



LSG LANDSCAPE ARCHITECTURE

1155 GALLOWAY ROAD SUITE 110
VIRGINIA BEACH, VA 22602
703-861-2045



KETTLER

SOUTH EADS LLC
1753700 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-441-9000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

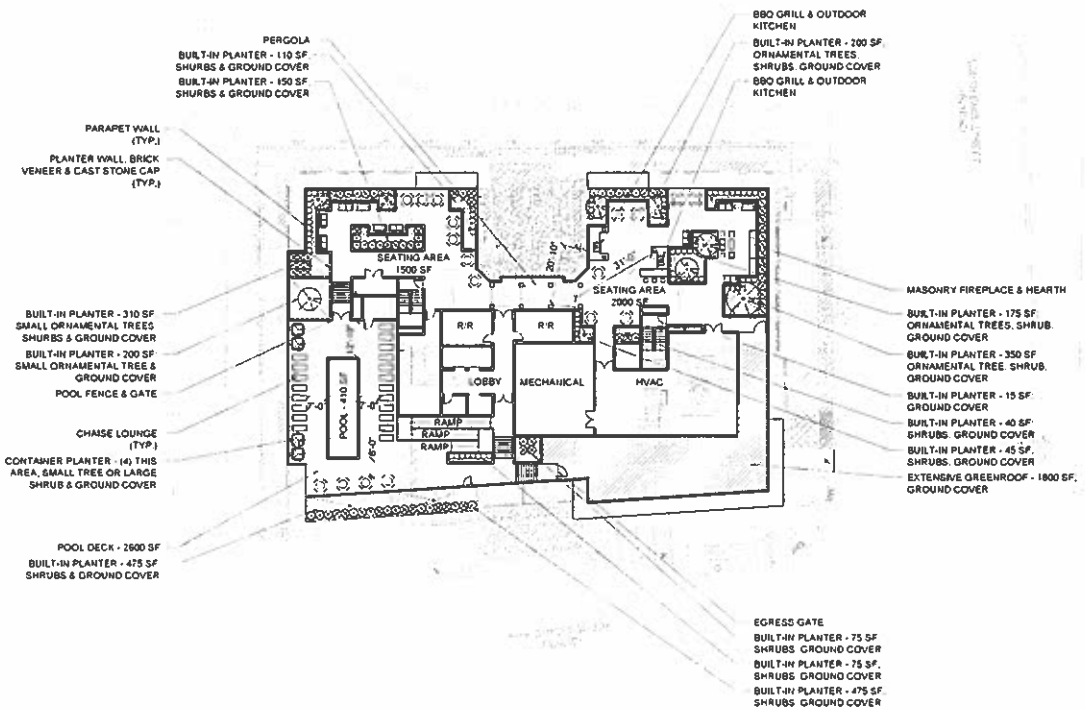
ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
1	REVISION 1	4/12/12

CONCEPTUAL LANDSCAPE PLAN LEVEL 12

Project Number: 1032100
 Scale: 1" = 20'
 Drawn By: G.A.
 Checked By: B.A.M.
 Date: 3/17/12
 Sheet No. **L102**



NOTES
 1. REFER TO L411, 412 FOR PLANT SCHEDULE DETAILS AND NOTES.





199 GALLOWAY ROAD, SUITE 100
 WELLS LA, VIRGINIA 22182
 703-821-2045



KETTLER

SOUTH EADS LLC
 1751 700 PHENACLE CIRCLE
 WELLS LA, VIRGINIA
 703-649-0000
 GAVIN WOODS

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
1	REVISED	4/13/12

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS

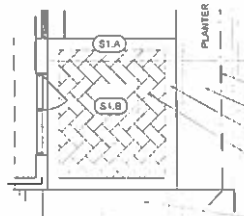
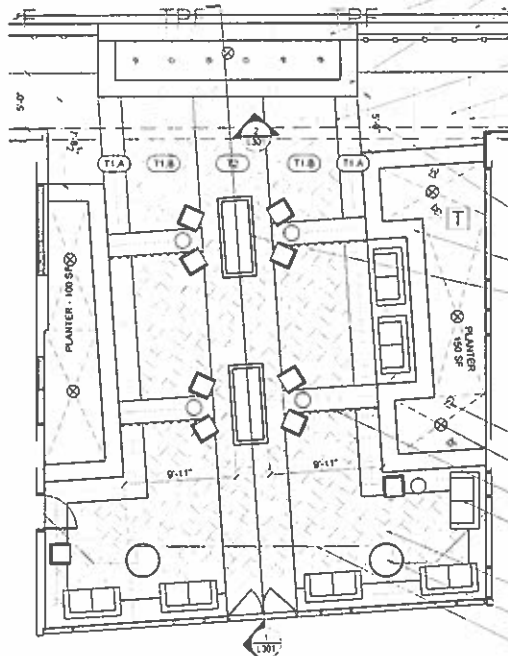
Project Number: 102100
 Scale: 1" = 10'
 Drawn By: SAJ
 Checked By: SAJ
 Date: 3/7/12
 Sheet No. **L103**

- 2 SITE WALL TYPE 2 (L303)
- 1 SITE WALL TYPE 1 (L303)
- 5 SCREEN FENCE (L303)
- 1 TILE PAVING (L303) (TYP.)
- 1 CONCRETE PAVING PEDESTRIAN (L303)
- 2 CONCRETE JOINTING (L303) (TYP.)

- LIMITS OF STRUCTURE (BELOW)
- 3 SITE WALL - TYPE 3 (L303) (TYP.)
- 4 HEARTH (L303) (TYP.)

- 5 TREE UPLIGHT (L303) (TYP.)
- 8 PLANTER DRAIN (L304) (TYP.)
- 3 SLOT DRAIN (L304) (TYP.)
- 2 SITE FURNISHINGS (L303) (TYP.)

