

ARLINGTON VIRGINIA

Invitation to Bid # 515-14

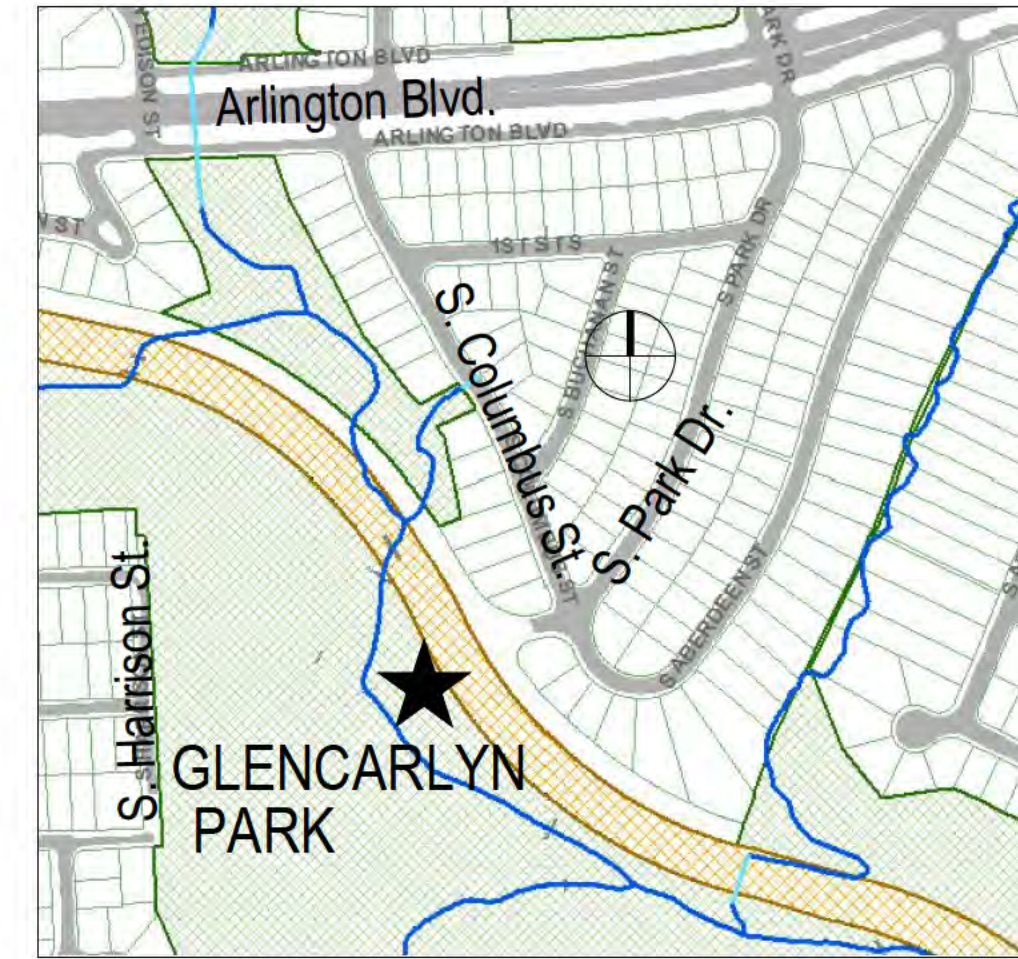
Plans For: Glencarlyn Park at Arlington Forest

