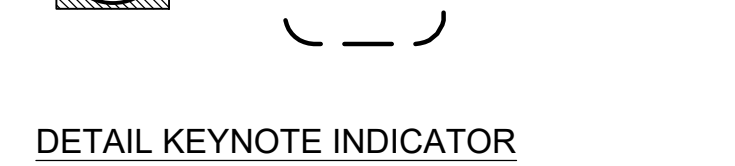
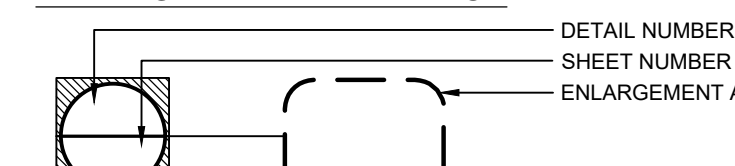
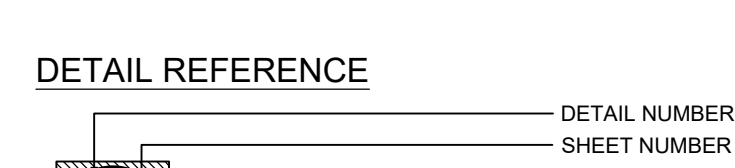
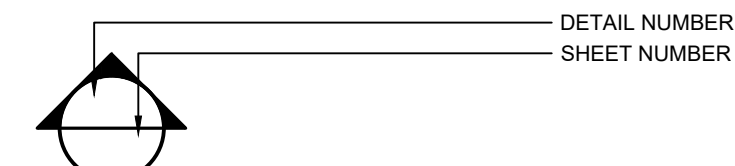
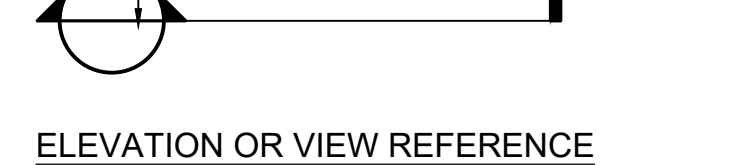
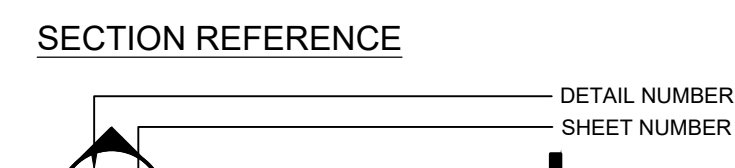
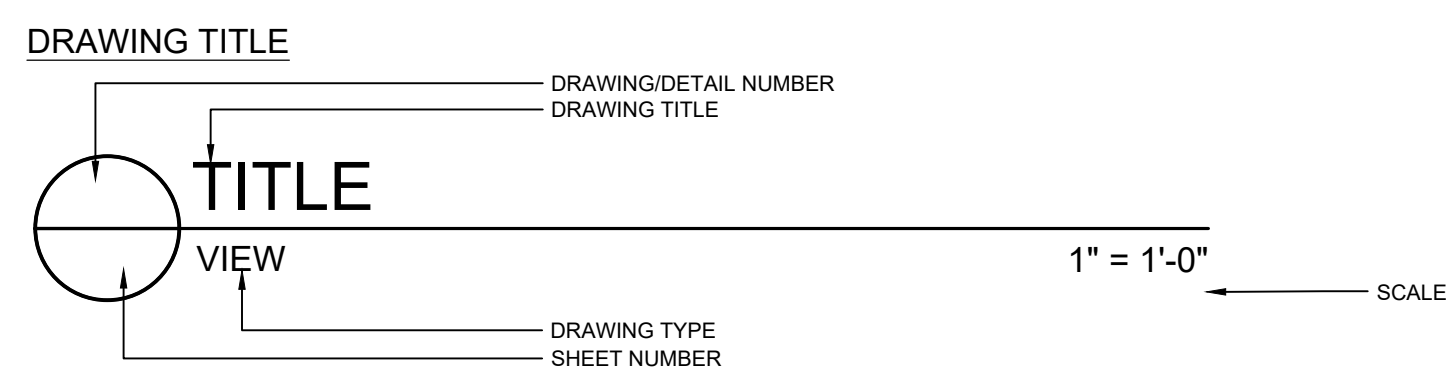


ABBREVIATIONS

A	AD ADJ AFG ALT ALUM APPROX ARCH	AREA DRAIN ADJACENT ABOVE FINISHED GRADE ALTERNATE ALUMINUM APPROXIMATE ARCHITECT(URAL)	L	L LT LP	LENGTH LIGHT LOW POINT
B	BC BLDG BLKG BOC BOT BR BS BW	BOTTOM OF CURB BUILDING BLOCKING BACK OF CURB BOTTOM BOTTOM OF RAMP BOTTOM OF STAIR BOTTOM OF WALL	M	MAS MATL MAX MECH MED MFR MIN MISC MTL	MASONRY MATERIAL MAXIMUM MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL
C	CEM CIP CJ CMU CO COL CONIT CONC CU FT	CEMENT CAST IN PLACE CONTROL JOINT CONCRETE MASONRY UNIT CLEANOUT COLUMN CONTINUOUS CONCRETE CUBIC FEET	N	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D	DD DE DI DIA DIAG DIM DN DS DWG(S)	DECK DRAIN DRAINAGE EASEMENT DRAIN INLET DIAMETER DIAGONAL DIMENSION DOWN DOWN SPOUT DRAWING(S)	O	OC OD OPNG OPP	ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE
E	E EA EJ EL ELEC EOP EQ EQUIP ESMT EW EXP EXIST EXT	EAST EACH EXPANSION JOINT ELEVATION ELECTRIC(AL) EDGE OF PAVEMENT EQUAL EQUIPMENT EASEMENT EACH WAY EXPANSION EXISTING EXTERIOR	P	PB PERF PNL PNT PSI PT POB POC PROP	PLANT BED PERFORATED PANEL PAINT(ED) POUNDS/SQUARE INCH PRESSURE TREATED POINT OF BEGINNING POINT OF CURVATURE PROPOSED
F	FAB FDC FH FIN FOC FT FTG	FABRIC FIRE DEPT. CONNECTION FIRE HYDRANT FINISH FACE OF CURB FOOT, FEET FOOTING	Q	QTY	QUANTITY
G	GA GAL GALV GC GV	GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GATE VALVE	R	RAD REINF REQD REV R.O.W	RADIUS REINFORC(E), (ING) REQUIRED REVISION RIGHT OF WAY
H	HDW HDWD HORZ HP HT	HARDWARE HARDWOOD HORIZONTAL HIGH POINT HEIGHT	S	S SB SCHED SD SF SIM SQ SSMH STL SSTL STD SUSP SW SYM	SOUTH SETBACK SCHEDULE(E), (ED) STORM DRAIN SQUARE FOOT, FEET SIMILAR SQUARE SANITARY SEWER MANHOLE STEEL STAINLESS STEEL STANDARD SUSPENDED SIDEWALK SYMBOL
I	ID INCL INSUL INT INV	INSIDE DIAMETER INCLUDE INSULATION INTERIOR INVERT	T	TBD TC THK TR TS TW TYP	TO BE DETERMINED TOP OF CURB THICK(NESS) TOP OF RAMP TOP OF STAIR TOP OF WALL TYPICAL
J	JB JT	JUNCTION BOX JOINT	U	UE U.N.O	UTILITY EASEMENT UNLESS NOTED OTHERWISE
K	KO	KNOCK OUT	V	VERT VIF	VERTICAL VERIFY IN FIELD
			W	W W/O WD WL WM WT WWM	WEST, WIDE, WIDTH WITH WITHOUT WOOD WATER LINE WATER METER WEIGHT WELDED WIRE MESH

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

SYMBOLS



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DRAWN: CT CHECKED: GC
DATE: 2023-05-17

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4600 FAIRFAX DRIVE

**4.1 SITE PLAN
COUNTY BOARD SUBMISSION
ARLINGTON COUNTY, VIRGINIA**

SUBMISSIONS		
NO.	DESCRIPTION	DATE
	4.1 SITE PLAN SUBMISSION	2021-11-23
	4.1 SITE PLAN ACCEPTANCE	2022-01-25
	4.1 SITE PLAN POST ACCEPTANCE	2022-05-23
	4.1 SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:
SHEET TITLE:
GENERAL NOTES

SHEET #:
L001

MATERIALS + PAVING NOTES:

- ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 - PROOF-ROLL SUBGRADE. PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
- CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
 - DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
 - AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
 - SLUMP: 3 TO 5 INCHES
 - AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
 - CONCRETE THICKNESS:
 - PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
 - ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- CONCRETE REINFORCING:
 - 4" THICK PAVING: #3s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 8" THICK PAVING: #5s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
 - ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- CONTROL JOINTS (TROWEL OR SAW CUT)
 - TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
- EXPANSION JOINTS
 - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
 - EXPANSION JOINTS TO BE CLEARED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH A SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
 - CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER, UNLESS NOTED OTHERWISE. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

- MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
- MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDESIGN.

PLANTING NOTES:

- SEE SHEET L603 PLANTING NOTES

PLANTERS/POTS/SEASONAL PLANTING NOTES:

- SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
- A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
- PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
- WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
- CONTACT LANDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: WALTER L. PHILLIPS ON APRIL 5, 2021
- ARCHITECTURAL INFORMATION IS FROM PLANS BY: HORD, COPLAN, MACHT
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDESIGN IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM INACCURATE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY LANDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDESIGN PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDESIGN SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

- ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE ARLINGTON COUNTY STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY ARLINGTON COUNTY.
- EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
- ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
- JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
- FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
- CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
- ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
- PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

- STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
- WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
- ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
- ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
- CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
- REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

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DRAWN: CT CHECKED: GC

DATE: 2023-05-17

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**4.1 SITE PLAN
COUNTY BOARD SUBMISSION**

ARLINGTON COUNTY, VIRGINIA

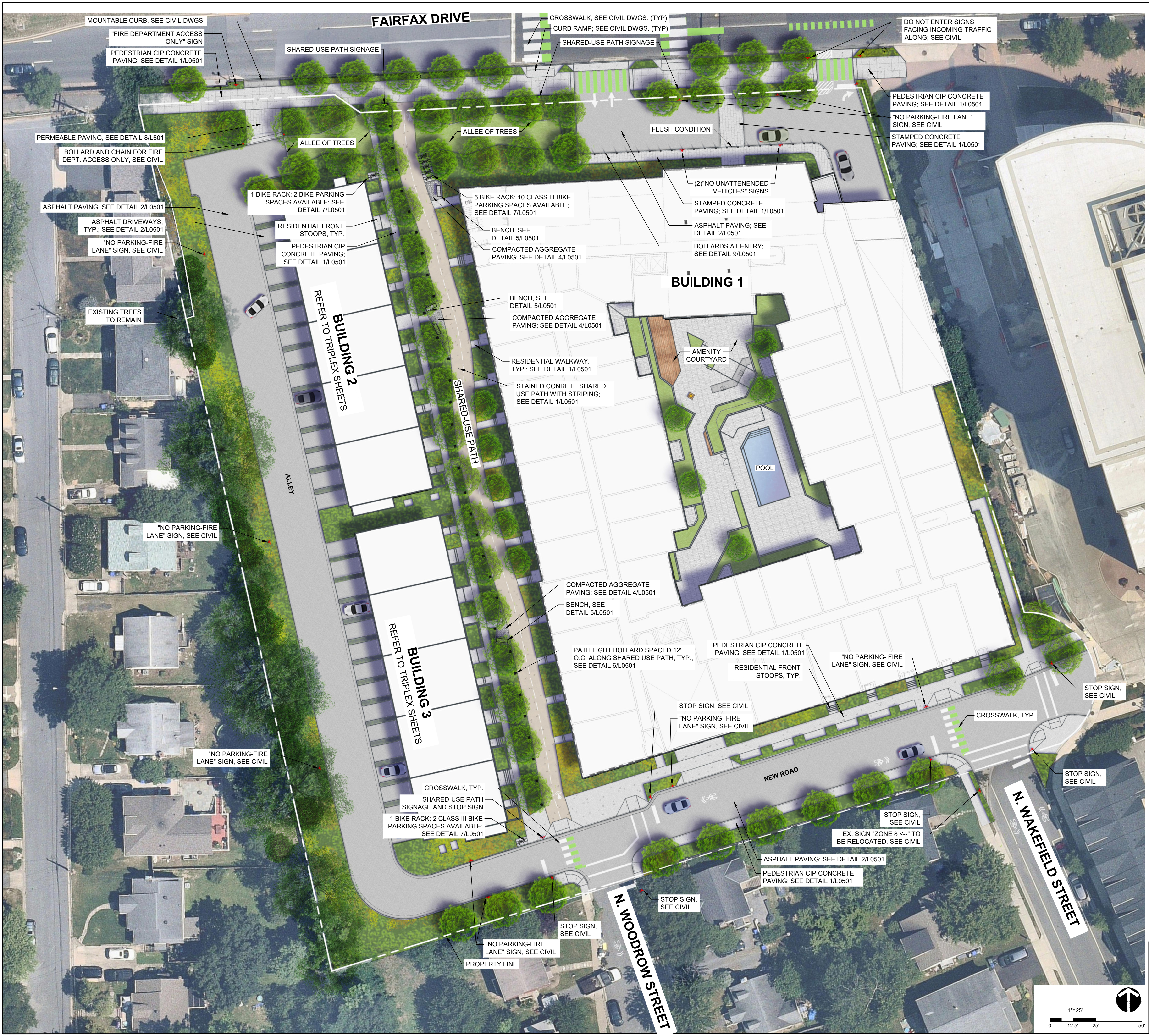
SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 SITE PLAN SUBMISSION	2021-11-23
	4.1 SITE PLAN ACCEPTANCE	2022-01-25
	4.1 SITE PLAN POST ACCEPTANCE	2022-05-23
	4.1 SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:

SHEET TITLE:
GENERAL NOTES

SHEET #:
L002



BICYCLE FACILITIES		
TYPE	QUANTITY	BIKE SPACES
CLASS III BIKE RACK - BUILDING 1	5	10
CLASS III BIKE RACK - BUILDING 2	1	2
CLASS III BIKE RACK - BUILDING 3	1	2

- NOTES:
- ALL STREET TREES WILL PROVIDE A MINIMUM OF 600 CUBIC FEET OF SOIL PER TREE. SOIL DEPTHS FOR STREET TREES TO BE 36" MINIMUM. SEE SOIL VOLUME TABULATION TABLE ON SHEET L402.
 - ALL ON SITE TREES (OUTSIDE STREETScape) THAT ARE COUNTED TOWARD TREE REPLACEMENT AND/OR CANOPY CREDITS WILL PROVIDE A MINIMUM 300 CUBIC FEET OF SOIL PER TREE AND A MINIMUM 36" SOIL DEPTH. SEE SOIL VOLUME TABULATION TABLE ON SHEET L402.
 - UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.
 - ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.
 - ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL AND SITE DESIGN.
 - DRAWINGS ARE NOT FOR CONSTRUCTION.
 - PROPOSED STREET TREES LOCATED OUTSIDE OF SITE PROPERTY LINE WILL NOT COUNT TOWARDS TREE CANOPY CREDIT. SEE SOIL VOLUME TABULATION TABLE AND TREE CANOPY CALCULATION TABLE ON SHEET L402.
 - INDICATED PROPOSED STREET TREES ARE SUBJECT TO UTILITY CONFIRMATION AND COORDINATION.

LandDesign.

4600 FAIRFAX DRIVE

4.1 SITE PLAN
 COUNTY BOARD SUBMISSION
 ARLINGTON COUNTY, VIRGINIA

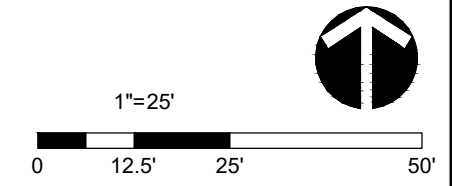
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 DATE: 2023-05-17

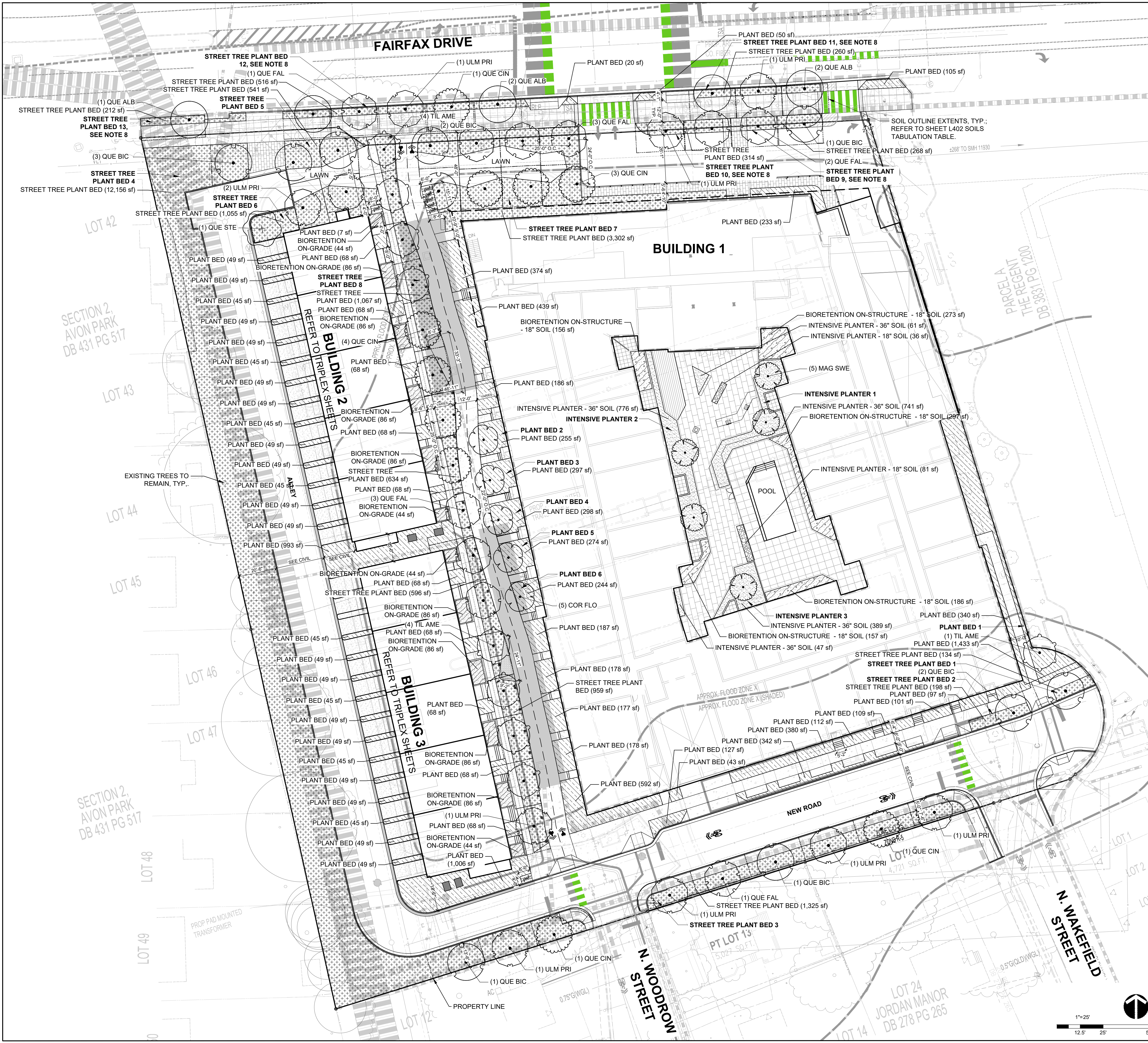
200 S. PEYTON STREET
 ALEXANDRIA, VA 22314
 (703) 549-7784
 WWW.LANDDESIGN.COM

SUBMISSIONS		
NO.	DESCRIPTION	DATE
4.1	SITE PLAN SUBMISSION	2021-11-23
4.1	SITE PLAN ACCEPTANCE	2022-01-25
4.1	SITE PLAN POST ACCEPTANCE	2022-05-23
4.1	SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:
 SHEET TITLE:
 CONCEPT SITE PLAN

SHEET #:
L101





PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL NAME
	TIL AME	9	TILIA AMERICANA
	COR FLO	5	CORNUS FLORIDA
	QUE STE	1	QUERCUS STELLATA
	ULM PRI	10	ULMUS AMERICANA 'PRINCETON'
	QUE CIN	10	QUERCUS COCCINEA
	QUE FAL	10	QUERCUS FALCATA
	QUE BIC	10	QUERCUS BICOLOR
	MAG SWE	5	MAGNOLIA VIRGINIANA
	QUE ALB	5	QUERCUS ALBA

1. ALL PROPOSED TREES WILL PROVIDE A MINIMUM OF SOIL VOLUME REQUIRED PER TREE. SEE SOIL VOLUME TABULATION TABLE ON SHEET L402.

CONCEPT PLANT LEGEND

	STREET TREE PLANT BED SEE PLANTING DETAILS ON SHEET L601
	PLANT BED SEE PLANTING DETAILS ON SHEET L601 & L602
	BIORETENTION ON-STRUCTURE - 18" SOIL SEE DETAIL 2/L602
	INTENSIVE PLANTER - 36" SOIL SEE DETAIL 3/L602
	BIORETENTION ON-GRADE SEE CIVIL DWG(S)
	INTENSIVE PLANTER - 18" SOIL SEE DETAIL 5/L602

- NOTES:
- ALL STREET TREES WILL PROVIDE A MINIMUM OF 600 CUBIC FEET OF SOIL PER TREE. SOIL DEPTHS FOR STREET TREES TO BE 36" MINIMUM. SEE SOIL VOLUME TABULATION TABLE ON SHEET L402.
 - ALL ON SITE TREES (OUTSIDE STREETScape) THAT ARE COUNTED TOWARD TREE REPLACEMENT AND/OR CANOPY CREDITS WILL PROVIDE A MINIMUM 300 CUBIC FEET OF SOIL PER TREE AND A MINIMUM 36" SOIL DEPTH. SEE SOIL VOLUME TABULATION TABLE ON SHEET L402.
 - UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.
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 - DRAWINGS ARE NOT FOR CONSTRUCTION.
 - PROPOSED STREET TREES LOCATED OUTSIDE OF SITE PROPERTY LINE WILL NOT COUNT TOWARDS TREE CANOPY CREDIT. SEE SOIL VOLUME TABULATION TABLE AND TREE CANOPY CALCULATION TABLE ON SHEET L402.
 - INDICATED PROPOSED STREET TREES ARE SUBJECT TO UTILITY CONFIRMATION AND COORDINATION.