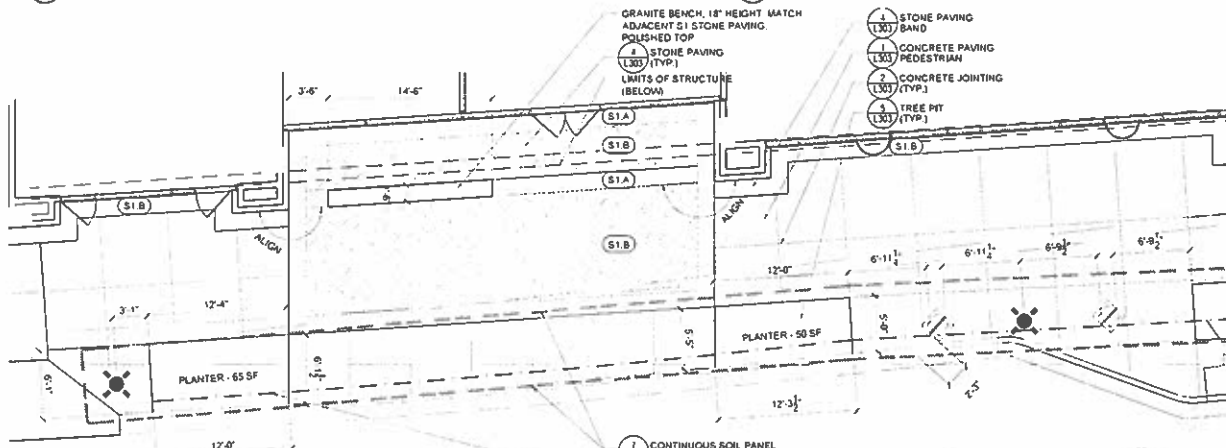
- PLAZA & SEATING AREA 1150 SF
- BUILDING COLUMN (TYP.)
- LIMITS OF STRUCTURE (ABOVE)



- 8 SUBDRAINAGE PIPE (L303) (SIM)
- 5 CONTINUOUS PLANTING STRIP (L303) (SIM)
- 3 STONE PAVING BAND (L303)
- 1 STONE PAVING (L303) (TYP.)
- 1 CONCRETE PAVING PEDESTRIAN (L303)

2 ENLARGEMENT
 1" = 5'-0"

1 ENLARGEMENT
 1" = 5'-0"



- 4 STONE PAVING BAND (L303)
- 1 CONCRETE PAVING PEDESTRIAN (L303)
- 2 CONCRETE JOINTING (L303) (TYP.)
- 3 TREE PIT (L303) (TYP.)

- 7 CONTINUOUS SOIL PANEL (L303)
- 8 SUBDRAINAGE PIPE (L303) (TYP.)

3 ENLARGEMENT
 1" = 5'-0"

LEGEND:
 X PAVER TYPE





LSG LANDSCAPE ARCHITECTURE

1199 GALLOWAY ROAD, SUITE 110
FREDERICKSBURG, VA 22405
703-821-2015



KETTLER

SOUTH EADS LLC
1751-700 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-641-0000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

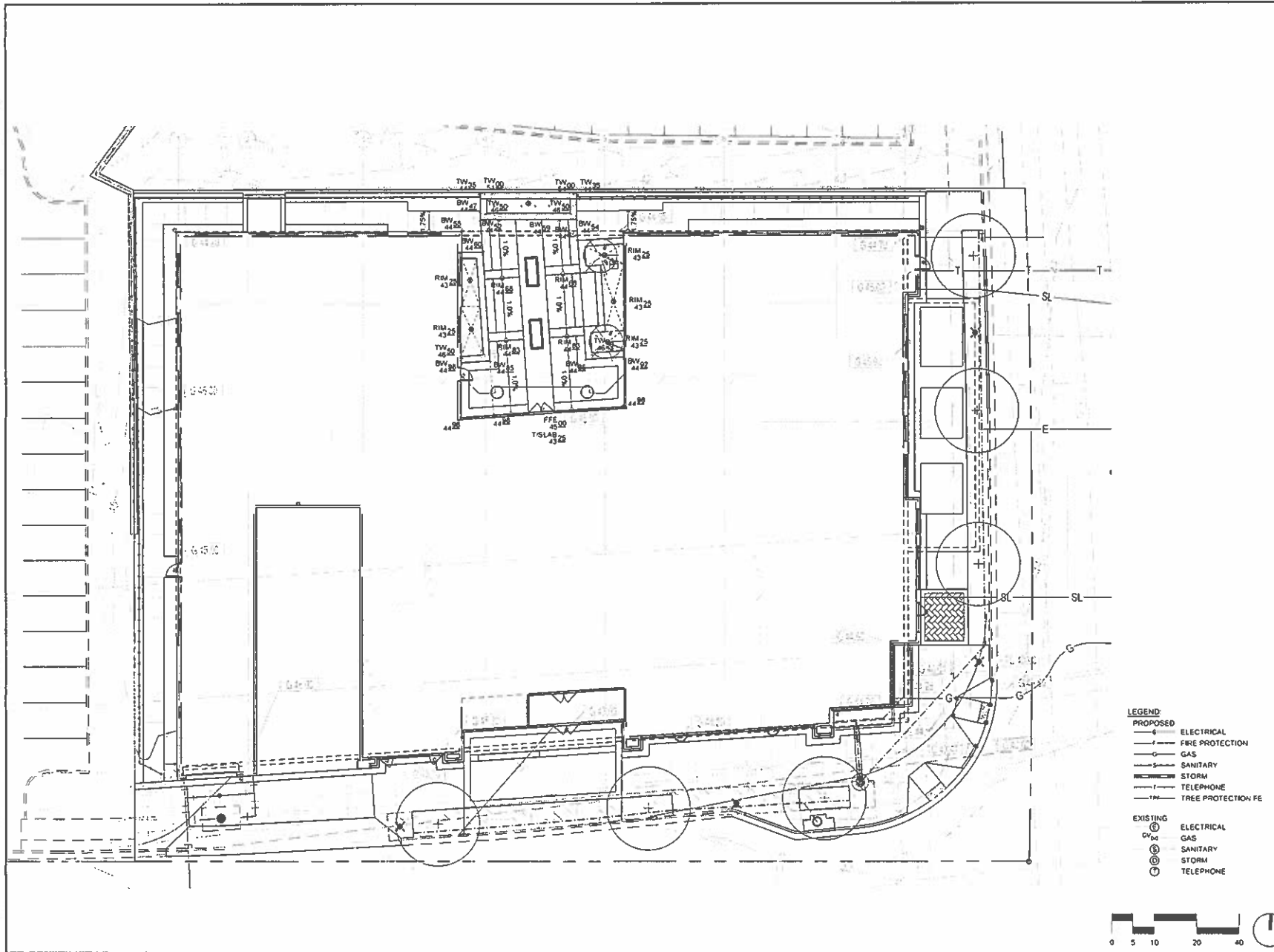
REVISIONS

No.	Description	Date
1	REVISION 1	4/23/12

FINISHED GRADING PLAN LEVEL 01

Project Number: 1031.00
Scale: 1" = 20'
Drawn By: BAJ
Checked By: BAJ, ML
Date: 3/1/12