301 S. Harrison St., Arlington, VA 22204

DEPARTMENT OF PARKS AND RECREATION

Park Development Division

2100 Clarendon Boulevard, Suite 414, Arlington, VA 22201
Phone: 703.228.7598 Fax: 703.228.3328 www.arlingtonva.us



Vicinity Map - Not to Scale

GENERAL NOTES

1. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE SHALL BRING THESE ITEMS TO THE ATTENTION OF THE PROJECT OFFICER FOR DIRECTION BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FOR ADHERENCE TO ALL ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY.
3. THE CONTRACTOR SHALL SUBMIT A REQUIRED "RESPONSIBLE LAND DISTURBER" CERTIFICATION LETTER AS PART OF OBTAINING A BUILDING (OR DISTURBANCE) PERMIT.
4. THE CONTRACTOR IS RESPONSIBLE FOR LICENSING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL SALES, USE AND CAPITAL GAINS TAXES.
6. ALL CONSTRUCTION OPERATIONS SHALL OCCUR WITHIN TIMES SPECIFIED BY LOCAL ORDINANCES.
7. CONTRACTOR SHALL NOT SUBSTITUTE PRODUCTS OR MATERIALS WITHOUT PRIOR APPROVAL BY THE PROJECT OFFICER.
8. THE CONTRACTOR SHALL IDENTIFY ALL STAGING AREAS AND LIMITS OF WORK FOR APPROVAL BY THE PROJECT OFFICER PRIOR TO THE START OF WORK. AREAS OUTSIDE LIMITS OF WORK SHALL NOT BE USED FOR STORAGE OR MOVEMENT OF MATERIALS, MACHINERY OR DEBRIS.
9. THE CONTRACTOR SHALL OBTAIN THE PROJECT OFFICER'S APPROVAL FOR TIMES OF DAY DURING WHICH CONSTRUCTION OPERATIONS MAY OCCUR. ALL CONSTRUCTION OPERATIONS SHALL OCCUR WITHIN TIMES SPECIFIED BY LOCAL ORDINANCES.
10. CONSTRUCTION ACTIVITIES FOR THIS PROJECT OCCUR ENTIRELY ON PARK PROPERTY, THEREFORE, A MAINTENANCE OF TRAFFIC (MOT) PLAN IS NOT EXPECTED TO BE REQUIRED. HOWEVER, IF THE ARLINGTON DEPARTMENT OF ENVIRONMENTAL SERVICES (DES) DETERMINES THAT AN MOT PLAN IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE PLAN TO DES FOR THEIR REVIEW AND APPROVAL.
11. THE CONTRACTOR SHALL BE ON SITE AT TIME OF ALL MATERIALS DELIVERIES.
12. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF TRASH AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRASH RECEPTACLE TO BE USED ON SITE DURING CONSTRUCTION AND SHALL REMOVE TRASH FROM THE SITE ON A DAILY BASIS.
13. THE CONTRACTOR SHALL KEEP VEHICULAR ACCESS AREAS CLEAN DURING CONSTRUCTION. VEHICULAR AND OTHER PAVED AREAS SHALL BE WASHED FREE OF MUD ON A WEEKLY BASIS DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL SECURE THE CONSTRUCTION AREA WITH FENCING AT END OF WORKDAY AND WHEN CONTRACTOR IS NOT ON SITE.
15. THE CONTRACTOR SHALL DISTRIBUTE ALL PROJECT MATERIALS AND EQUIPMENT AND DISTRIBUTE ANY STOCKPILES IN SUCH A MANNER AS TO PROTECT EXISTING CONDITIONS, SUCH AS UTILITIES, PAVING, VEGETATION, ETC. THE CONTRACTOR SHALL NOT STOCKPILE SOIL OR CONSTRUCTION MATERIALS, OR DRIVE VEHICLES WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN. THE CONTRACTOR SHALL OBTAIN THE PROJECT OFFICER'S APPROVAL FOR ALL CONSTRUCTION ACCESS AREAS, STAGING AND STOCKPILE AREAS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL NOT BLOCK STREETS, PARKING AREAS, HOUSE OR DRIVEWAY ENTRANCES DURING CONSTRUCTION WITHOUT THE PROJECT OFFICER'S PERMISSION AND APPROVAL OF ANY RIGHT-OF-WAY PERMITS IF REQUIRED.
17. THE CONTRACTOR SHALL STAKE THE ALIGNMENT OF ALL PAVEMENT, WALLS, FIELD CURB SURFACES, CURBING, SAFETY SURFACING AND SITE FEATURES IN THE FIELD FOR APPROVAL BY THE PROJECT OFFICER PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGE TO EXISTING PAVEMENT, DRIVEWAYS, AND ADJACENT FACILITIES CAUSED BY CONSTRUCTION OPERATIONS. COST OF REPAIRS SHALL BE AT CONTRACTOR'S EXPENSE.
19. CONTRACTOR SHALL REMOVE ALL EXCESS SOIL, TEMPORARY FENCING, EROSION CONTROL MEASURES, STABILIZATION MATERIALS, AND OTHER DEBRIS AND SHALL DISPOSE LEGALLY UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL THOROUGHLY WASH AND CLEAN ALL PAVED AREAS, WALLS, SITE FURNISHINGS AND FEATURES, ETC. UPON COMPLETION OF THE PROJECT.
20. REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

CHESAPEAKE BAY PRESERVATION ORDINANCE

OWNERS/OPERATORS OF ALL CONSTRUCTION ACTIVITIES LARGER THAN 2,500 SQUARE FEET LOCATED IN ARLINGTON COUNTY (A CHESAPEAKE BAY PRESERVATION LOCALITY) ARE REQUIRED TO APPLY TO DCR FOR REGISTRATION COVERAGE UNDER THE GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES.

