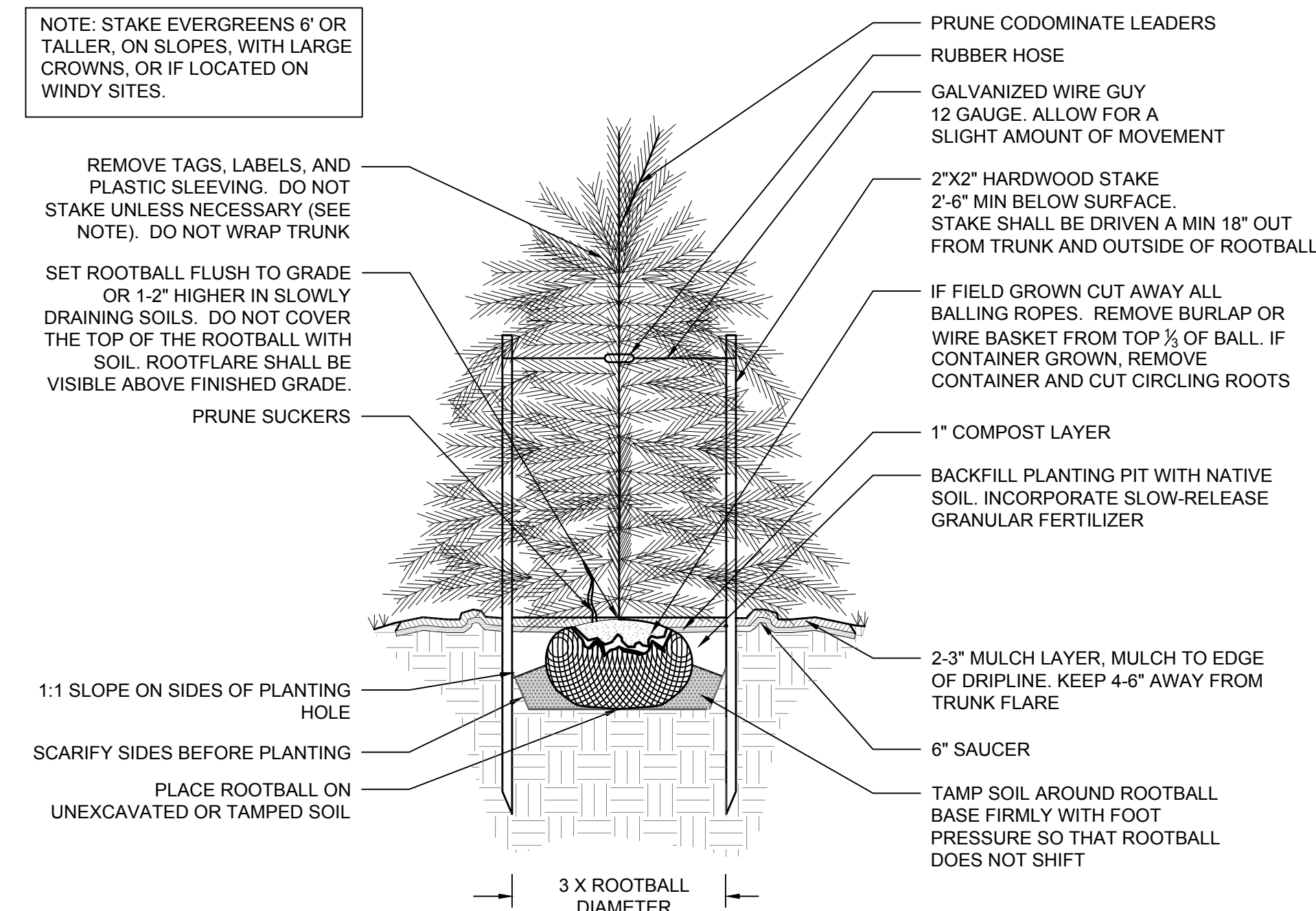
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NOTE: ONLY STAKE TREES WITH LARGE CROWNS, 2" CALIPER OR GREATER, IF LOCATED ON WINDY SITES, OR WHERE TAMPERING MAY OCCUR.