Sheet No. L201





LSG LANDSCAPE ARCHITECTURE
 190 CALLOWS ROAD, SUITE 100
 VENTURA, VIRGINIA 22082
 703-821-2045



SOUTH HEATH LLC
 1351 ACE PINNACLE DRIVE
 MCLEANS, VIRGINIA
 22104-8000
 DREW WOOD

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

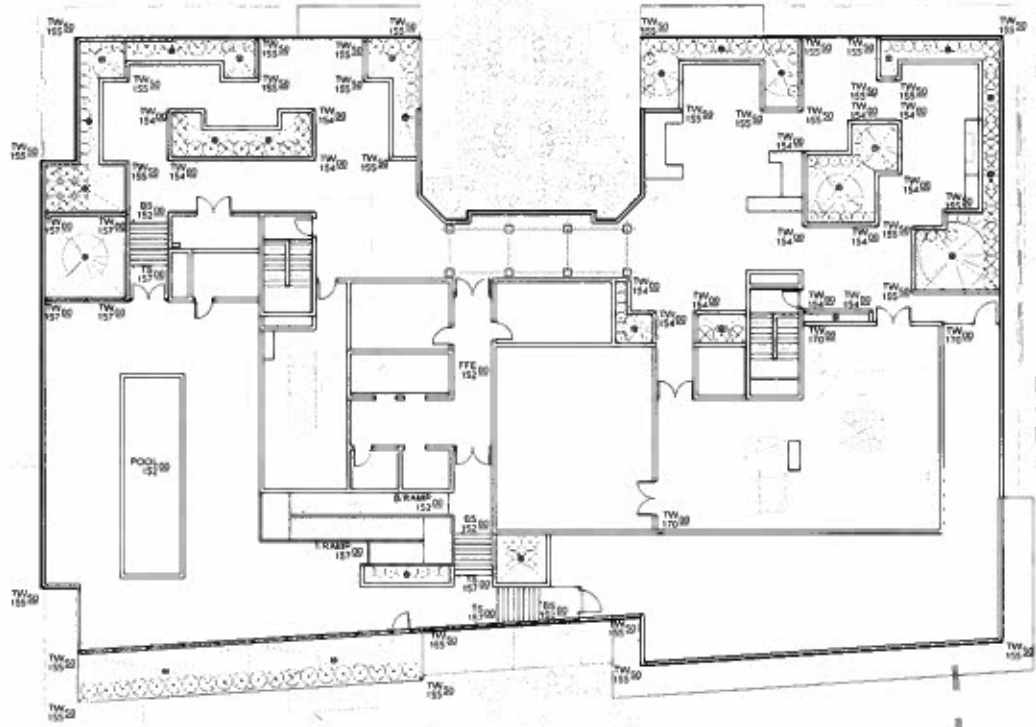
ARLINGTON COUNTY, VIRGINIA

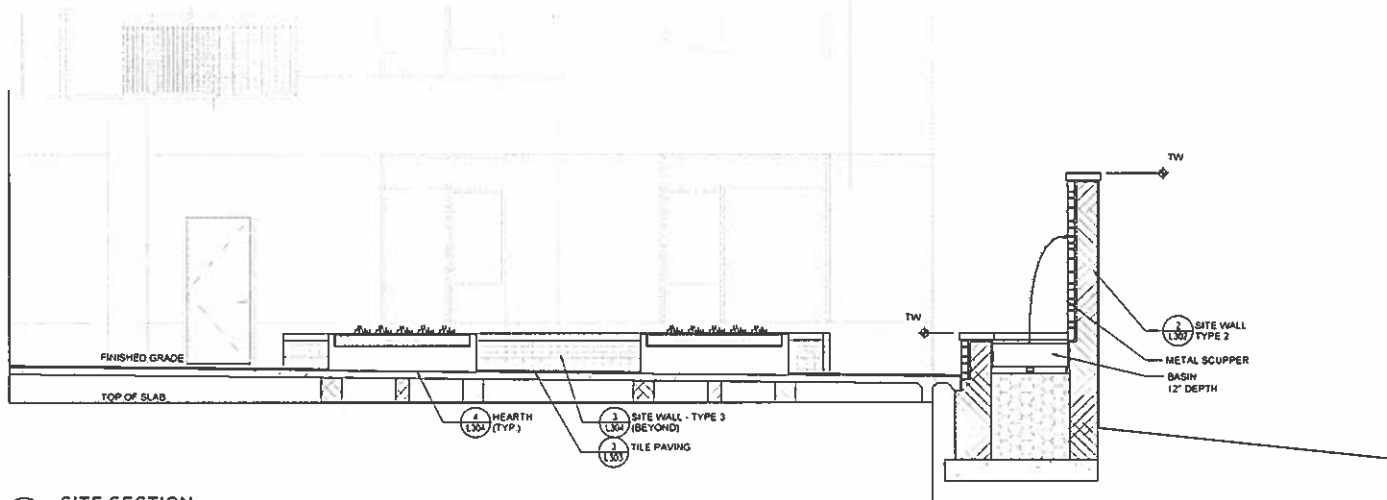
REVISIONS

REVISION	DATE
No.	Description

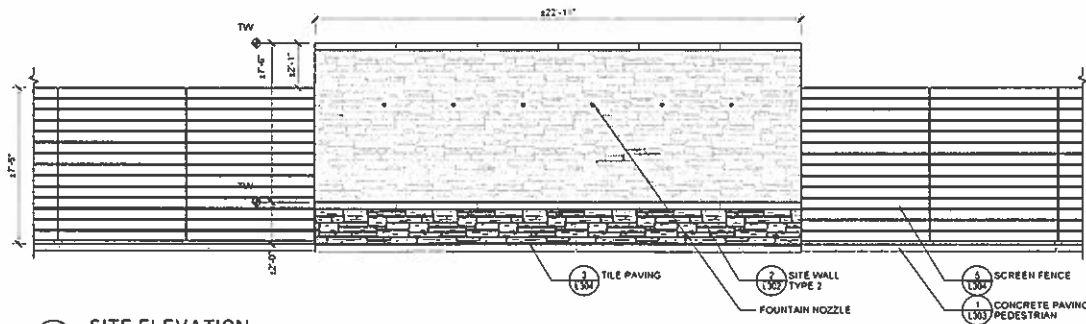
FINISHED GRADING PLAN LEVEL 12

Project Number: 102100
 Scale: 1" = 20'
 Drawn By: SAJ
 Checked By: SAJ, M
 Date: 3/1/12
 Sheet No. **L202**





1 SITE SECTION
3/8" = 1'-0"



2 SITE ELEVATION
3/8" = 1'-0"



LSG LANDSCAPE
ARCHITECTURE

1995 CALLOWAY ROAD, SUITE 100
VIRGINIA, VIRGINIA 2202
703-8242045



KETTLER

SOUTH EADS LLC
1751 700 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-441-9000
DAVE MOORE