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY DES STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL REMOVE AND REPLACE, TO THE CURRENT ARLINGTON COUNTY DES STANDARDS AND SPECIFICATIONS, ANY EXISTING ENTRANCES, CURB AND GUTTER OR SIDEWALK ALONG THE FRONTAGE OF THIS SITE IN POOR CONDITION, OR DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND CLOSING, TO ARLINGTON COUNTY STANDARDS, ANY EXISTING ENTRANCES NOT BEING USED IN CONJUNCTION WITH THIS DEVELOPMENT.
4. THE CONTRACTOR SHALL OBTAIN ARLINGTON COUNTY PERMITS FOR ALL OF THIS SITE.
5. THERE MAY BE UNDERGROUND CONDUIT, CABLES AND TRAFFIC DETECTION DEVICES IN THIS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY TRAFFIC CONTROLS THAT ARE DISTURBED DURING CONSTRUCTION. NOTIFY THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU AT (703) 228-3575, 24 HOURS PRIOR TO STARTING WORK.
6. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE ANY TRAFFIC CONTROL SIGNS, PARKING METERS OR ANY OTHER TRAFFIC CONTROL DEVICE WITHOUT PRIOR PERMISSION FROM THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU. CONTACT TRANSPORTATION ENGINEERING AT (703) 228-3575.
7. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU, PRIOR TO PLACING ANY OBSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY, OR ON SIDEWALKS ALONG THE FRONTAGE OF THIS DEVELOPMENT.
8. ALL SANITARY SEWER CLEAN-OUTS LOCATED WITHIN THE TRAVEL WAY OR PARKING LOT OF THIS DEVELOPMENT SHALL BE CAST IRON.
9. THE CONTRACTOR SHALL CONSTRUCT ALL HANDICAP RAMPS TO THE CURRENT VDOT STANDARD. USE 2' X 2' TRUNCATED DOME PANELS.
10. THE CONTRACTOR SHALL OBTAIN PERMITS FROM THE INSPECTION SERVICES DIVISION PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION OF ON-SITE FACILITIES. FOR INFORMATION AND PERMIT REQUIREMENTS TELEPHONE (703) 228-3800.
11. **THE PLANTING FOR THIS DEVELOPMENT SHALL NOT BE INCLUDED AS PART OF THE BID PACKAGE AND WILL BE UNDER A SEPARATE CONTRACT.**

UTILITY MARKING REQUIREMENTS:

12. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION, FOR THE MARKING OF UNDERGROUND UTILITIES IN THE RIGHT-OF-WAY.
13. UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS DETERMINED FROM VISIBLE EVIDENCE AND AVAILABLE RECORDS. ADDITIONAL UNDERGROUND UTILITY LINES MAY BE PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR SHALL LOCATE AND PRESERVE ALL EXISTING UTILITIES.

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES WATER-SEWER CONSTRUCTION REQUIREMENTS (REVISED MARCH 2005)

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES CONSTRUCTION STANDARDS & SPECIFICATIONS (LATEST EDITION) AND SHALL BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES. UPON PHYSICAL INSPECTION, THE COUNTY RESERVES THE RIGHT TO REJECT THE USE OF ANY MATERIAL FOUND TO BE DEFECTIVE OR NOT CONFORMING TO THE STANDARDS AND SPECIFICATIONS.
2. BEFORE START OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE FOLLOWING INFORMATION AND/OR EVIDENCE OF COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND LAWS, TO THE ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES:
 - A. THE NAME AND ADDRESS OF THE CONTRACTOR HIRED TO WORK ON THE PROJECT. THE CONTRACTOR SHALL BE REGISTERED IN THE COMMONWEALTH OF VIRGINIA. SATISFACTORY EVIDENCE SHALL BE FURNISHED OF THE CONTRACTOR'S PRIOR EXPERIENCE AS PRIME CONTRACTOR IN THE CONSTRUCTION OF WATER MAINS AND/OR SANITARY SEWER INSTALLATIONS. FURTHER, THE CONTRACTOR SHALL FURNISH A LETTER WITH A LIST OF MATERIALS AND SUPPLIERS FOR PROPOSED PROJECT.
 - B. A RIGHT OF WAY PERMIT IS REQUIRED TO WORK IN ARLINGTON COUNTY STREETS. IN INSTANCES OF EXCAVATIONS IN STATE RIGHT OF WAY, THE DATE AND NUMBER OF ALL PERMITS REQUIRED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) SHALL BE FURNISHED.
 - C. IF ANY OTHER EASEMENT IS NEEDED, TWO (2) COPIES OF THE DESCRIPTION OF SUCH EASEMENT, AS ACTUALLY RECORDED, SHALL BE FURNISHED, INCLUDING THE PLACE, DATE AND REFERENCE OF SUCH RECORDED.
 - D. WRITTEN NOTICE OF TENTATIVE STARTING DATE OF CONSTRUCTION, WHICH SHALL BE A MINIMUM OF ONE (1) WEEK FOLLOWING THE DATE OF NOTICE. IN ADDITION, THE CONTRACTOR SHALL FURNISH THE NAMES AND TELEPHONE NUMBERS OF TWO (2) RESPONSIBLE PERSONS WHO CAN BE CONTACTED IN CASE OF EMERGENCY.

