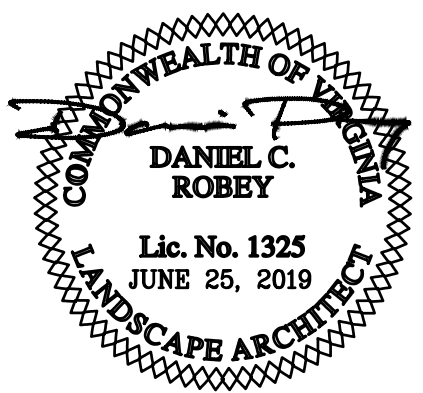
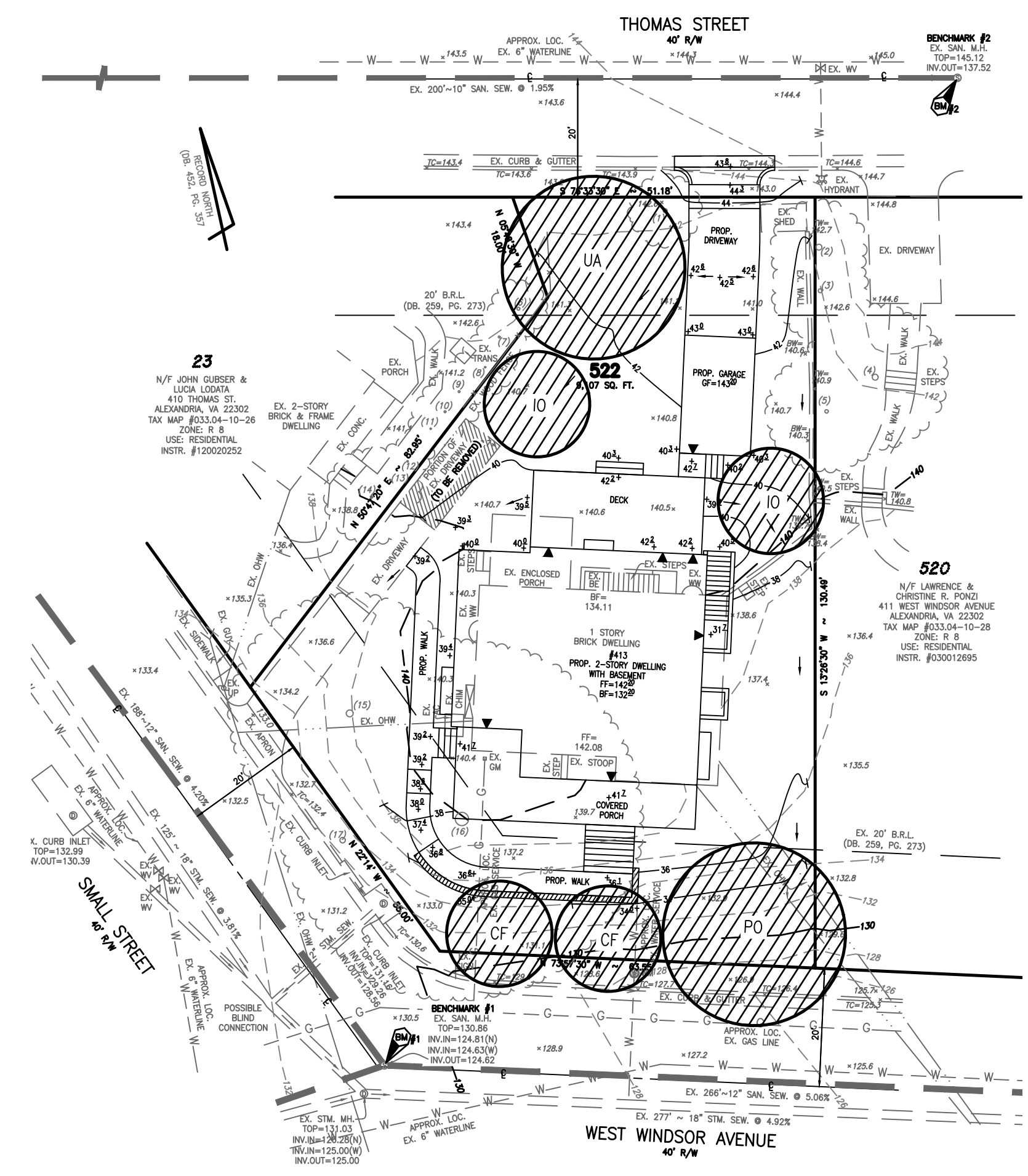


REVISED  
2:20 pm, Jun 25, 2019



PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)
PO	1	Plantanus	Occidentalis		Sycamore	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250
UA	1	Quercus	Alba		White Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250
CF	2	Cornus	Florida		Flowering Dogwood	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	500
IO	2	Ilex	opaca		American Holly	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	500
TOTAL	6							STANDARD TREE CCA:	3,500

**RC FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street, Suite 220 www.rcfassoc.com  
Alexandria, Virginia 22314 (703) 549-6422

LANDSCAPE PLAN  
LOT 522 OF A RESUBDIVISION OF LOTS 20, 21 & 22  
**JEFFERSON PARK**  
(#413 WEST WINDSOR AVENUE)  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: RAW  
DRAWN: RAW  
SCALE: 1"=20'  
DATE: JUNE 2019  
FILE: **18-252**  
SHEET **1** OF **2**

A)STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

- THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:
- 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
  - 2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
  - 3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
  - 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
  - 5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
  - 6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
  - 7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
  - 8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B)STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

- IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:
- 1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
  - 2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
  - 3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
  - 9)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

**A** STANDARD LANDSCAPE PLAN NOTES  
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA  
STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA



NOTE:  
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source:  
CITY OF  
ALEXANDRIA

Approved by:  
COA

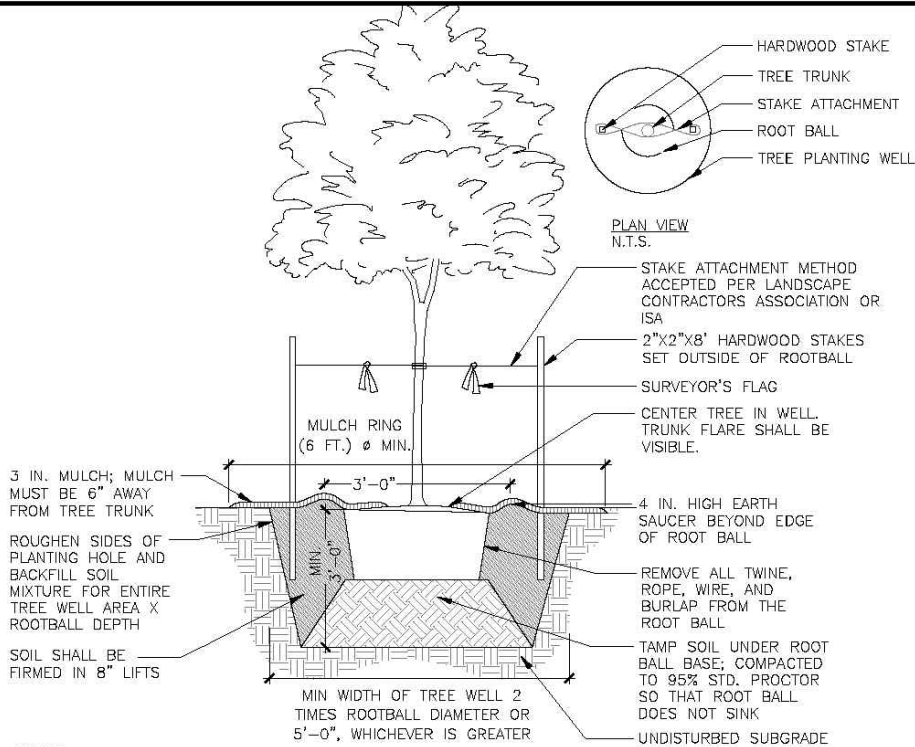
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STANDARD  
LANDSCAPE  
PLAN NOTES

Date drawn:

01/01/19

LD 016



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

**A** DECIDUOUS TREE PLANTING  
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA  
STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA



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Source:  
CITY OF  
ALEXANDRIA

Approved by:  
COA

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DECIDUOUS  
TREE PLANTING

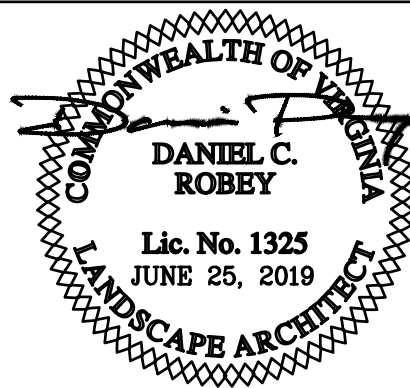
Date drawn:

01/01/19

LD 001

REVISED

2:20 pm, Jun 25, 2019





**FW: FW: Landscape sheets**

Ann Horowitz

Tue 6/25/2019 3:45 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Patrick,

Can you distribute this to the PC?

Thanks.

Ann

From: LYN GUBSER <[lgubser@comcast.net](mailto:lgubser@comcast.net)>

Sent: Tuesday, June 25, 2019 2:14 PM

To: Daryl Andrews <[daryl@ams4newhomes.com](mailto:daryl@ams4newhomes.com)>

Cc: Gaver Nichols Architect <[gnarchitec@aol.com](mailto:gnarchitec@aol.com)>; Caroline Andrews <[caroline@ams4newhomes.com](mailto:caroline@ams4newhomes.com)>; Shaun Smith <[Shaun.Smith@alexandriava.gov](mailto:Shaun.Smith@alexandriava.gov)>; Kay Stimson <[kstimson@me.com](mailto:kstimson@me.com)>

Subject: Re: FW: Landscape sheets

Daryl -

The document you attached to your note of this morning is the same to which we objected yesterday. Apparently, you sent us the wrong edition of your landscape plan.

When you said you agreed with our letter of yesterday, we asked that you memorialize this agreement so that it could be registered with Planning & Zoning and we could move forward. Taken from your letter to us of June 21st and the contribution of the city arborist and tree stewards, the key points of our agreed arrangement are:

- **Four canopy trees with a minimum 12 feet in height. Two in the front of the new home, two in the back, plus two additional trees to be planted at a location determined by the NRCA.**
- **The four trees to be planted on the property, as well as the two to be planted elsewhere by NRCA, should be selected from the following list of indigenous canopy trees suitable for smaller Alexandria lots: scarlet oak, white oak, black oak, northern red oak, or black gum.**
- **The Virginia Pine and milling of the existing white oak would be exchanged for an additional canopy tree.**

These are the points with which we understood from your comment that you were in agreement. We ask that you memorialize these in a letter agreement or other document, with the understanding that time precludes the revision of the landscaping plan before tonight's meeting of the Planning Commission.

If we have misunderstood your commitment please let us know. We can always request a postponement of tonight's hearing to give us more time to come to agreement.

Lyn