CRYSTAL CITY
RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

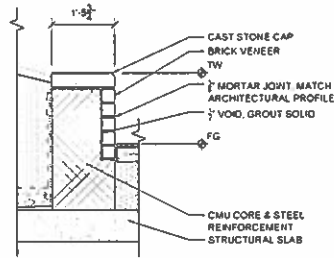
REVISIONS

REVISION	DATE

REVISION	DATE

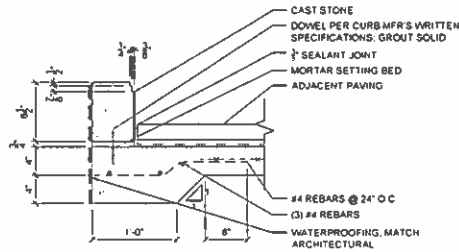
CONSTRUCTION
DETAILS
SITE SECTIONS

Project Number: 1021.00
Scale: AS INDICATED
Drawn By: B.A.J.
Checked By: B.A.J.
Date: 3/1/12
Sheet No. L301

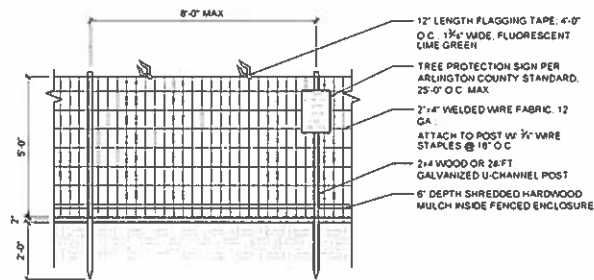


NOTES
1. PROVIDE PRE-FABRICATED CAP CORNER UNITS. MITERED CORNERS ARE PROHIBITED.

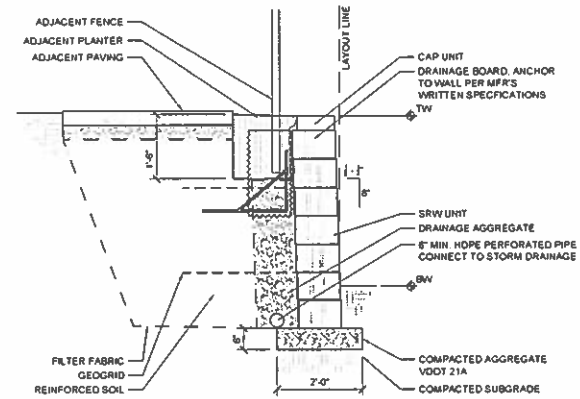
3 SITE WALL - TYPE 3
3/4" x 1'-0"



4 PLANTER CURB
1/2" x 1'-0"

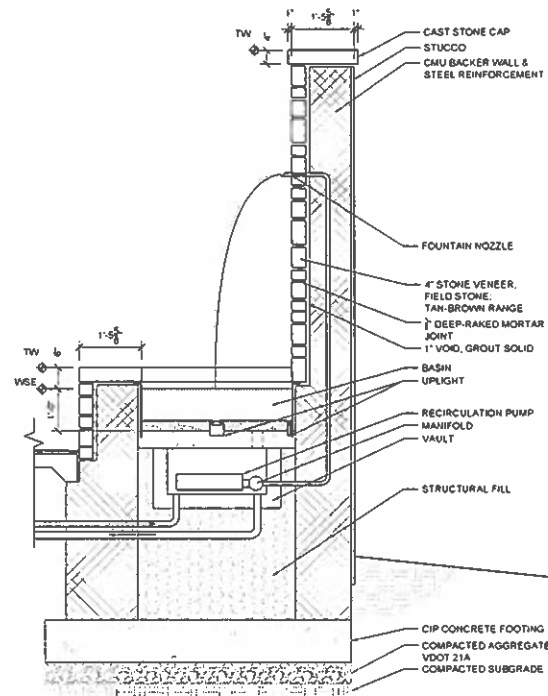


5 TREE PROTECTION FENCE
1/2" x 8'-0"



NOTES
1. REFER TO STRUCTURAL DETAILS FOR GEOGRID, REINFORCED SOIL, AND ADDITIONAL REQUIREMENTS.

1 SITE WALL - TYPE 1
3/4" x 1'-0"



2 SITE WALL - TYPE 2
3/4" x 1'-0"



199 CALLOWAY ROAD SUITE 100
VIENNA, VIRGINIA 22182
703-873-7045



KETTLER

SOUTH EADS LLC
1151-100 SPINCKLE DRIVE
MCLEAN, VIRGINIA
703-641-9000
DAVE MOORE

CRYSTAL CITY
RESIDENTIAL

4.1 SITE PLAN

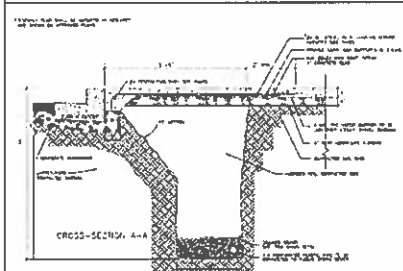
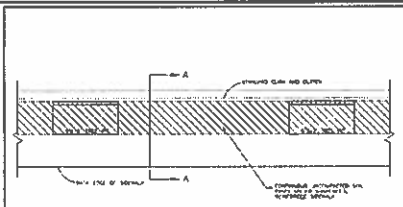
ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
1	REVISION 1	4/23/22

CONSTRUCTION
DETAILS

Project Number: 102100
Scale: AS INDICATED
Drawn By: 8AJ
Checked By: 8AJ/ML
Date: 3/1/22
Sheet No. L302