ACTUAL CONSTRUCTION SHALL NOT BEGIN UNTIL THE ABOVE ITEMS HAVE BEEN COMPLETED AND THE ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES APPROVED THE STARTING DATE AND ARRANGEMENTS HAVE BEEN MADE FOR THE REQUIRED INSPECTION SERVICE.

3. ALL CONSTRUCTION SHALL BE ACCOMPLISHED FROM APPROVED PLANS, SPECIFICATIONS AND CUT SHEETS SUBMITTED BY A REGISTERED ENGINEER AND APPROVED BY THE COUNTY. TO AVOID CONSTRUCTION DELAYS ALL NECESSARY TEST HOLE INFORMATION SHALL BE OBTAINED PRIOR TO MOBILIZATION AND CONSTRUCTION PLANS SHALL BE REVISED ACCORDINGLY.
4. NO EXISTING WATER MAINS, FIRE HYDRANTS, OR SANITARY SEWERS MAY BE TAKEN OUT OF SERVICE OR MADE INACCESSIBLE BY THE CONTRACTOR WITHOUT THE PRIOR APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
5. IN CASES WHERE A PROPOSED SANITARY SEWER IS TO BE CONNECTED TO AN EXISTING SANITARY MANHOLE, THE MANHOLE SHALL BE RECONSTRUCTED OR REPLACED BY THE DEVELOPER AS DIRECTED BY THE COUNTY TO MEET THE CURRENT STANDARDS. ALL NEW CONNECTIONS TO THE EXISTING MANHOLES SHALL BE CORE DRILLED WITH BOOT JUST ABOVE THE EXISTING BENCH AND THE FLOW CHANNELS RESHAPED AS NEEDED.
6. UPON COMPLETION OF CONSTRUCTION, ALL FINAL TESTS, AS REQUIRED, SHALL BE PERFORMED IN THE PRESENCE OF THE COUNTY'S REPRESENTATIVE. WATER AND SEWER SERVICE CONNECTIONS SHALL NOT BE MADE UNTIL THE WATER AND/OR SEWER MAINS AND APPURTENANCES HAVE BEEN APPROVED AND ACCEPTED BY ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.
7. EXISTING WATER SERVICES MAY BE ALLOWED FOR CONSTRUCTION PURPOSES ONLY FOR WHICH CONTRACTOR SHALL REQUEST TO THE ARLINGTON COUNTY'S UTILITY SERVICES BY CALLING 703-228-3636. PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, THE DEVELOPER SHALL REQUEST TO THE UTILITY SERVICES IN WRITING FOR THE DISCONTINUATION OF ALL EXISTING WATER SERVICES. ALSO, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING METER BOXES RELATED TO THE SERVICES BEING DISCONTINUED.
8. THE CONTRACTOR SHALL MAINTAIN BACKFILL FOR UTILITY EXCAVATIONS UNTIL ARLINGTON COUNTY HAS FINALLY ACCEPTED THE PROPOSED WATER AND/OR SEWER MAIN. ALSO, ALL SURFACES OVER THE UTILITY EXCAVATIONS SHALL EITHER BE RESTORED TO THE ORIGINAL CONDITION OR FINISHED AS PER THE PROPOSED DESIGN BEFORE THE ACCEPTANCE OF THE PROJECT. PAVEMENT PATCHING FOR UTILITY CUTS IN THE PUBLIC STREETS SHALL BE PERFORMED IN ACCORDANCE WITH ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES CONSTRUCTION STANDARDS AND SPECIFICATIONS OR AS PER VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS DEPENDING UPON THE STREET JURISDICTION. PRIOR TO FINAL PAVING, THE CONTRACTOR SHALL ADJUST ALL EXISTING VALVE BOXES AND SANITARY SEWER MANHOLE FRAME AND COVERS AS PER COUNTY STANDARDS, REMOVE ALL ABANDONED SANITARY MANHOLES AND VALVE BOXES OVER THE ABANDONED WATER MAINS, AND COMPLETE ALL NECESSARY WATER MAIN "CUT AND CAPS".
9. UPON COMPLETION, APPROVAL, AND ACCEPTANCE OF WATER AND/OR SEWER MAINS AND APPURTENANCES, THE DEVELOPER'S REGISTERED ENGINEER SHALL SUBMIT TO ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES, A SET OF MYLAR TRACINGS INDICATING THE AS-BUILT CONDITIONS AND A SIGNED STATEMENT CONFIRMING THAT THE WORK, AS INDICATED, IS ACCEPTABLE TO THE ENGINEER. SUCH SUBMITTALS SHALL BE MADE BEFORE REQUESTING REDUCTION AND/OR RELEASE OF THE SURETY BOND.