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4.1 SITE PLAN
COUNTY BOARD SUBMISSION
ARLINGTON COUNTY, VIRGINIA

DRAWN: CT CHECKED: GC
DATE: 2023-05-17

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SUBMISSIONS		
NO.	DESCRIPTION	DATE
4.1	SITE PLAN SUBMISSION	2021-11-23
4.1	SITE PLAN ACCEPTANCE	2022-01-25
4.1	SITE PLAN POST ACCEPTANCE	2022-05-23
4.1	SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:
SHEET TITLE:
PLANTING PLAN - SITE

SHEET #:
L401

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	SPD.	REMARKS
	COR FLO	5	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	.75" - 1"	2' - 3'		
	MAG SWE	5	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	B & B		6' - 7'	3' - 5'	
	QUE ALB	5	QUERCUS ALBA / WHITE OAK	B & B	1 3/4" - 2"	4' - 5'		3.5" CALIPER FOR STREET TREES**
	QUE BIC	10	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	1 3/4" - 2"	4' - 5'		3.5" CALIPER FOR STREET TREES**
	QUE CIN	10	QUERCUS COCCINEA / SCARLET OAK	B & B	1 3/4" - 2"	4' - 5'		3.5" CALIPER FOR STREET TREES**
	QUE FAL	10	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	1 3/4" - 2"	4' - 5'		3.5" CALIPER FOR STREET TREES**
	QUE STE	1	QUERCUS STELLATA / POST OAK	B & B	3 1/2"	3' - 5'		3.5" CALIPER FOR STREET TREES**
	TIL AME	9	TILIA AMERICANA / AMERICAN LINDEN	B & B	2"-2 1/2"	3' - 5'		3.5" CALIPER FOR STREET TREES**
	ULM PRI	10	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2"-2 1/2"	3' - 5'		3.5" CALIPER FOR STREET TREES**

CONCEPT PLANT SCHEDULE SITE

	STREET TREE PLANT BED SEE PLANTING DETAILS ON SHEET L601	23,537 SF
	PLANT BED SEE PLANTING DETAILS ON SHEET L601 & L602	11,099 SF
	BIORETENTION ON-STRUCTURE - 18" SOIL SEE DETAIL 2/L602	1,069 SF
	INTENSIVE PLANTER - 36" SOIL SEE DETAIL 3/L602	2,014 SF
	BIORETENTION ON-GRADE SEE CIVIL DWG(S)	864 SF
	INTENSIVE PLANTER - 18" SOIL SEE DETAIL 5/L602	117 SF

SOIL VOLUME TABULATION

LOCATION	TREE	TREE SOIL AREA	TREE SOIL VOLUME (3 FT DEPTH)
INTENSIVE PLANTER 1	MAG SWE 1	370	1110
	MAG SWE 2	370	1110
INTENSIVE PLANTER 2	MAG SWE 3	387	1161
	MAG SWE 4	387	1161
INTENSIVE PLANTER 3	MAG SWE 5	387	1161
	TIL AME 1*	457	1371
PLANT BED 1	TIL AME 1*	457	1371
PLANT BED 2	COR FLO 1*	303	909
PLANT BED 3	COR FLO 2*	331	993
PLANT BED 4	COR FLO 3*	332	996
PLANT BED 5	COR FLO 4*	321	963
PLANT BED 6	COR FLO 5*	300	900
STREET TREE PLANT BED 1	QUE BIC 1* ^o	436	1308
STREET TREE PLANT BED 2	QUE BIC 2* ^o	44	132
STREET TREE PLANT BED 3	ULM PRI 1* ^o	404	1212
	QUE CIN 1* ^o	404	1212
	ULM PRI 2* ^o	401	1203
	QUE BIC 3* ^o	400	1200
	QUE FAL 1* ^o	402	1206
	ULM PRI 3* ^o	400	1200
STREET TREE PLANT BED 4	QUE CIN 2°	408	1224
	ULM PRI 4°	400	1200
	QUE BIC 4°	400	1200
	QUE BIC 5°	400	1200
	STREET TREE PLANT BED 5	QUE BIC 6°	420
	QUE BIC 7°	403	1209
	STREET TREE PLANT BED 6	QUE STE 1°	321
	ULM PRI 5°	410	1230
	ULM PRI 6°	440	1320
STREET TREE PLANT BED 7	QUE BIC 8°	403	1209
	QUE BIC 9°	400	1200
	QUE FAL 2°	454	1362

	QUE FAL 3°	427	1281
	QUE FAL 4°	422	1266
	QUE CIN 3°	457	1371
	QUE CIN 4°	466	1398
	QUE CIN 5°	493	1479
STREET TREE PLANT BED 8	TIL AME 2* ^o	400	1200
	TIL AME 3* ^o	413	1239
	TIL AME 4*	404	1212
	TIL AME 5*	414	1242
	QUE CIN 6*	416	1248
	QUE CIN 7*	470	1410
	QUE CIN 8*	440	1320
	QUE CIN 9*	406	1218
	QUE FAL 5*	403	1209
	QUE FAL 6*	400	1200
	QUE FAL 7*	422	1266
	TIL AME 6*	423	1269
	TIL AME 7*	401	1203
	TIL AME 8*	402	1206
	TIL AME 9*	406	1218
	ULM PRI 7*	403	1209
STREET TREE PLANT BED 9	QUE BIC 10* ^o	400	1200
	QUE FAL 8* ^o	400	1200
STREET TREE PLANT BED 10	QUE FAL 9* ^o	400	1200
	ULM PRI 8* ^o	400	1200
STREET TREE PLANT BED 11~	QUE ALB 1* ^o	400	1200
	ULM PRI 9* ^o	400	1200
	QUE ALB 2* ^o	400	1200
STREET TREE PLANT BED 12~	QUE ALB 3* ^o	400	1200
	QUE CIN 10* ^o	400	1200
	ULM PRI 10* ^o	400	1200
	QUE FAL 10* ^o	400	1200
	QUE ALB 4* ^o	400	1200
STREET TREE PLANT BED 13~	QUE ALB 5* ^o	400	1200

- * INDICATES TREE BED WILL NEED SOIL EXPANSION TECHNOLOGY TO REACH REQUIRED SOIL VOLUME. FINAL LOCATION TO BE CONFIRMED AT LANDSCAPE PLAN.
- o INDICATES STREET TREE OF 3.5" CALIPER MIN. PER SCHEDULE.
- ~ INDICATES PLANT BEDS WITH PROPOSED STREET TREES LOCATED OUTSIDE OF SITE PROPERTY LINE THAT WILL NOT COUNT TOWARDS TREE CANOPY CREDIT.

20-YEAR TREE CANOPY COVERAGE WORKSHEET PER CHESAPEAKE BAY PRESERVATION ORDINANCE

QUANTITY	KEY	TREE SPECIES	COMMON NAME	PLANTING SIZE HEIGHT (ft.)	CALIPER SIZE AT PLANTING (in.)	SPREAD AT PLANTING (ft.)	CANOPY SIZE	20 YEAR COVERAGE (sq. ft.)	SUBTOTAL COVERAGE (sq. ft.)
5	COR FLO	CORNUS FLORIDA	FLOWERING DOGWOOD		3/4"-1"	2-3	MEDIUM	218.75	1,093.75
5	MAG SWE	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6'-7'	3/4"-1"	3-4	SMALL-MEDIUM	137.50	687.50
10	QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK		1 3/4"-2"	4-5	LARGE	393.75	3,937.50
9	QUE CIN	QUERCUS COCCINEA	SCARLET OAK		1 3/4"-2"	4-5	LARGE	393.75	3,543.75
9	QUE FAL	QUERCUS FALCATA	SOUTHERN RED OAK		1 3/4"-2"	4-5	LARGE	393.75	3,543.75
1	QUE STE	QUERCUS STELLATA	POST OAK		3 1/2"	3-5	MEDIUM-LARGE	312.50	312.50
9	TIL AME	TILIA AMERICANA	AMERICAN LINDEN		2"-2 1/2"	3-4	LARGE	393.75	3,543.75
8	ULM PRI	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM		2"-2 1/2"	3-5	LARGE	393.75	3,150.00
56	TOTAL TREE QUANTITY PROVIDED								
TOTAL TREE CANOPY COVERAGE PROVIDED								19,812.50	
MINIMUM TREE CANOPY COVERAGE REQUIRED (SEE NOTE 1)								17,167	
TOTAL SITE AREA								171,665	
PERCENT OF TREE CANOPY COVERAGE PROVIDED								11.5%	
PERCENTAGE TREE CANOPY COVERAGE REQUIRED (SEE NOTE 1)								10%	

- NOTES:
1. ARLINGTON COUNTY CODE PER CHAPTER 61 CHESAPEAKE BAY PRESERVATION ORDINANCE MINIMUM TREE CANOPY REQUIREMENTS 61-10.C.1.a.: MINIMUM LOT COVERAGE OF TREE CANOPY IS TEN PERCENT (10%).
 2. FOR CALIPER, SEE PLANTING SCHEDULE SHEET L402

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DATE: 2023-05-17

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4.1 SITE PLAN
COUNTY BOARD SUBMISSION

ARLINGTON COUNTY, VIRGINIA

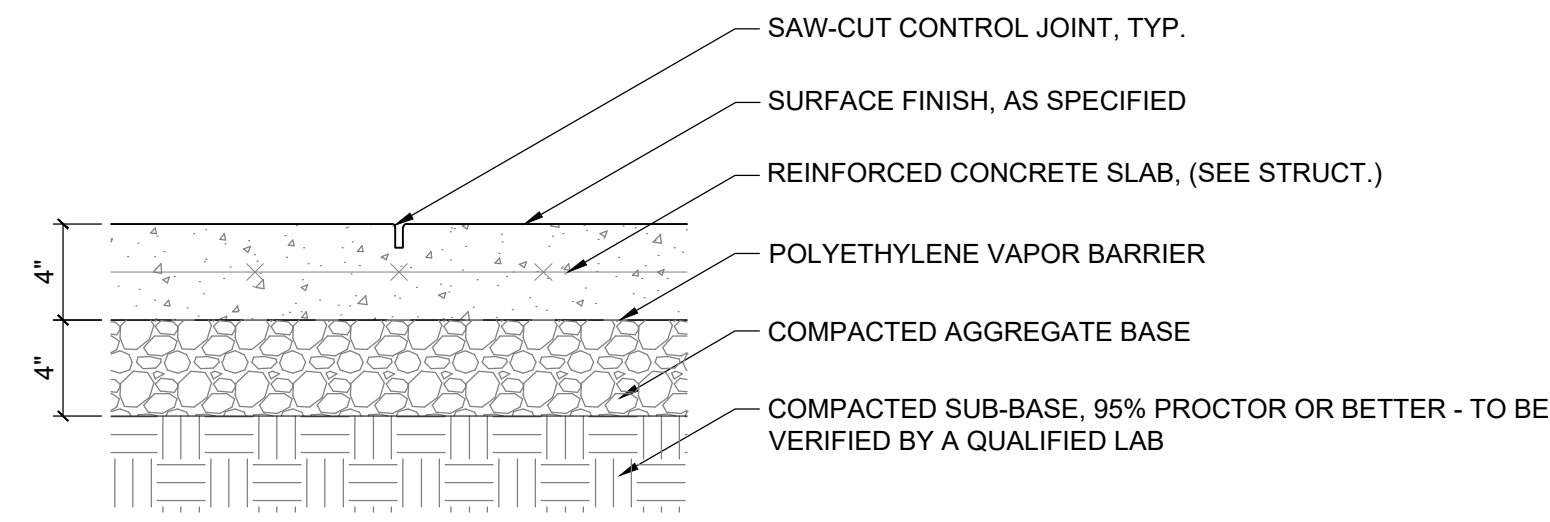
SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 SITE PLAN SUBMISSION	2021-11-23
	4.1 SITE PLAN ACCEPTANCE	2022-01-25
	4.1 SITE PLAN POST ACCEPTANCE	2022-05-23
	4.1 SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:

SHEET TITLE:
PLANTING SCHEDULE AND
TABULATIONS

SHEET #:
L402



1 PED. CIP CONC. PAVING

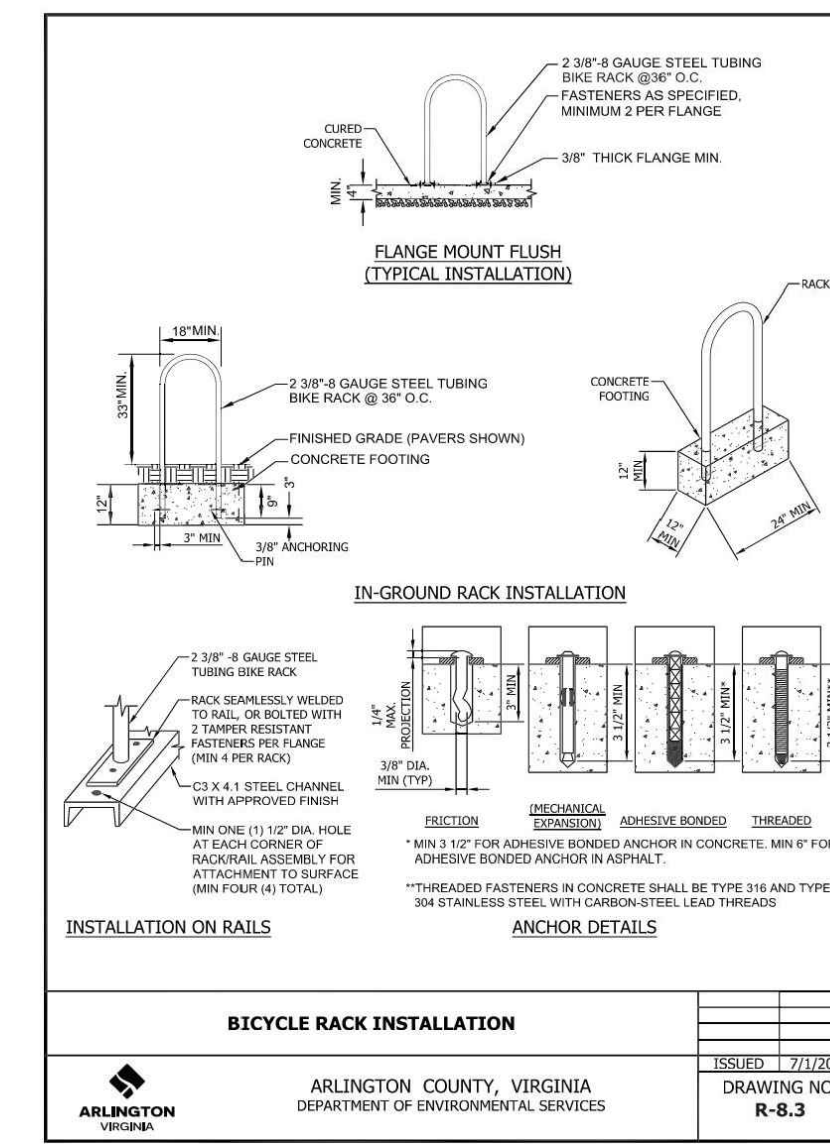
L501 SECTION 1-1/2" = 1'-0"



4 COMPACTED AGGREGATE PAVING

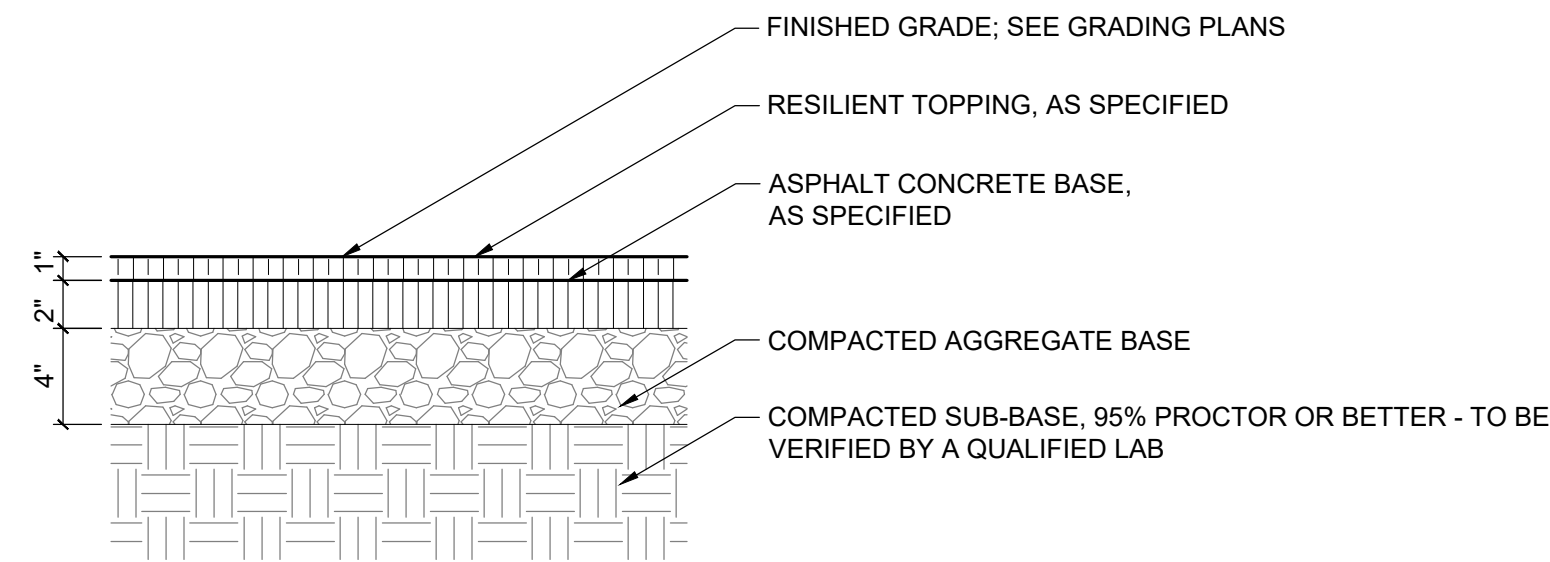
L501 PICTORIAL NTS

NOTES:
 1. IMAGE FOR DESIGN INTENT ONLY
 2. OR APPROVED EQUAL



7 BIKE RACK

L501 VARIES NTS



2 ASPHALT PAVING

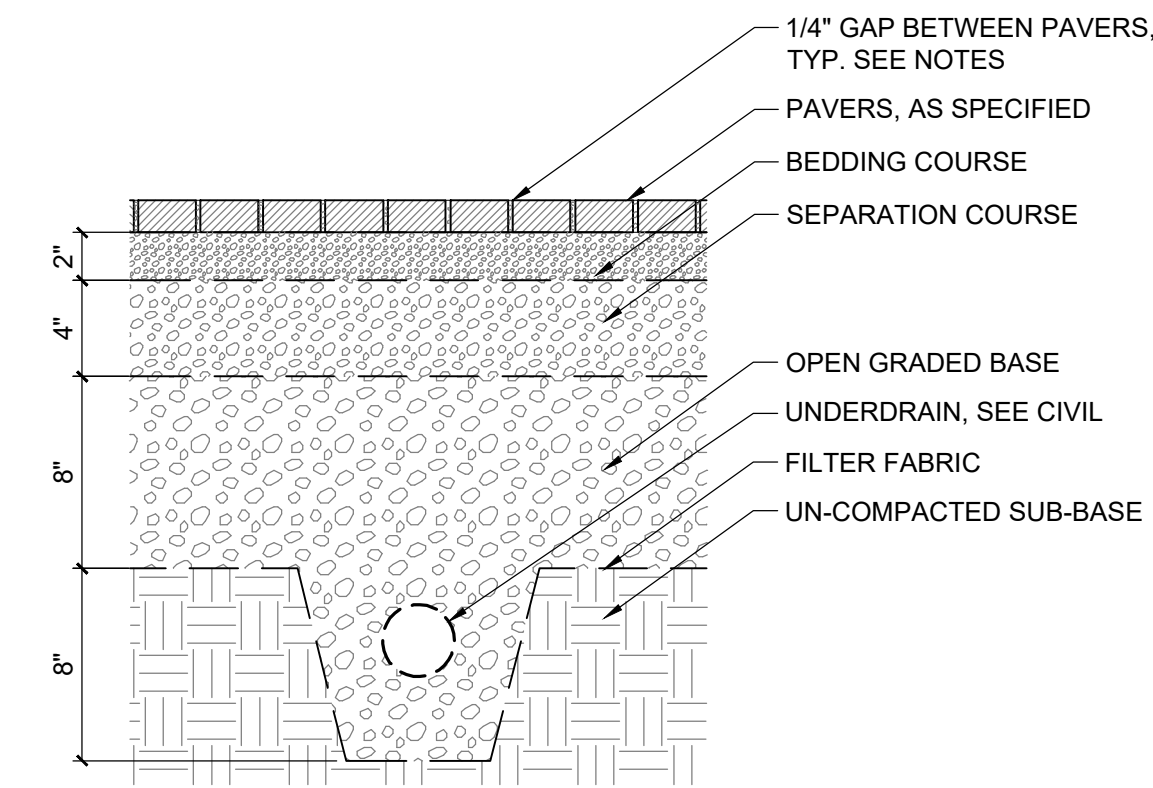
L501 SECTION 1 1/2" = 1'-0"



5 BENCH

L501 PICTORIAL NTS

NOTES:
 1. IMAGE FOR DESIGN INTENT ONLY
 2. OR APPROVED EQUAL



NOTES:
 1. BEDDING COURSE TO CONSIST OF WASHED #1A STONE, SIZES 9.5 MM - 12 MM (3/8" - 1/2")
 2. SEPARATION COURSE TO CONSIST OF WASHED #2 STONE, SIZES 25 MM - 37.5 MM (1" - 1 1/2")
 3. OPEN GRADED BASE TO CONSIST OF #3 - #4 STONE SIZES, 63 MM - 75 MM (2-1/2" - 3")
 4. JOINT MATERIAL TO BE 1/4"-3/8" CRUSHED #1A. FILL TO 1/2" FROM TOP

8 PERMEABLE PAVING-VEHICULAR

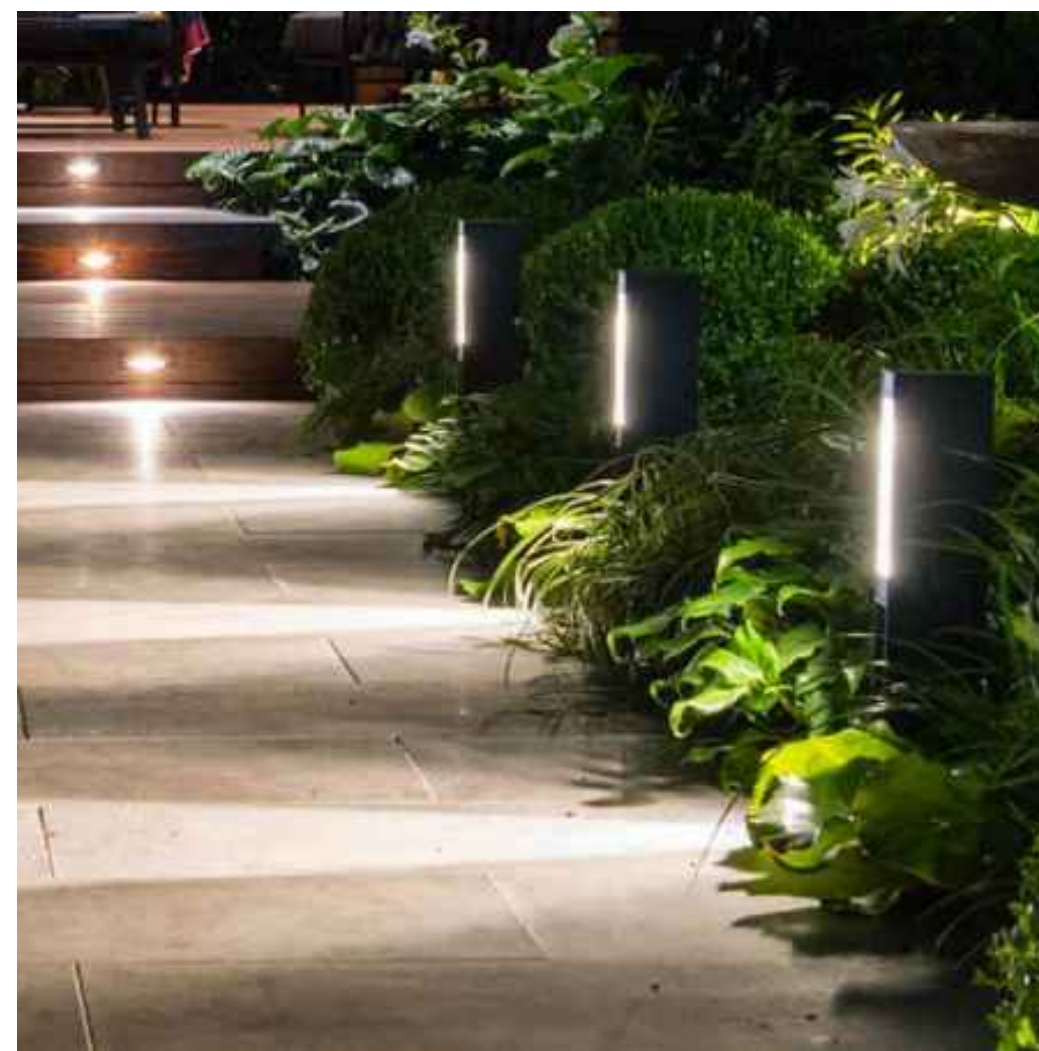
L501 SECTION 1-1/2" = 1'-0"