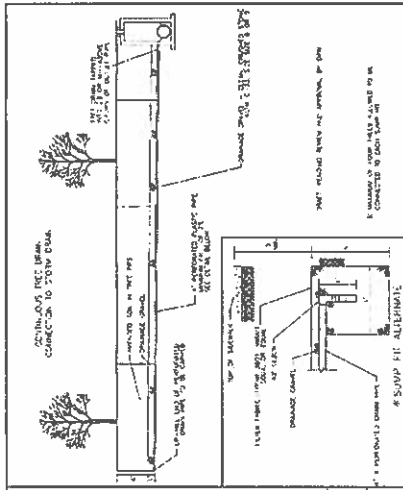


CONTINUOUS SOIL PANEL

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DRAWING NO.
R-7.9.B

7 CONTINUOUS SOIL PANEL - TYPICAL

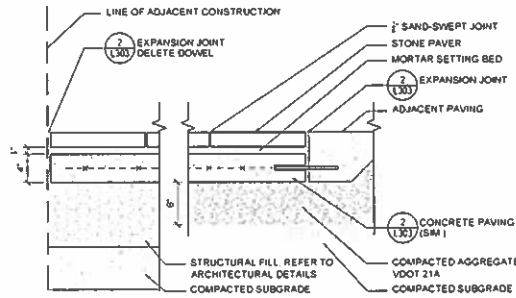


TREE PIT SUBDRAINAGE DETAILS

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DRAWING NO.
R-7.6.A

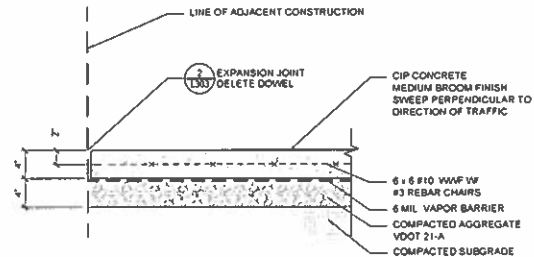
8 TREE PIT SUBDRAINAGE - TYPICAL



- NOTES
1. INSTALL PAVER COURSES IN STRAIGHT, TRUE LINES/ARCS.
 2. PROVIDE EXPANSION JOINT WHERE PAVING MEETS OTHER TYPES OF PAVING, CURBS, AND/OR WALLS, AND AS DIRECTED BY ARCHITECT BELOW-GRADE & ADJACENT CONDITIONS VARY.

4 STONE PAVING

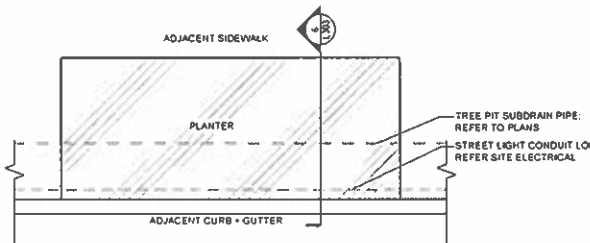
1/2" x 1'-0"



- NOTES
1. REFER TO 2/L303 FOR JOINT TYPES

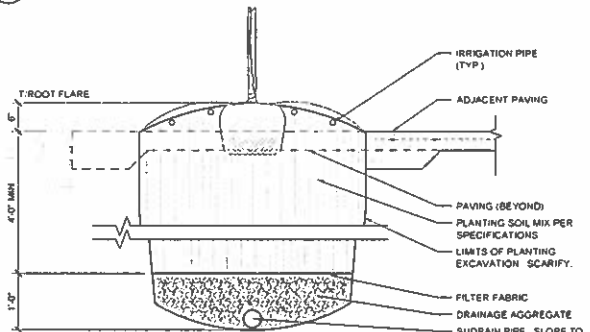
1 CONCRETE PAVING

1/2" x 1'-0"



5 TREE PIT - PLAN

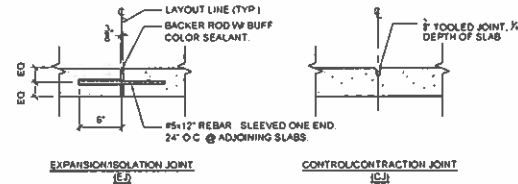
1/2" x 1'-0"



- NOTES
1. PROVIDE CONTINUOUS EXPANSION JOINT PER XXXX AT BACK OF CURB
 2. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION

6 TREE PIT - SECTION

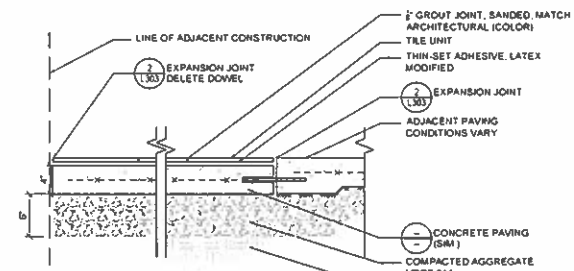
1" x 1'-0"



- NOTES
1. INSTALL CONTROL JOINTS AT EQUAL INTERVALS OF 5'-0" UNLESS OTHERWISE INDICATED.
 2. INSTALL EXPANSION JOINTS @ 20'-0" INTERVALS MAX., UNLESS OTHERWISE INDICATED, AND WHERE SLAB MEETS ANY ADJACENT STRUCTURE
 3. TOOL ALL EXPOSED EDGES W/ 1/2" RADIUS
 4. RECESS EXPANSION JOINTS 1/2" BELOW FINISH GRADE
 5. SAWCUT JOINTS ARE PROHIBITED

2 CONCRETE JOINTING

1/2" x 1'-0"



- NOTES
1. INSTALL COURSES IN STRAIGHT, TRUE LINES
 2. PROVIDE EXPANSION JOINT WHERE PAVING MEETS OTHER TYPES OF PAVING, CURBS, WALLS, AND AS DIRECTED BY ARCHITECT

3 TILE PAVING

1/2" x 1'-0"



LSG LANDSCAPE ARCHITECTURE

1199 CALDWELL ROAD SUITE 110
NEWARK, VIRGINIA 22822
703-875-7045



KETTLER

SOUTH EADS LLC
175-700 PHINACLE DRIVE
MCLEAN, VIRGINIA
703-441-9000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

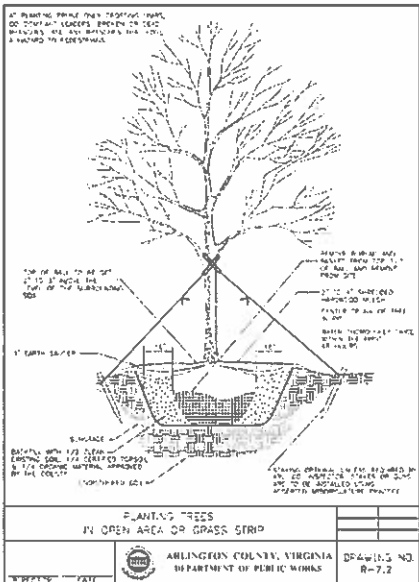
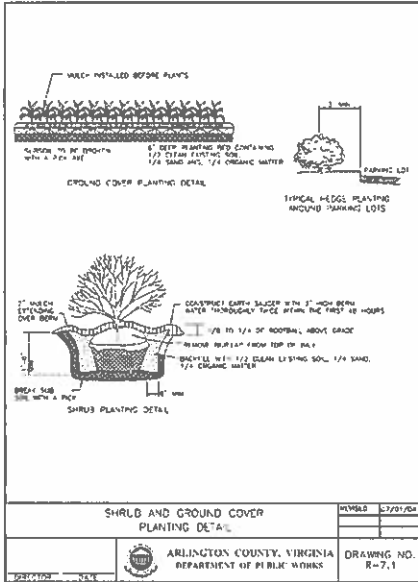
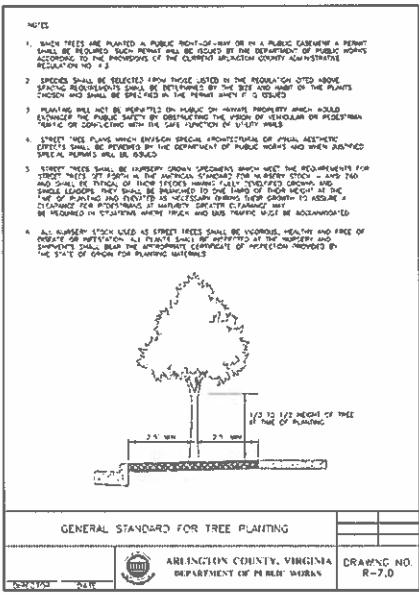
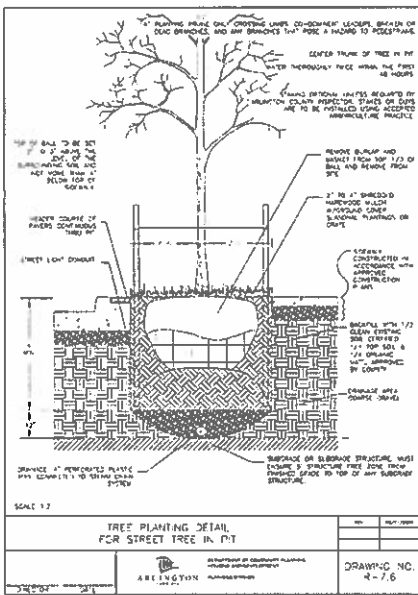
ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
1	REVISION 1	4/13/12