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- L2.1 Grading Plan
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- L5.1 Construction Details - Erosion and Sediment Control
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DEPARTMENT OF PARKS AND RECREATION

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**GLENCARLYN PARK AT
ARLINGTON FOREST
301 South Harrison St., Arlington, VA 22204
BY-RIGHT DEVELOPMENT**

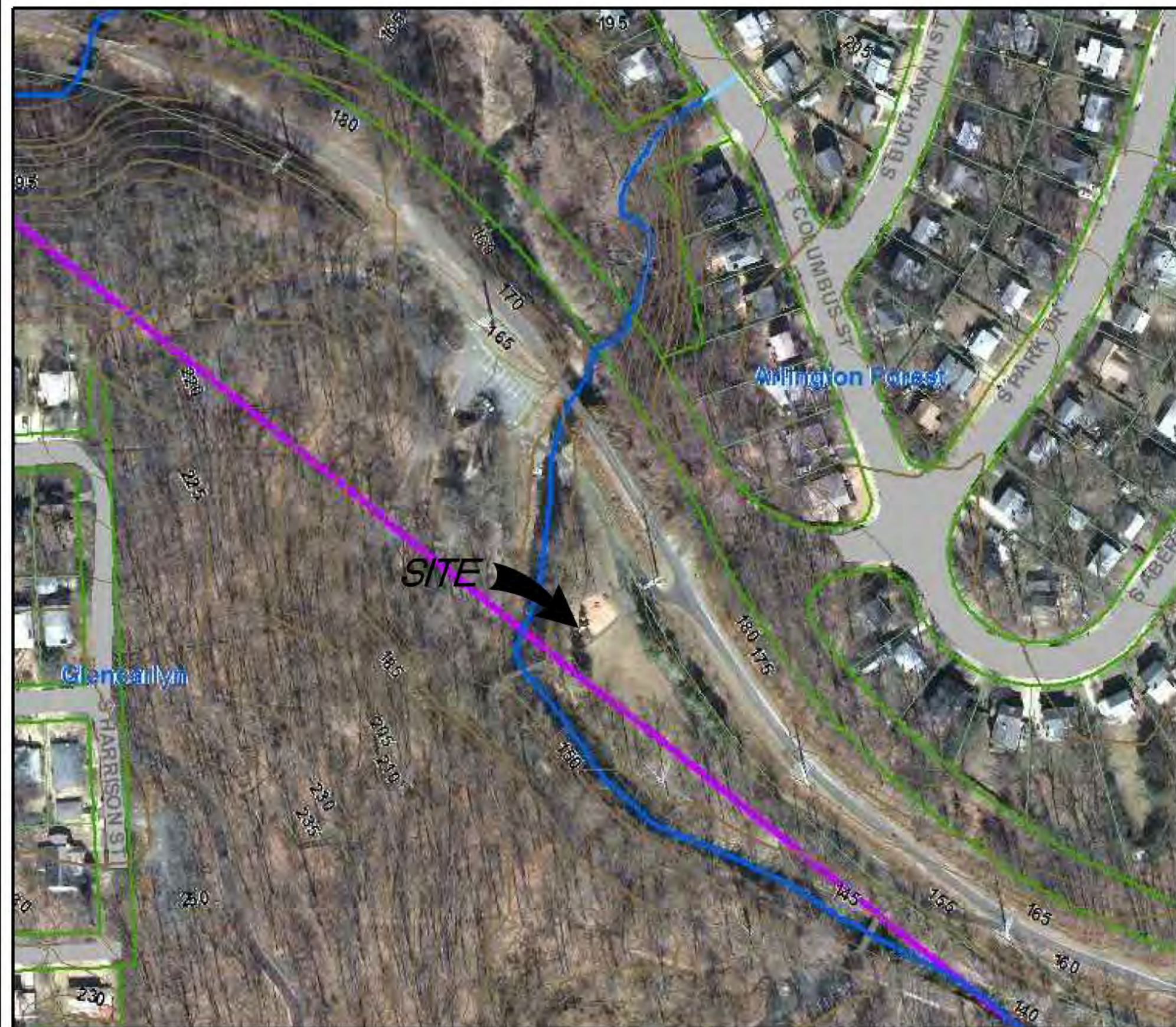
Approvals _____ Date _____

DESIGN TEAM SUPERVISOR 11/8/2013

Seal _____



Date: 02.06.13; rev 07.18.13;
rev 09.09.13 - DES
BID 11.6.13



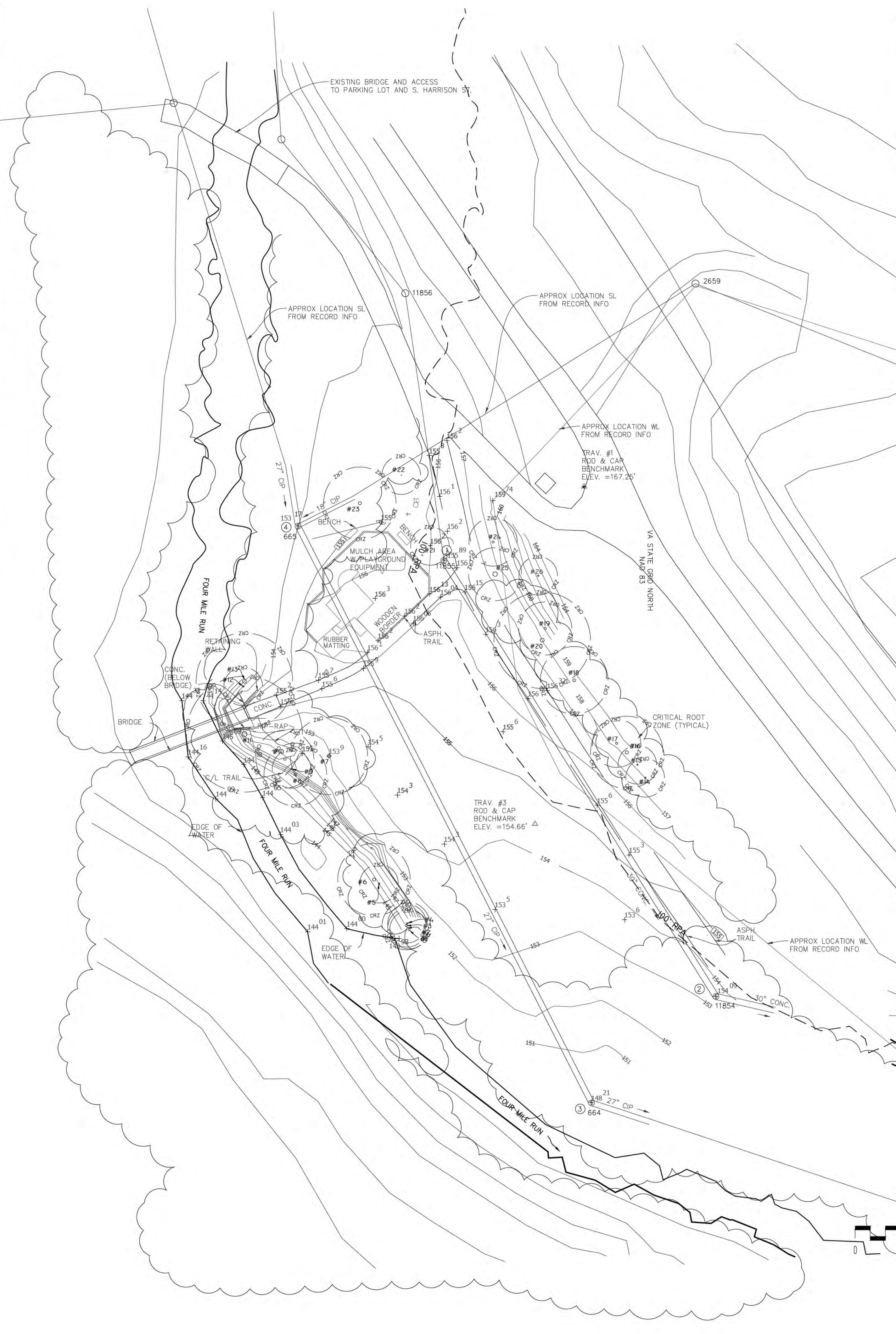
AERIAL VIEW OF SITE - NOT TO SCALE

NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON ARLINGTON COUNTY ASSESSMENT MAP 084-02. REFERENCED AS RPC 31007001 AND ARE ZONED S-3A.
2. EXISTING CONDITIONS AND PROPOSED PLANS ARE BASED ON A FIELD SURVEY BY THE RICE ASSOCIATES, INC. DATED JUNE 28, 2012.
3. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT OFFICER.
4. SINCE THE TOPOGRAPHIC SURVEY AREA DOES NOT APPROACH RIGHT-OF-WAY OR PROPERTY LINES, PROPERTY RESEARCH AND PROPERTY SURVEYS ARE WAIVED FOR THIS PROJECT.
5. NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY, HOWEVER, THIS DOES NOT PRECLUDE THEIR EXISTENCE.