1 DECIDUOUS TREE PLANTING
NOT TO SCALE

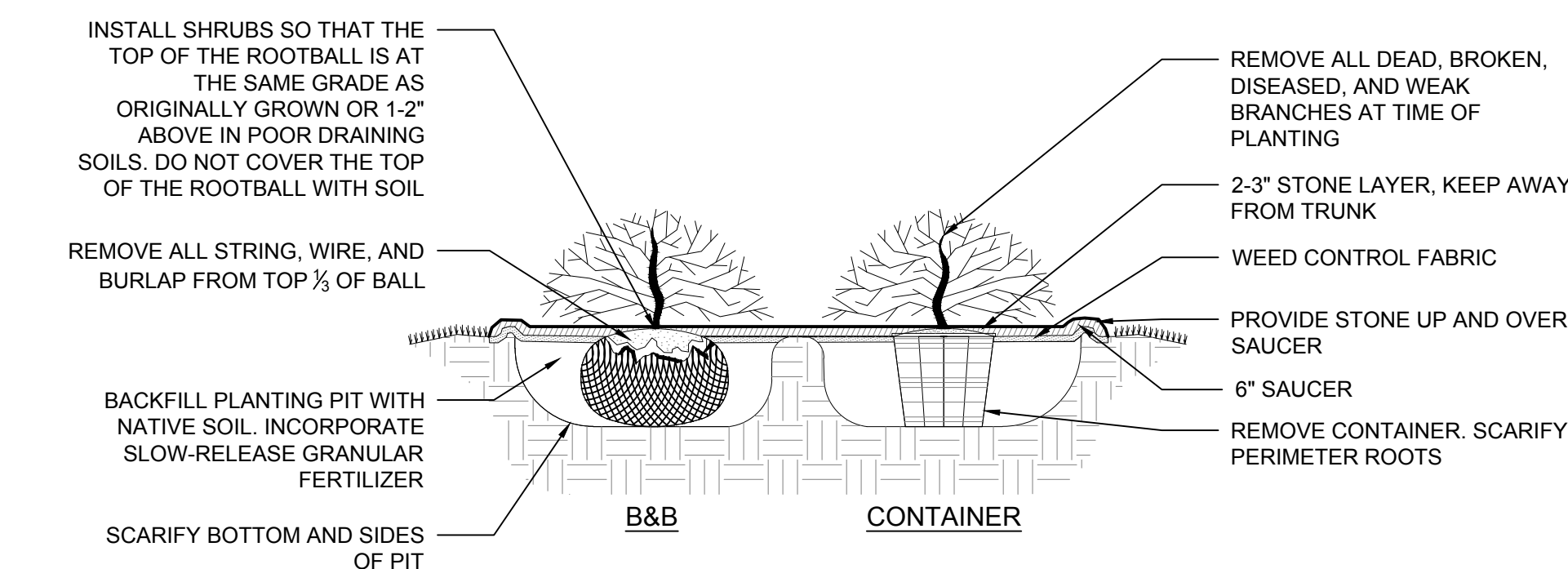
NOTE: STAKE EVERGREENS 6' OR TALLER, ON SLOPES, WITH LARGE CROWNS, OR IF LOCATED ON WINDY SITES.



2 EVERGREEN PLANTING
NOT TO SCALE

	A	B	C	D
	TREE ID	TREE SPECIES	TREE SIZE (INCHES) DBH	REPLACEMENT REQUIREMENT (INCHES) DBH
1				
2	1250	GUM	24	24
3	1279	GUM	15	15
4	1333	OAK	22	22
5	1606	MAPLE	8	8
6	1836	MAPLE	6	6
7	1837	MAPLE	10	10
8	2034	OAK	14	14
9	2247	POPLAR	8	8
10	2627	GUM	10	10
11	2629	GUM	12	12
12	2641	GUM	16	16
13	2642	GUM	8	8
14	2643	MAPLE	12	12
15	3041	GUM	6	6
16	3110	OAK	18	18
17	3235	POPLAR	15	15
18	3236	GUM	8	8
19	3242	MAGNOLIA	4	4
20	3243	MAGNOLIA	3	3
21	3244	MAGNOLIA	4	4
22	3245	OAK	25	25
23	3253	GUM	8	8
24	3357	GUM	12	12
25	3359	MAPLE	8	8
26	3375	GUM	6	6
27	3376	OAK	12	12
28	3378	OAK	6	6
29	3379	OAK	6	6
30	3380	TREE OF HEAVEN	10	10
31	3381	HOLLY	3	3
32	3382	MAPLE	12	12
33	3383	TREE OF HEAVEN	4	4
34	3384	TREE OF HEAVEN	8	8
35	3385	GUM	4	4
36	3386	GUM	6	6
37	3387	OAK	12	12
38	3389	OAK	24	24
39	3390	OAK (DEAD)	12	0 (DEAD)
40	3391	MAPLE	16	16
41				
42	TOTAL INCHES FOR REPLACEMENT			405

TOTAL INCHES PROVIDED WITH LANDSCAPE PLAN 406



3 SHRUB PLANTING
NOT TO SCALE

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.

CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES 2" CALIPER NATIVE TREES ACER RUBRUM / RED MAPLE BETULA NIGRA / RIVER BIRCH MULTI-TRUNK LIRIODENDRON TULIPIFERA / TULIP TREE QUERCUS PHELLOS / WILLOW OAK QUERCUS RUBRA / RED OAK QUERCUS SHUMARDII / SHUMARD RED OAK	7
	UNDERSTORY TREES 2" CALIPER NATIVE TREES AMEL ANCHIER CANADENSIS / SHADBLow SERVICEBERRY MULTITRUNK CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CHONANTHUS VIRGINICUS / WHITE FRINGETREE CORNUS FLORIDA / EASTERN DOGWOOD HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	196
	GRASS 1 GALLON NATIVE GRASSES PANICUM VIRGATUM / SWITCH GRASS	23
	SHRUBS 5 GALLON NATIVE SHRUBS CORNUS SERICEA / RED TWIG DOGWOOD ILEX GLABRA / INK BERRY HOLLY ILEX VERTICILLATA / WINTERBERRY	18

30% PLANS
NOT FOR
CONSTRUCTION

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YOUR VISION ACHIEVED THROUGH OURS.

DATE
11-09-2017
DRAWN BY
E. JAVAHERI
DESIGNED BY
E. JAVAHERI
CHECKED BY
S. WILEY
SCALE
1/8"

TIMMONS GROUP
CANNON CREEK GREENWAY
CITY OF RICHMOND - VIRGINIA
LANDSCAPE NOTES & DETAILS

JOB NO.
39962.001
SHEET NO.
L2.0

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