CONSTRUCTION DETAILS

Project Number: H0100
Scale: AS INDICATED
Drawn By: BAJ
Checked By: BAJ, M.
Date: 3/1/12
Sheet No. L303



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
SELECTIONS OF SPECIES AND CULTIVARS MAY INCLUDE BUT NOT BE LIMITED TO THOSE PROVIDED BELOW.							
CANOPY TREES							
+		<i>Platanus acerifolia</i>	LONDON PLANE TREE		4\"/>	B & B	AS INDICATED
		<i>Ulmus parvifolia</i>	BOSQUE ELM				
		<i>Zelkova serrata</i>	GREEN VASE ZELKOVA				
ORNAMENTAL TREES							
/		<i>Cornus florida</i>	INDIANA DOGWOOD		10-12'	B & B	AS INDICATED
		<i>Lagerstroemia indica</i>	CAPE MYRTLE				
		<i>Macrolepis douglasiana</i>	SAUCER MAGNOLIA				
SHRUBS							
o		<i>Ilex meserioides</i>	CHINA GILL HOLLY		24-30'	CONT.	24-30' O.C.
		<i>Nandina domestica</i>	HEAVENLY BAMBOO				
		<i>Prunus laurocerasus</i>	CHERRY LAUREL				
GROUND COVERS PERENNIALS							
/ / /		<i>Colostephus cernuus</i>	'Coral Beauty'	CORAL BEAUTY COTONEASTER	1 GAL.	CONT.	12' O.C.
		<i>Liriodendron tulipifera</i>	'Big Blue'	BIG BLUE LIRIYURF			
SEASONAL ANNUALS							

NOTES

- ALL PLANTS ARE TO BE HEALTHY, FULL BALANCED AND EXCEPTIONALLY HEAVY.

1 PLANT SCHEDULE



999 CALLOW ROAD, SUITE 110
VIRGINIA BEACH, VA 23462
703-641-2045



SOUTH EADS LLC
1751-700 BRIMMAGE DRIVE
MCLEAN, VIRGINIA
703-641-9000
DAVE MOODY

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
1	REVISION 1	4/13/12

PLANT DETAILS AND PLANT SCHEDULE

Project Number: 102100
Scale: AS INDICATED
Drawn By: BAJ
Checked By: BAJ, ML
Date: 2/7/12

Sheet No. L411

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

- I GENERAL**
 A ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH. EVERY TWO (2) WEEKS DURING THE GROWING SEASON, OR AFTER EACH MOWING SESSION. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.
 B REMOVE ALL LITTER, DEBRIS AND WEEDS
 C MAINTAIN A MINIMUM OF A 2-INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUAL IN ALL PLANTING BEDS
- II IRRIGATION**
 A 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.
 B EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY.
 WATER REQUIREMENTS
 NEW TURF: KEEP MOSTLY UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STADIUM OF TURF.
 EXISTING TURF: DURING DRY PERIODS, WATER TWICE A WEEK FOR 20 MINUTES AT A TIME, OR SET IRRIGATION FOR COVERAGE OF 1-2 INCHES OF WATER PER WEEK.
- III SEASONAL FLOWERS**
 A ANNUAL FLOWER BEDS SHALL BE PERIODICALLY MULCHED AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN MAY OF EACH YEAR. DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTIONS PER NOTE I IRRIGATION AND WEEDING TO MAINTAIN A NEAT APPEARANCE.
- IV TURF**
 A LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 4 INCHES. APPROXIMATELY 12-15 MOWINGS PER YEAR WILL BE REQUIRED.
 B FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED A NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIMALLY APPLIED TO LAWN AND TURF AREAS THREE TIMES PER SEASON. TIMING, FREQUENCY AND RATE OF APPLICATION SHALL BE ADJUSTED ACCORDING TO WEATHER AND TO HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE.
 FERTILIZER SHALL BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHALL BE OF PRIME CONSIDERATION. CARE SHALL BE TAKEN NOT TO APPLY FERTILIZER WHEN THE GROUND IS WET.
 C SOIL AMENDMENTS SUCH AS LIME, GYPSUM OR PEAT MOSS MAY BE TO BE ADDED TO THE SOILS OF LAWNS, TURF OR PLANTING AREAS PERIODICALLY. IF NECESSARY, DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHILDREN ARE PRESENT.
 D SOIL AMENDMENTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS. APPLY A 3-12 (21-7-14 10-4-6 OR 24-8-8) 50% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. TWO ADDITIONAL APPLICATIONS MAY BE APPLIED IN MAY AND NOVEMBER, IF NECESSARY. DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHILDREN ARE PRESENT.
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 F SOIL AMENDMENTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS. APPLY A 3-12 (21-7-14 10-4-6 OR 24-8-8) 50% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. TWO ADDITIONAL APPLICATIONS MAY BE APPLIED IN MAY AND NOVEMBER, IF NECESSARY. DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHILDREN ARE PRESENT.
- V PRUNING**
 A REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN THE DORMANT SEASON OR AFTER FLOWERING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED.
 B SHRUB MATERIAL USED AS A SCREEN SHALL BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM.
 C ROOT PRUNING OF TREES ADJACENT TO CURBS OR SIDEWALKS SHALL OCCUR DURING PERIODIC INSPECTIONS WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 1/3 OF ROOT SYSTEM SHALL BE PRUNED DURING A YEAR.
- VI INSECT AND DISEASE CONTROL**
 A THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION METHODS UTILIZED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.
- VII RENOVATION**
 A RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
 B LAWN ALL AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE TO EXISTING SOIL AND EXISTING PLANTINGS SHALL BE UTILIZED.
 C PLANTINGS ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING THE NEXT GROWING SEASON. A FALLING, DAMAGED OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE PERIOD OF TIME, BUT NOT TO EXCEED THE SUBSEQUENT GROWING SEASON.
- VIII SITE AMENITIES**
 A BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES AND SIGNS SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN MARCH AND ONCE IN AUGUST TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.
- IX PAVED SURFACES**
 A ALL PAVED SURFACES, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECORATIVE PAVEMENT SHALL BE INSPECTED ON A REGULAR BASIS. ALL SUCH SURFACES SHALL BE INSPECTED AT LEAST ONCE PER MONTH.
 B TRASH, STAINS AND/OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY. PAVEMENT SHALL BE INSPECTED FOR DAMAGE, CRACKS, AND/OR POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITIONS.
 C SHOW SHALL BE REMOVED DURING AND FOLLOWING EVERY STORM.
 SIDEWALKS AND PARKING AREAS SHALL BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.