EXISTING TREE TABLE

TREE #	SIZE AND SPECIES	
1	9" LOCUST	
2	5" MULBERRY	
3	10" LOCUST	
4	8" MULBERRY	
5	8" ASH	
6	15" LOCUST	
7	16" DEODAR CEDAR	
8	13" LOCUST	
9	4" SASSAFRAS	
10	13" POPLAR	
11	24" OAK	
12	8" DECIDUOUS	
13	20" OAK	
14	8" PINE	
15	7" PINE	
16	15" LOCUST	
17	10" PINE	
18	14" PINE	
19	11" PINE	
20	20" PINE	
21	4" SYCAMORE	
22	3" SYCAMORE	
23	15" POPLAR	
24	10" LOCUST	
25	22" LOCUST	
26	6" TWIN DOGWOOD	



VIC MAP

N.T.S.

LEGEND

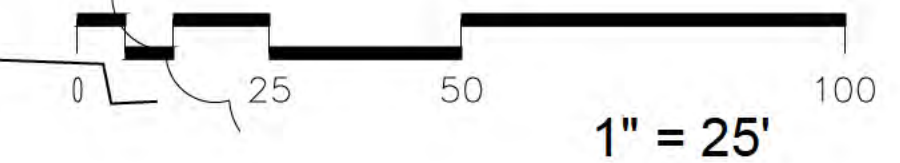
- 90 CONTOUR (1' INTERVAL)
- PROPERTY LINE
- X FENCE LINE
- ⊙ SANITARY MANHOLE
- ⊙⊙ STORM MANHOLE
- ⊙FH FIRE HYDRANT
- ⊙WV WATER VALVE
- PP POWER POLE
- SIGN

SANITARY SEWER TABLE

- 1 SANITARY SEWER MANHOLE
TOP=155.89'
INACCESSIBLE - LID STUCK
- 2 SANITARY SEWER MANHOLE
TOP=154.09'
30" CONC. INV. OUT=139.53'
30" CONC. INV. IN=139.63'
- 3 SANITARY SEWER MANHOLE
TOP=148.21'
27" CIP INV. OUT=137.56'
27" CIP INV. IN=137.66'
LID IS UNSTABLE, NOT SEATED
SECURELY ON STRUCTURE
- 4 SANITARY SEWER MANHOLE
TOP=153.17'
27" CIP INV. OUT=140.22'
27" CIP INV. IN=140.32' (FROM NORTH)
18" CIP INV. IN=142.42' (FROM EAST)

LIMITATIONS:

THE ASBUILT HORIZONTAL LOCATION OF IN-PLACE UNDERGROUND UTILITY LINES INCLUDING PIPES AND CABLES WERE NOT VERIFIED OR "LOCATED" VIA INTRUSIVE INVESTIGATIONS (IE TEST HOLES OR VERIFIED BY GROUND PENETRATING RADAR). THEREFORE, THE MAPPED LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS ASSUMED APPROXIMATE, NOT GUARANTEED AND NOT BASED UPON ANY DIRECT SURVEYED MEASUREMENTS OR VISUAL OBSERVATIONS.