3 SHARED-USE PATH

L501 PICTORIAL NTS

NOTES:
 1. IMAGE FOR DESIGN INTENT ONLY
 2. OR APPROVED EQUAL



6 PATH LIGHT BOLLARD

L501 PICTORIAL NTS

NOTES:
 1. IMAGE FOR DESIGN INTENT ONLY
 2. OR APPROVED EQUAL



9 BOLLARD AT ENTRY

L501 PICTORIAL NTS

NOTES:
 1. IMAGE FOR DESIGN INTENT ONLY
 2. OR APPROVED EQUAL

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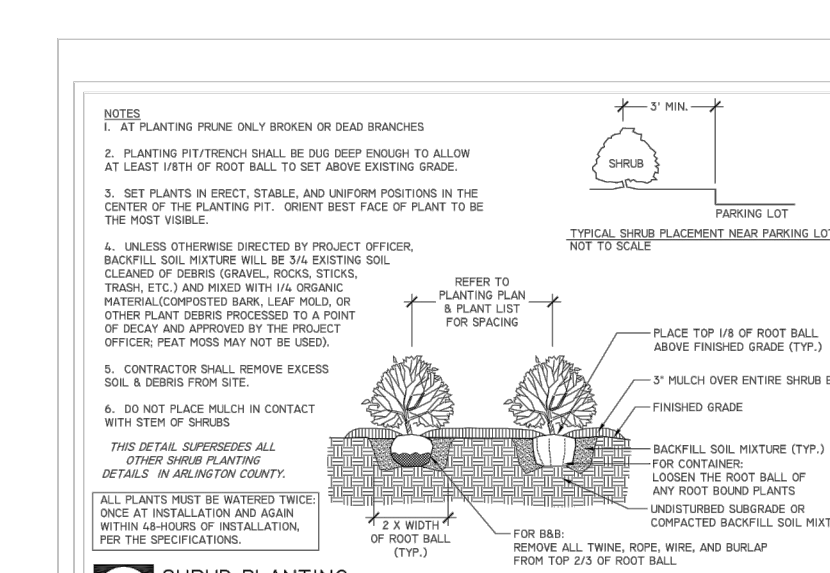
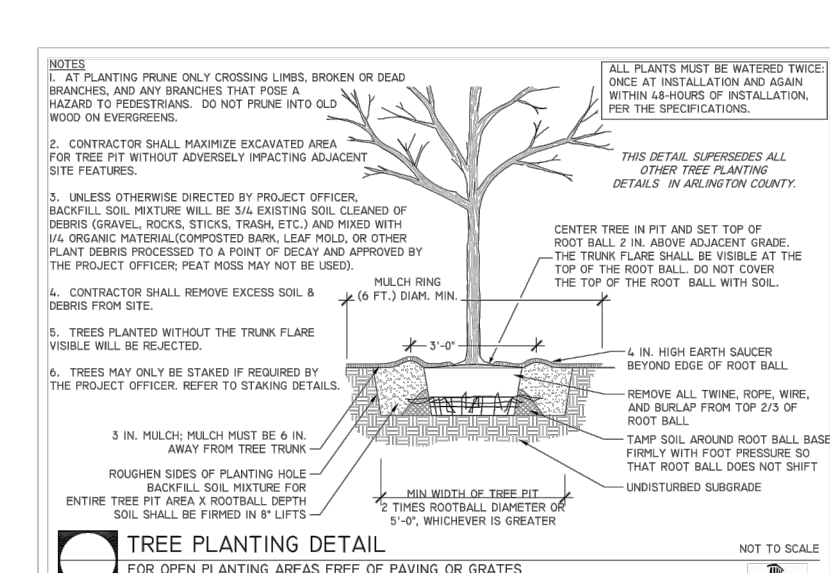
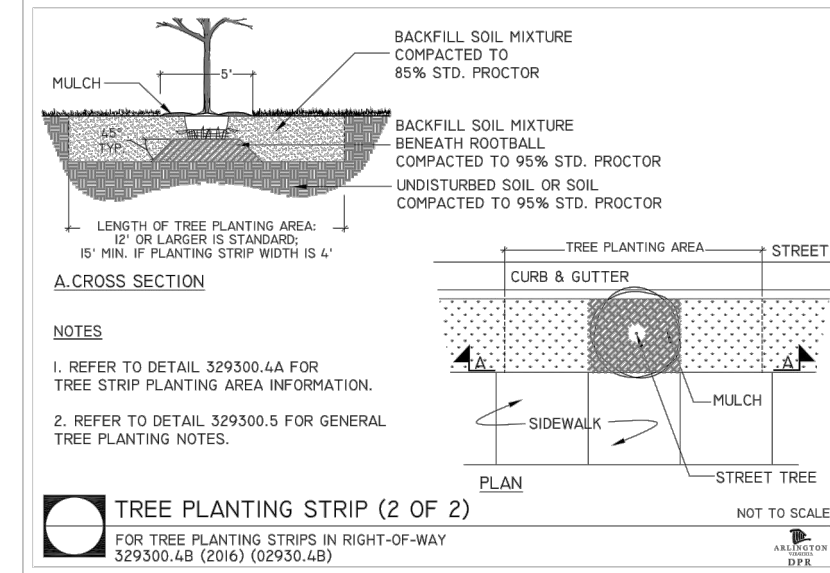
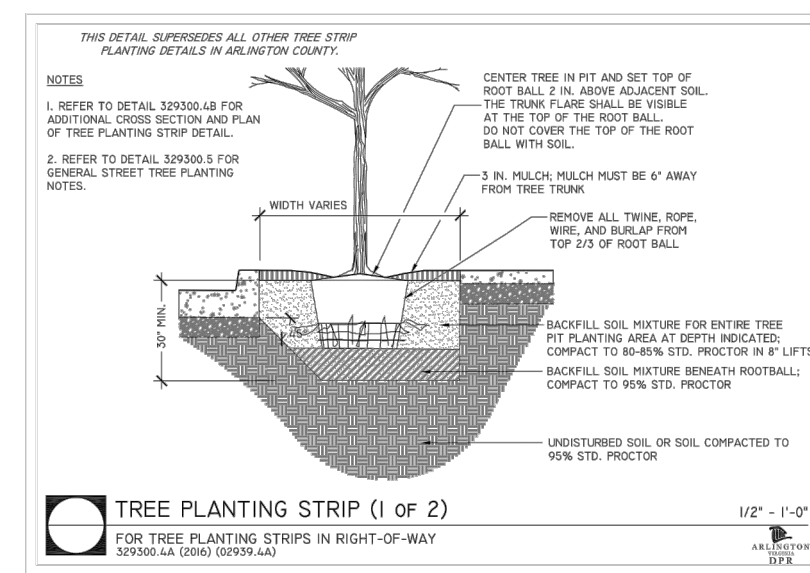
4.1 SITE PLAN
 COUNTY BOARD SUBMISSION
 ARLINGTON COUNTY, VIRGINIA

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SUBMISSIONS		
NO.	DESCRIPTION	DATE
4.1	SITE PLAN SUBMISSION	2021-11-23
4.1	SITE PLAN ACCEPTANCE	2022-01-25
4.1	SITE PLAN POST ACCEPTANCE	2022-05-23
4.1	SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:
 SHEET TITLE:
 DETAILS - HARDSCAPE

SHEET #:
L501



NOTES:
 1. SEE MATERIALS PLANS FOR LOCATION.
 2. PLANTING DETAIL PER ARLINGTON, VA DPR
 3. OR APPROVED EQUAL.

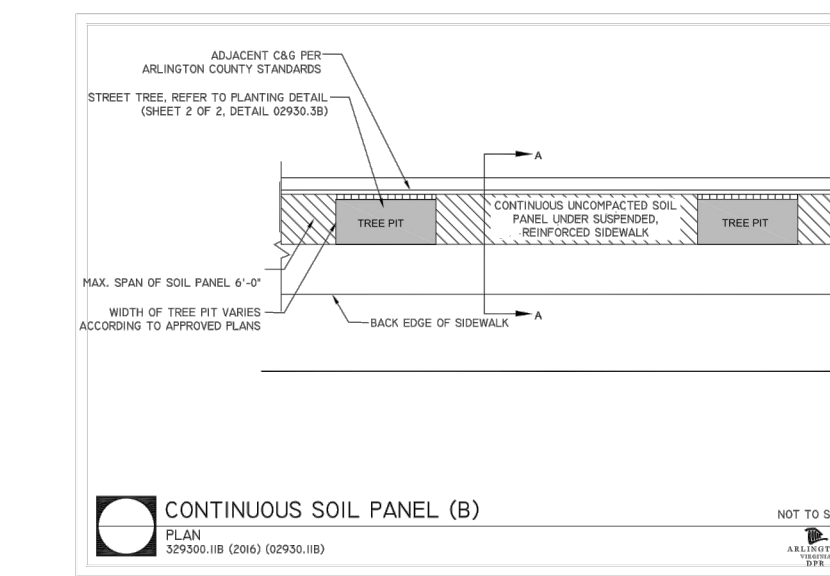
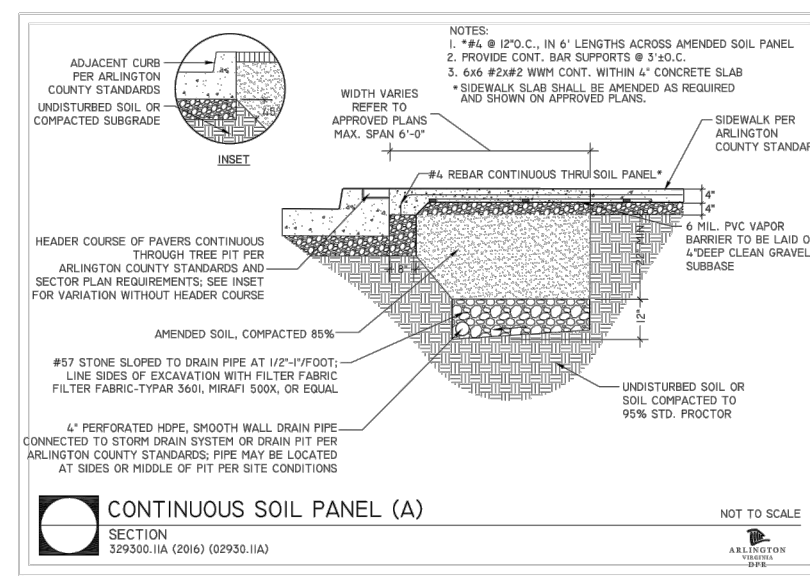
NOTES:
 1. SEE MATERIALS PLANS FOR LOCATION.
 2. PLANTING DETAIL PER ARLINGTON, VA DPR
 3. OR APPROVED EQUAL.

NOTES:
 1. SEE MATERIALS PLANS FOR LOCATION.
 2. PLANTING DETAIL PER ARLINGTON, VA DPR
 3. OR APPROVED EQUAL.