PLANTING NOTES

- I PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN-UP.**
- II THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT IS TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.**
- III PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED DEVELOPING FOLIATED BRANCHES AND VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.**
- IV CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.**
- V ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR 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 TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.**
- VI PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF WHEN PRACTICAL, IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.**
- VII QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF HURSEYERIES, INC.**
- VIII ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX IS TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.**
- IX PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.**
- X PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR IN FROZEN CONDITIONS. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURERS' INSTRUCTIONS.**
- XI NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.**
- XII SET ALL PLANTS PLUMB AND STRAIGHT SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT. XIII ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (7" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDE BRANCHES SHALL BE SHORTENED.**
- XIV EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.**
- XV TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED IN THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.**
- XVI ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.**
- XVII NEW PLANTING AREAS AND SOO SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.**
- XVIII ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENTS, LANDSCAPE ARCHITECT/PLANNER OR HIS/HER REPRESENTATIVE. STREET TREES SHALL BE INSTALLED, INSPECTED AND APPROVED BY DEPARTMENT OF PARKS, RECREATION, AND CULTURAL RESOURCES. URBAN FORESTER THE LANDSCAPE ARCHITECT/PLANNER SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVERS AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:**
- | TYPE | DATES |
|--------|-----------------------------|
| PLANTS | March 15 TO December 15 |
| LAWNS | March 15 TO June 15 |
| | September 15 TO December 01 |
- THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON:**
 ACER RUBRUM POPULUS SPP
 BETULA SPP
 PRUNUS SPP
 CARYNUS SPP
 PYRUS SPP
 CRATAEGUS SPP
 QUERCUS SPP
 KOELREUTERIA PANICULATA SALIX SPP
 LIQUIDAMBAR STYRACIFLUA
 TILIA TOMENTOSA
 LIRIODENDRON TILIA
 ZELKOVA
 PLATANUS ACERIFOLIA
- ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT/PLANNER PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SOODING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.**
- XIX ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.**

PLANTING SPECIFICATIONS

- I SCOPE OF WORK: THIS WORK SHALL CONSIST OF CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.**
- II MATERIALS**
 A. GENERALLY ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE. SOIL AND PLANTING SHALL NOT BEGIN UNTIL ALL IRRIGATION WORK AROUND PLANTING AREAS IS COMPLETE AND APPROVED.
 B. PLANTS ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED AND FREE FROM DISEASE AND INSECTS.
 C. TOPSOIL, ORGANIC TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 2", MOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 D. MULCH: MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD BARK.
- III FERTILIZER AND CONDITIONERS**
 A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROMULCH".
 B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRO-POWER" OR EQUAL AND ORGANIC BASE MATERIALS COMPRISED OF DECAPOPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POLYTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS: 15-3-1, NITROGEN 3%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
- IV. GENERAL WORK PROCEDURES** LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTINGS.
- V. WEEDING** BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
- VI. TOPSOIL** CONTRACTOR SHALL PROVIDE A MINIMUM 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE AS A UNIFORM LAYER TO PRODUCE A 4" COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.
- VII. SOIL CONDITIONING**
 A. CULTIVATE ALL PLANTS SHALL BE PLANTED TO DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTORS EXPENSE. CONDITIONER SHALL BE SPREAD EVENLY IN ALL PLANTING AREAS AND TILED IN TWO DIRECTIONS INTO THE TOP 4", WITH THE FOLLOWING PER 1000 SQUARE FEET:
 150 POUNDS "GRO-POWER" OR EQUAL
 100 POUNDS AGRICULTURAL GYPSUM
 20 POUNDS NITROFORM (COURSE) 3-0-05 BLUE CH-P
- VIII. PLANTING POSITION** TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE BEFORE EXCAVATING THE PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH OF THE DIAMETER OF THE ROOT BALL AND DEPTH MATCHING ARLINGTON COUNTY DETAILS R12 AND R18. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL, MIXED THOROUGHLY:
 1 PART COV MANURE BY VOLUME
 3 PARTS TOPSOIL BY VOLUME
 21 GRAINS "AGROFORM" PLANTING TABLETS OR EQUAL
 2 TABLETS PER 1 GAL. PLANT
 3 TABLETS PER 5 GAL. PLANT
 4 TABLETS PER 15 GAL. PLANT
 (FOR LARGER PLANTS 2 TABLETS PER 1" DIAMETER OF TRUNK CALIPER)
 B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. ALL PLANTING SHALL BE PLANTED HALF WAY. INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.
 C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
 D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND. FASTEN TREES TO UPPER END OF STAKE IN AT LEAST TWO PLACES USING HOSE TYPE TIES.
 E. PREPARE RANDED EARTH BASH AS WIDE AS PLANTING HOLE OF EACH TREE.
 F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
 G. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MINIMUM OF 7'-0" BRANCHING HEIGHT.
- IX. GROUND COVER**
 A. ALL GROUND COVER AREAS SHALL RECEIVE A 1" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
 B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON APPROVED DRAWINGS.
 C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER THE GROUND COVER.
 D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT SHALL BE APPLIED PER MANUFACTURERS RECOMMENDATION.
- X. FINISH GRADING**
 A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.
 B. 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 LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING.
 C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- XI. GUARANTEE** CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO YEARS FROM ACCEPTANCE OF JOB.
- XII. CLEAN-UP**
 A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
 B. ALL TREES, SHRUBS OTHER PLANTS AND PLANT BEDS SHALL BE MAINTAINED BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. THIS WORK SHALL INCLUDE RESTORING PLANTING SAUCERS, LIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, RESETTING TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED, RESTORING OR REPLACING DAMAGED WRAPPINGS AND SPRAYING WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 C. LEAKS SHALL BE MAINTAINED BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF BROOD OR BARE AREAS.
- XIII. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.**
- XIV. PLANTING MATERIAL GUARANTEE** PLANTING MATERIAL SHALL BE OF GOOD NURSERY STOCK AND A NURSERY GUARANTEE SHALL BE PROVIDED BY THE GENERAL CONTRACTOR THROUGH THE DEVELOPER FOR TWO YEARS INCLUDING THE REPLACEMENT AND MAINTENANCE TO INCLUDE BUT NOT BE LIMITED TO PRUNING, FEEDING, SPRAYING, MULCHING, WEEDING AND WATERING OF ALL LANDSCAPE MATERIALS FOLLOWING THE ISSUANCE OF THE MASTER CERTIFICATE OF OCCUPANCY.
- XV. URBAN FORESTER NOTIFICATION**
 A. THE DEVELOPER AGREES TO NOTIFY THE ARLINGTON COUNTY DEPARTMENT OF PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTER AT 703-284-8521 AT LEAST 72 HOURS IN ADVANCE OF THE SCHEDULED PLANTING OF ANY TREES OF THE PUBLIC RIGHT OF WAY AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH THE STAFF OF THE DPORC TO INSPECT THE PLANT MATERIAL, TREE PIT, AND THE TECHNIQUE OF PLANTING. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLAN PROJECTS AVAILABLE FROM THE URBAN FORESTER.



1799 CALLOWAY ROAD, SUITE 110
 12618 W. WOODLAKE DRIVE
 703-841-7005



SOUTH EADS LLC
 1751-700 PINNACLE DRIVE
 MCLEAN, VIRGINIA
 703-841-9000
 DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

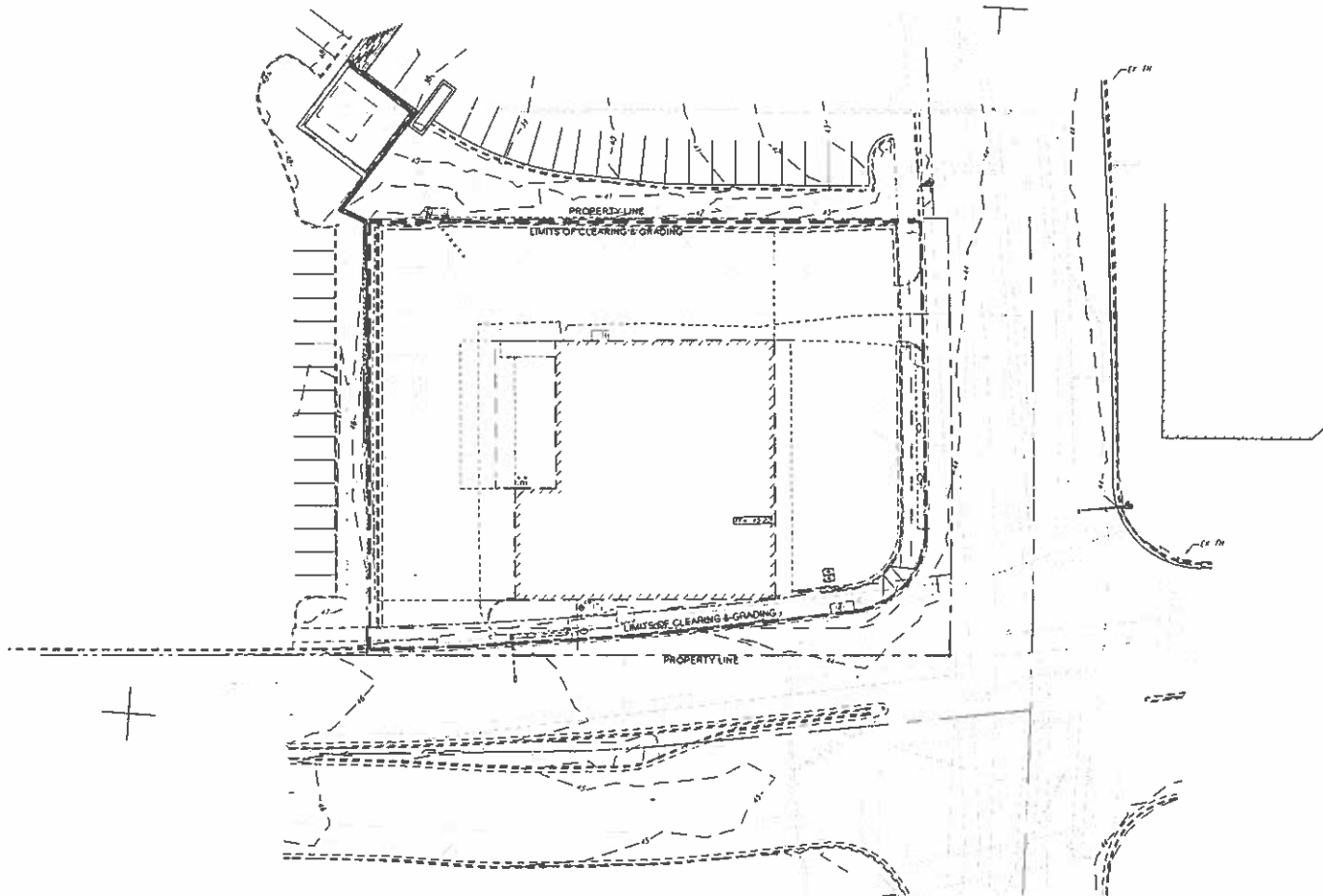
REVISIONS

No.	Description	Date
1	REVISION 1	4/23/12

PLANTING NOTES

Project Number: 102100
 Scale: N/A
 Drawn By: BAJ
 Checked By: BAJ, M
 Date: 3/17/12
 Sheet No. L412

17



LSG LANDSCAPE ARCHITECTURE
 7777 GALLONS ROAD, SUITE 110
 WELLSVILLE, VIRGINIA 22182
 703-821-2045



SOUTH EADS LLC
 1751-700 PINNACLE DRIVE
 WELLSVILLE, VIRGINIA
 703-441-9000
 DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
1	REVISION 1	4/13/12

TREE PRESERVATION PLAN

Project Number: 1021.00
 Scale: 1" = 20'
 Drawn By: BAJ
 Checked By: BAJ/M
 Date: 3/7/12
 Sheet No. **LS101**

NOTES
 1. THERE ARE NO EXISTING TREES WITHIN THE LIMITS OF CLEARING AND GRADING