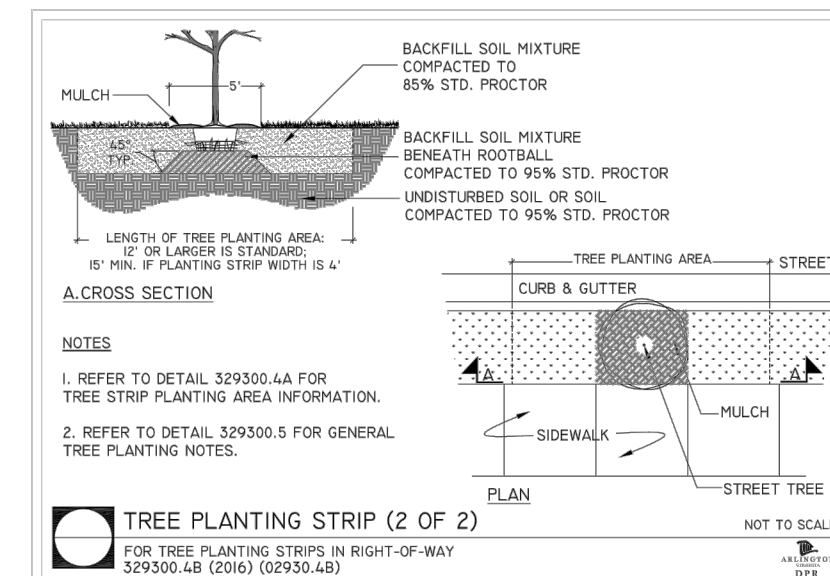
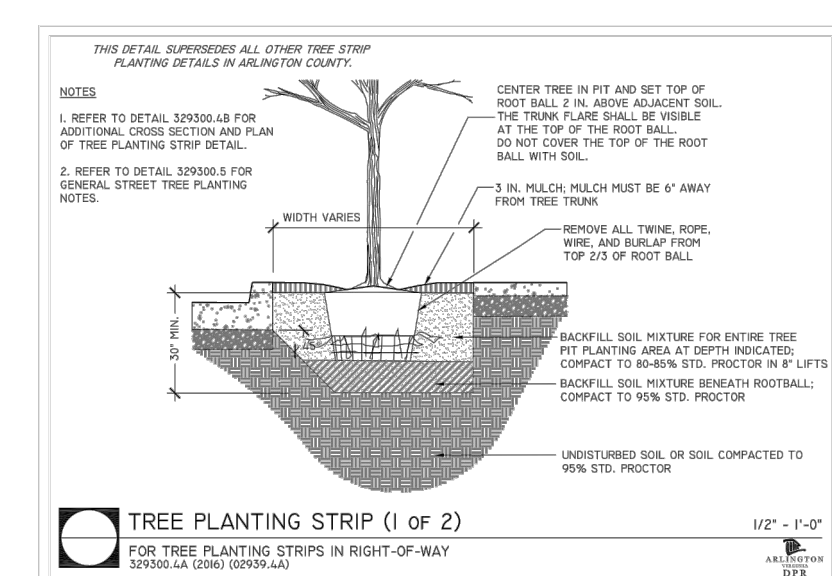
1 STREET TREE PLANTING
 L601 SECTION NTS

2 TREE PLANTING
 L601 SECTION NTS

3 SHRUB PLANTING
 L601 SECTION NTS



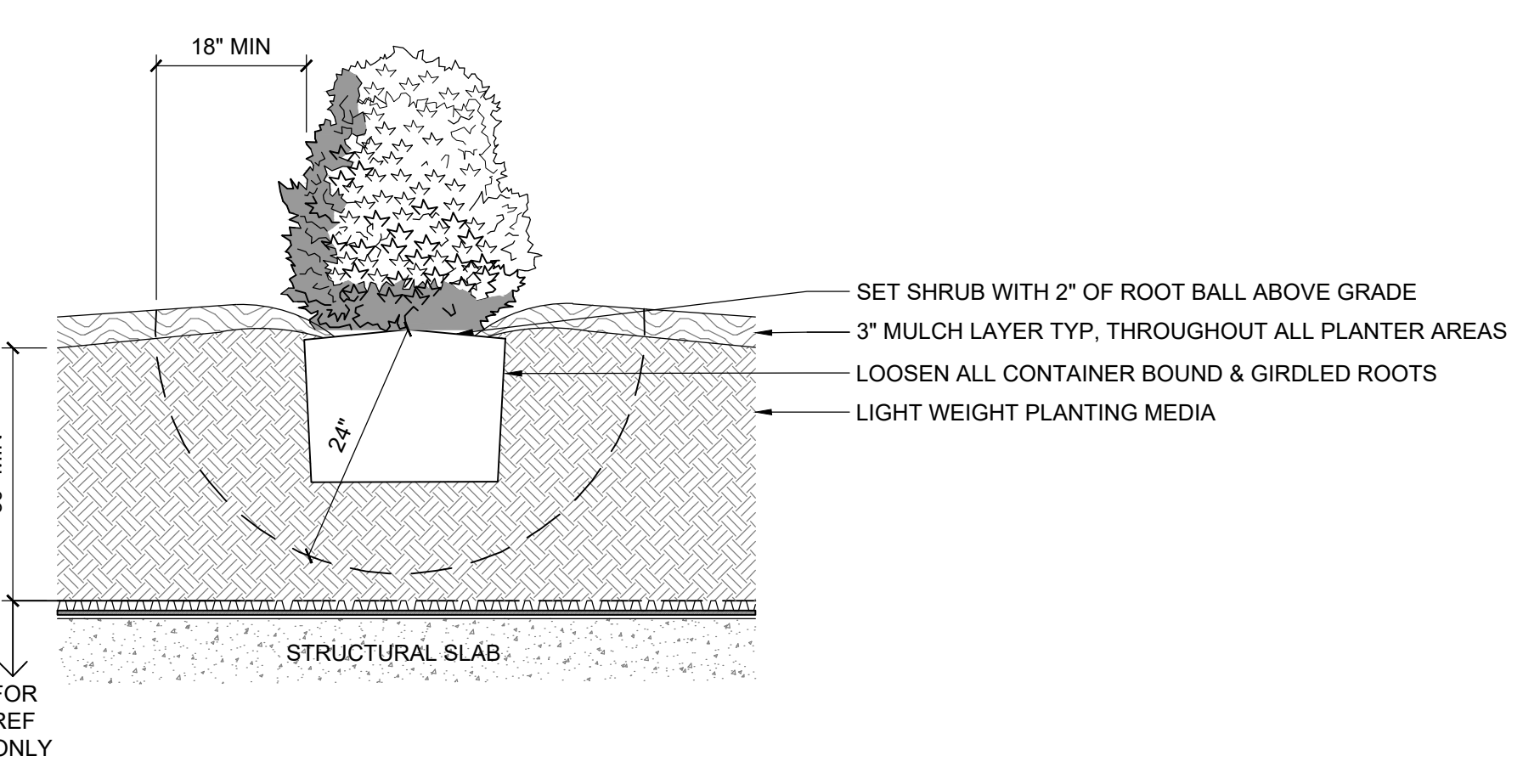
NOTES:
 1. SEE MATERIALS PLANS FOR LOCATION.
 2. PLANTING DETAIL PER ARLINGTON, VA DPR
 3. OR APPROVED EQUAL.



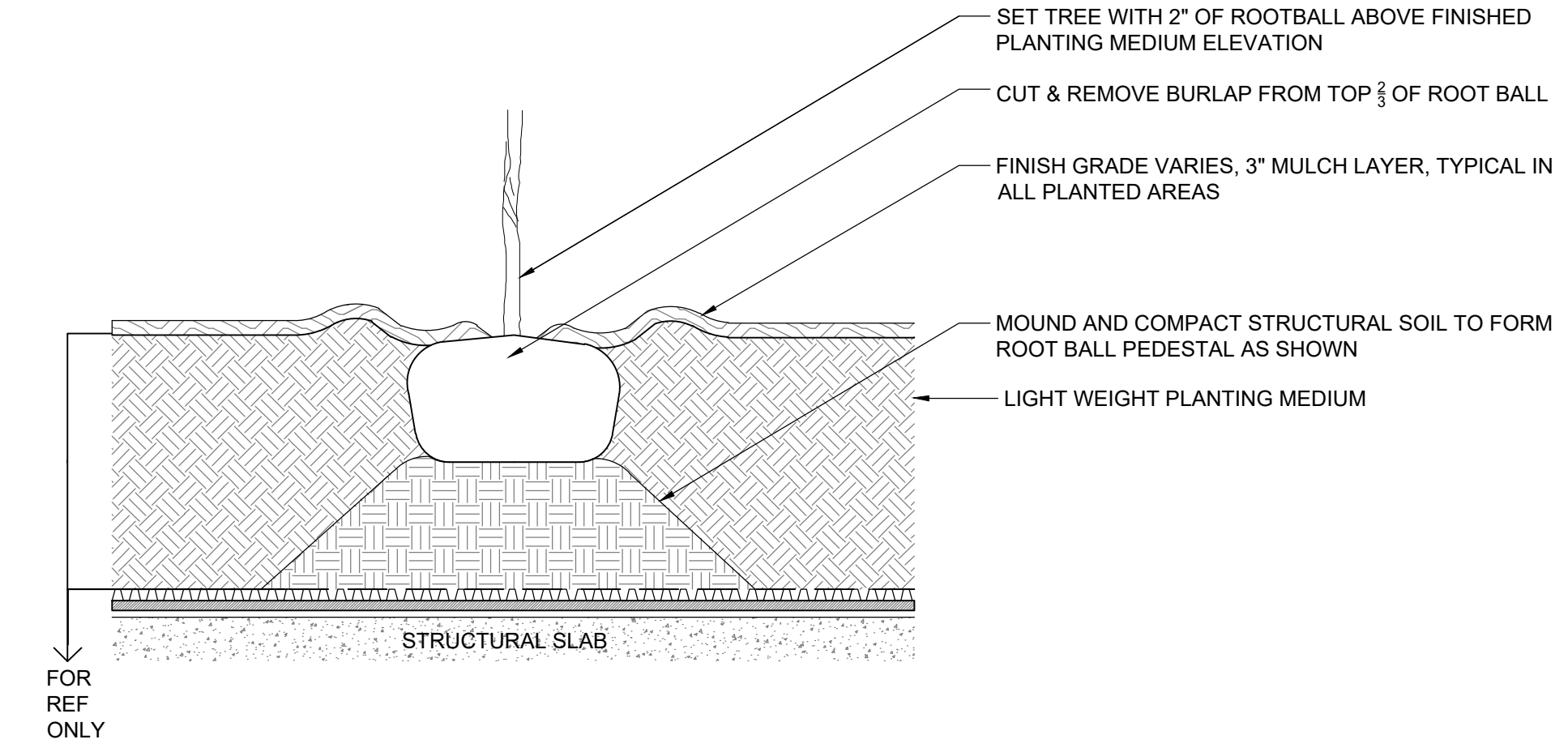
NOTES:
 1. SEE MATERIALS PLANS FOR LOCATION.
 2. PLANTING DETAIL PER ARLINGTON, VA DPR
 3. OR APPROVED EQUAL.

4 CONTINUOUS SOIL PANEL
 L601 SECTION NTS

5 TREE PLANTING STRIP
 L601 SECTION NTS



7 SHRUB PLANTING ON STRUCTURE
 L601 SECTION 1" = 1'-0"

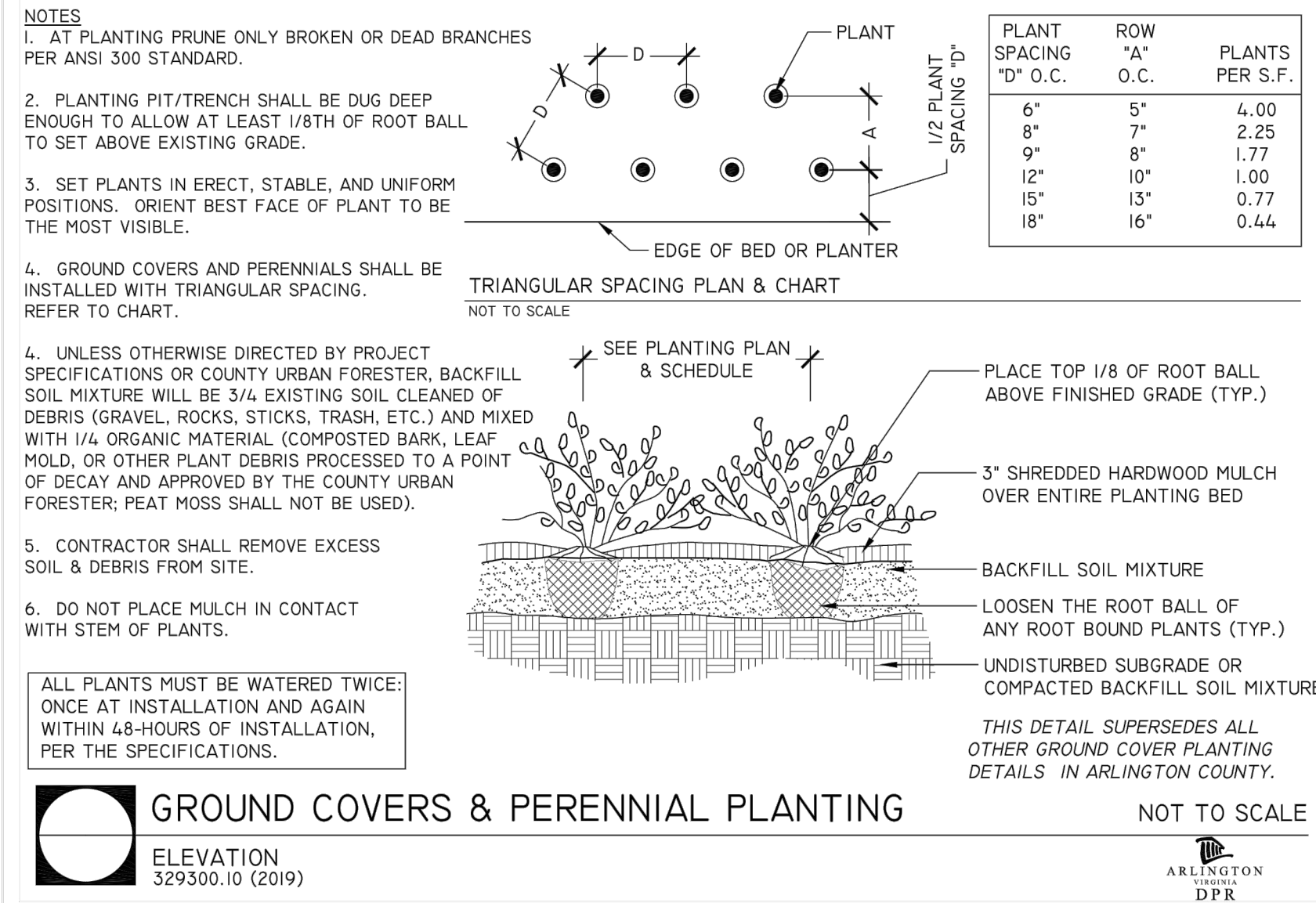


8 TREE PLANTING ON STRUCTURE
 L601 SECTION 3/8" = 1'-0"

NOTE:
 1. THESE DOCUMENTS ARE REFERENCED FROM "ARLINGTON COUNTY DESIGN STANDARDS, DPR"

SUBMISSIONS		
NO.	DESCRIPTION	DATE
4.1	SITE PLAN SUBMISSION	2021-11-23
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4.1	SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:
 SHEET TITLE:
 DETAILS - PLANTING
 SHEET #:
L601

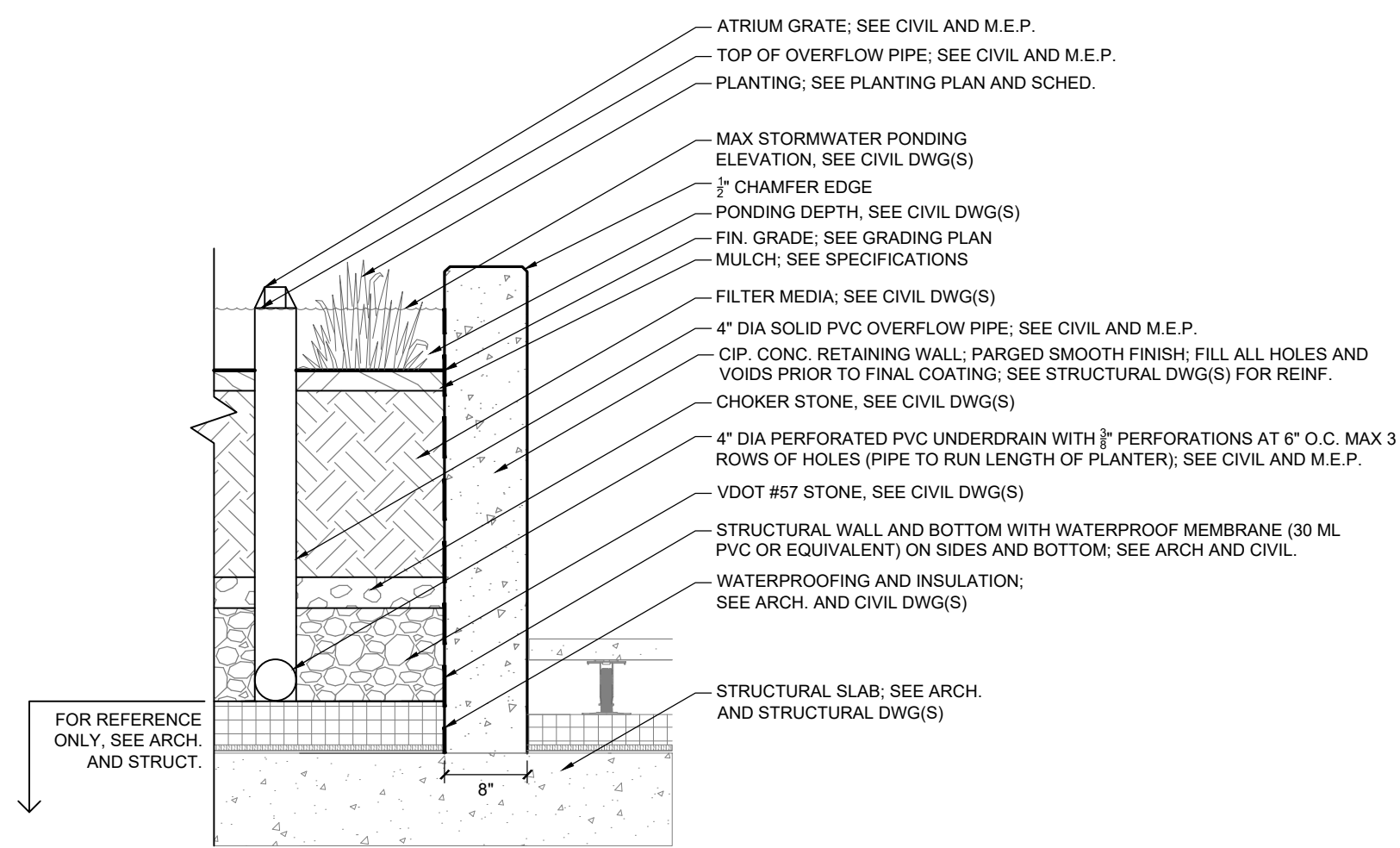


1 GROUND COVER AND PERENNIAL PLANTING

L602 SECTION NTS

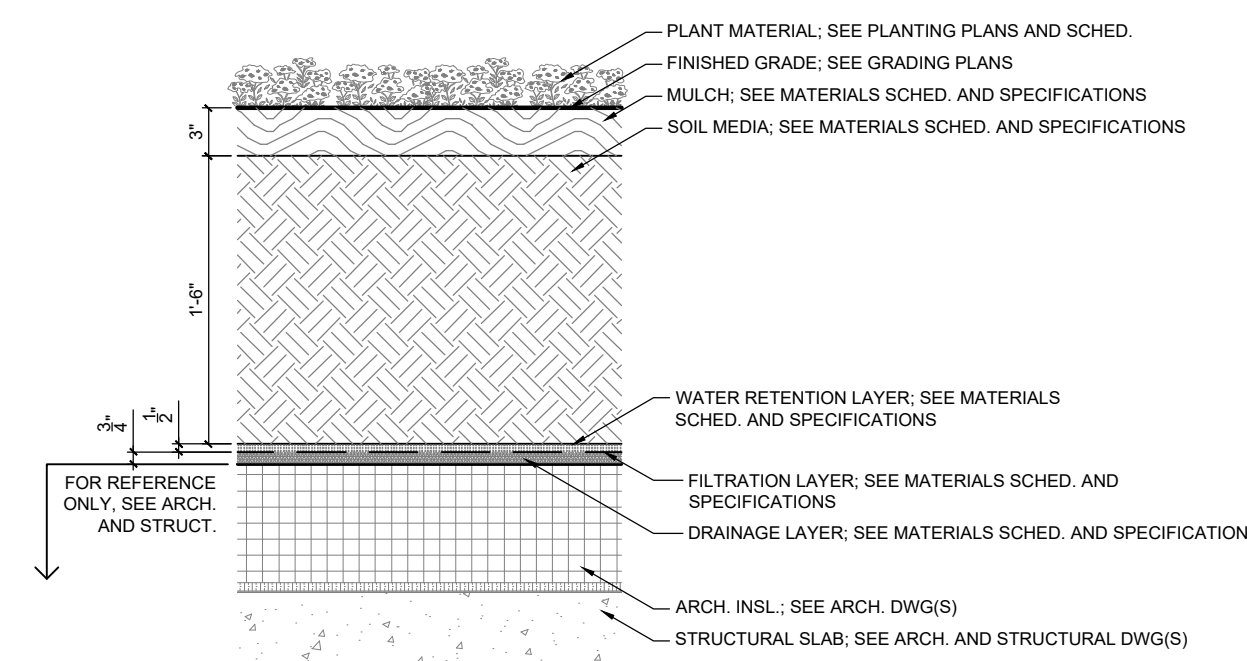
4 EXTENSIVE GREEN ROOF SYSTEM

L602 SECTION 1" = 1' - 0"



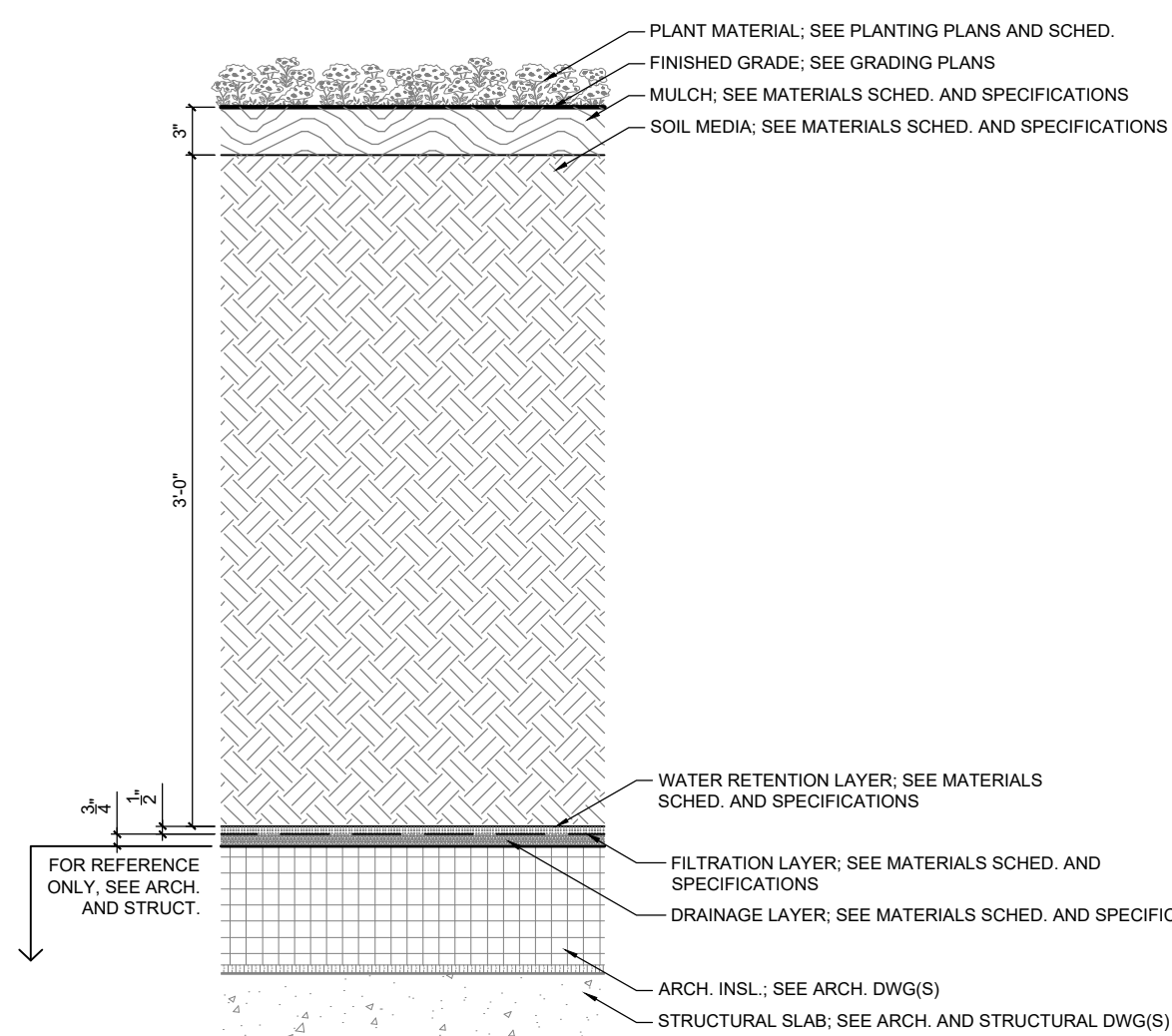
2 BIORETENTION RETAINING WALL - TYPE 1

L602 SECTION 3/4" = 1'-0"



5 INTENSIVE GREEN ROOF SYSTEM

L602 SECTION 1" = 1' - 0"



3 INTENSIVE GREEN ROOF SYSTEM

L602 SECTION 1" = 1' - 0"

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4.1 SITE PLAN
COUNTY BOARD SUBMISSION
ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
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4.1	SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:
SHEET TITLE:
DETAILS - PLANTING

SHEET #:
L602

Landscape Plan Notes and Details

LANDSCAPE AND PLANTING NOTES

- MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED ON PLANS, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- GRADING AND PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE, AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE AND STANDARDS. THE ACCEPTABLE PLANTING RANGE IS FROM MARCH-JUNE 15 AND SEPTEMBER-DECEMBER, FOR NON-TREE MATERIAL, AND OCTOBER – JUNE 15 FOR TREES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS MUDDY OR FROZEN. CARE SHALL BE TAKEN TO PROVIDE PLANTS WITH ENOUGH WATER TO COMBAT HEAT STRESS DURING HOT/DRY WEATHER.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT PER APPROVED PLANS. NO TREES SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS. LAYOUT OF PLANTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR ALL PLANT MATERIAL. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF PRACTICAL. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OTHERWISE DIRECTED BY THE ARLINGTON COUNTY LANDSCAPE ARCHITECT OR REPRESENTATIVE.
- ALL INJURED ROOTS SHALL BE PRUNED USING ANSI A300 STANDARDS.
- CONTRACTOR SHALL PROVIDE 4 IN. MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE FREE OF WEEDS, DEBRIS, ROCKS LARGER THAN 2 IN., WOOD, ROOTS, VEGETABLE MATTER, AND CLAY CLODS. CLEAN, FERTILE TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.

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- PLANTING PITS SHALL BE DUG PER COUNTY DETAILS. SET PLANTS PLUMB AND STRAIGHT, WITH ROOT FLARES SLIGHTLY ABOVE GRADE. DO NOT COVER THE ROOT FLARE WITH SOIL OR MULCH. BACKFILL PLANTING PITS WITH AMENDED TOPSOIL, AND THOROUGHLY WATER AND TAMP AS BACK-FILLING PROGRESSES. WATER AGAIN TO ACHIEVE SOIL SATURATION IMMEDIATELY FOLLOWING PLANTING.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME, SO AS NOT TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH ANSI A300- STANDARDS FOR TREE CARE PRACTICES, TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED AFTER PLANTING ONLY AS DIRECTED BY THE URBAN FORESTER. IF INSTALLED, THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF THE ONE-YEAR MAINTENANCE AND WARRANTY PERIOD.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A 3 IN. LAYER OF WEED-FREE DOUBLE SHREDDED HARDWOOD BARK MULCH, OR OTHER EQUIVALENT AS APPROVED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. KEEP MULCH AWAY FROM TRUNKS OF TREES AND OTHER PLANT MATERIALS.
- NEW PLANTINGS AND TURF SHALL BE ADEQUATELY IRRIGATED OR WATERED THROUGHOUT ESTABLISHMENT.
- UPON COMPLETION OF ALL PLANTING AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS. ALL PAVED AREAS SHALL BE BROOM-SWEEP AND LEFT IN A NEAT CONDITION.
- URBAN FORESTER NOTIFICATION: THE DEVELOPER AGREES TO NOTIFY THE URBAN FORESTER AT LEAST 72 HOURS IN ADVANCE OF THE INSTALLATION OF DRAINAGE, SPECIAL SOIL EXPANSION EQUIPMENT, TREE PIT CREATION, AND SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY, AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH DPR STAFF TO INSPECT THE PLANT MATERIAL, TREE PIT AND PLANTING TECHNIQUES. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING IN THE "STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLAN PROJECTS" AVAILABLE FROM THE URBAN FORESTER.

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LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

- GENERAL:
 - ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.
 - REMOVE ALL LITTER, DEBRIS AND WEEDS.
 - MAINTAIN A MINIMUM OF A 2 INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUIVALENT IN ALL PLANTING BEDS.
- IRRIGATION:
 - KEEP NEW TURF MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.
 - AUTOMATIC SPRINKLERS SHALL BE CLEANED OUT AND TURNED OFF IN THE FALL PRIOR TO THE FIRST FROST, AND TESTED WHEN TURNED ON IN THE SPRING.
 - EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY.
- PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI PRUNING STANDARDS. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE WHEN APPROPRIATE FOR THE SPECIES. THE VIRGINIA TECH PRUNING CALENDAR SHALL BE USED FOR GUIDANCE ON APPROPRIATE TIMING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED.
- INSECT AND DISEASE CONTROL: THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS USED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.
- RENOVATION:
 - RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
 - ALL LAWN AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE USED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE WITH EXISTING SOIL.
 - ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING OR BEFORE THE NEXT GROWING SEASON.
 - CARE SHALL BE TAKEN TO AVOID DAMAGE TO ESTABLISHED TREE ROOTS DURING RENOVATION OF LANDSCAPE
- SITE AMENITIES: BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES, AND SIGNS SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN SPRING AND ONCE IN AUTUMN, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN, OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.
- PAVED SURFACES:
 - ALL PAVED SURFACES SHALL BE INSPECTED ON A MONTHLY-BASIS FOR TRASH, STAINS, DAMAGE, CRACKS, POT HOLES, AND OBSTRUCTIONS, AND RETURNED TO THEIR ORIGINAL CONDITIONS. ANY UNSAFE CONDITIONS, SUCH AS UNEVEN SURFACES OR TRIPPING HAZZARDS, SHALL BE RECTIFIED IMMEDIATELY.

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Landscape Plan Notes and Details

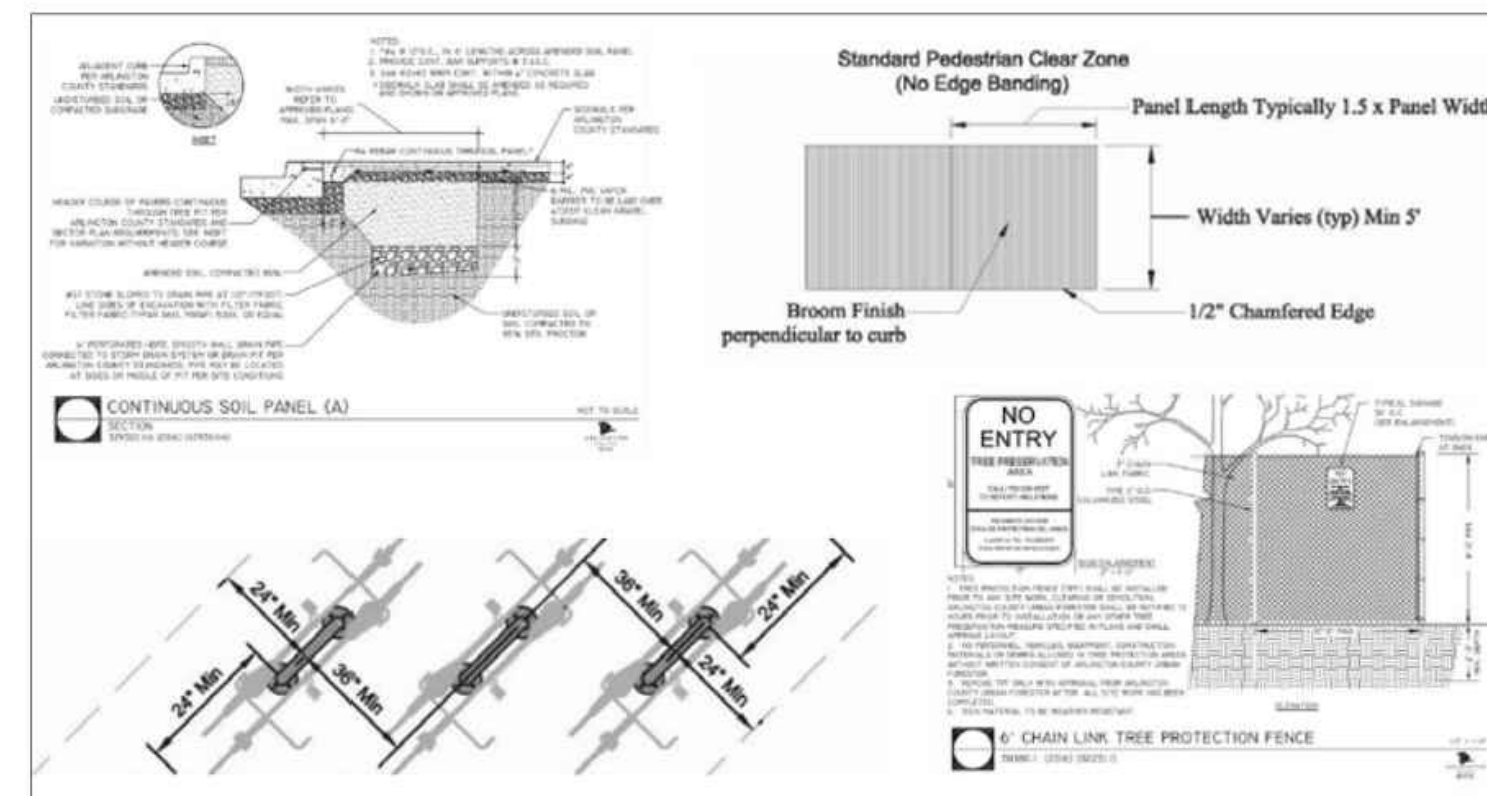
County Standards Details

Certain Arlington County standard details must be shown on landscape and tree preservation plans, depending on the project. The standard details can be found on the webpages below:

- [Department of Parks and Recreation Design Standards](#)
- [Department of Environmental Services Infrastructure Design Standards](#)
- [Department of Environmental Services Bicycle Parking Standards](#)

What details are required will depend on the elements of each specific project, but typically, the most relevant details for tree preservation and landscape plans include:

- Tree Protection and Trimming Details
- Exterior Plants
- Horizontal Standards - sidewalks, curb ramps, crosswalks, street lights
- Bicycle Parking



Examples of Arlington County Standard Details. See links above for actual details.

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LandDesign.

DRAWN: CT | CHECKED: GC
DATE: 2023-05-17

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784
WWW.LANDESIGN.COM

4600 FAIRFAX DRIVE

**4.1 SITE PLAN
COUNTY BOARD SUBMISSION
ARLINGTON COUNTY, VIRGINIA**

SUBMISSIONS

NO.	DESCRIPTION	DATE
4.1	SITE PLAN SUBMISSION	2021-11-23
4.1	SITE PLAN ACCEPTANCE	2022-01-25
4.1	SITE PLAN POST ACCEPTANCE	2022-05-23
4.1	SITE PLAN RESUBMISSION	2022-12-23
	COUNTY BOARD SUBMISSION	2023-05-17

SCALE:

SHEET TITLE:
PLANTING NOTES

SHEET #:
L603

NOTE:
1. THESE DOCUMENTS ARE REFERENCED FROM "ARLINGTON COUNTY LANDSCAPE STANDARDS, DECEMBER 2017 EDITION"