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Fax: 703.228.3328

ITB # 515-14

Project Name and Location

GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
Arlington, VA 22204

Sheet Title

EXISTING CONDITIONS

BY-RIGHT DEVELOPMENT

Seal



Approvals Date

[Signature] 11.06.13
DESIGN TEAM SUPERVISOR

Revisions Date

Designed: KvB
Drawn: KvB
Checked: BG

Scale: 1" = 25'
Date: 02/06/2013; rev 07.18.13
rev 09.09.13 bid 11.06.13

Sheet
L1.1

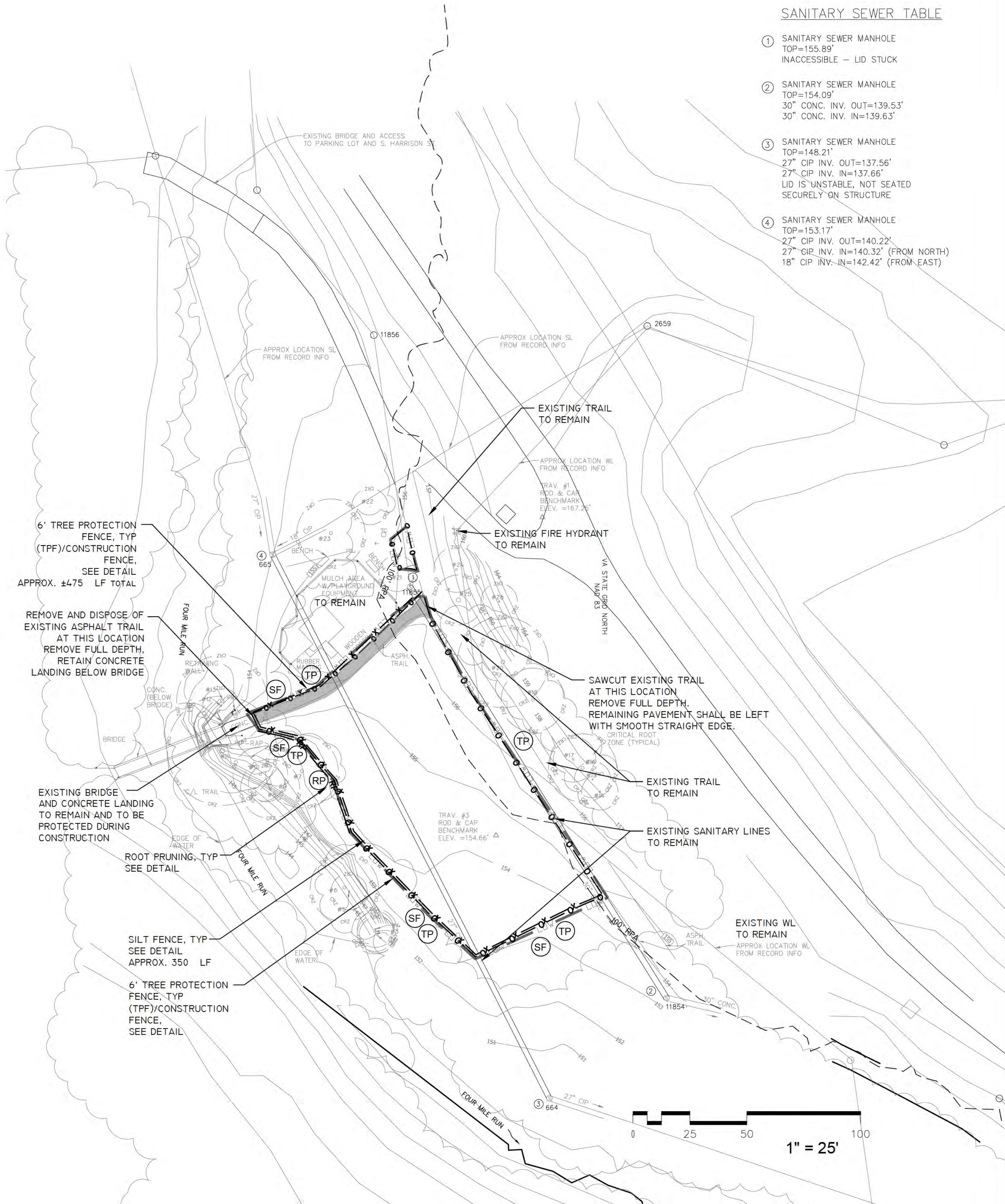
DEMOLITION NOTES:

1. LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMIT OF DISTURBANCE PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE PROJECT OFFICER. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 811 A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN RIGHT-OF-WAY AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED. ANY EXISTING LINE NOT REQUIRED FOR FUTURE SERVICE SHALL BE CAPPED AND ABANDONED PER ARLINGTON COUNTY AND UTILITY'S STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING SITE FEATURES TO REMAIN. ANY RESULTING DAMAGE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE PROJECT OFFICER.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SAFETY AND SECURITY AT THE PROJECT SITE FOR THE DURATION OF THE CONTRACT.
4. CONTRACTOR SHALL COORDINATE WITH THE PROJECT OFFICER TO IDENTIFY ANY NECESSARY STAGING/STORAGE AREAS. PROPOSED STAGING AND STORAGE AREAS SHALL BE REVIEWED AND APPROVED BY THE PROJECT OFFICER, AND THE LIMITS OF WORK WILL BE ADJUSTED ACCORDINGLY.
5. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE, SHALL BE STABILIZED IMMEDIATELY AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT. STOCKPILES SHALL BE CONTAINED BY STRAW BALES OR EROSION CONTROL FENCING AND COVERED WITH PLASTIC OR CANVAS AT THE END OF EACH WORK DAY FOR THE DURATION OF THE PROJECT.
6. TEMPORARY CONSTRUCTION FENCING SHALL BE ERECTED AS SHOWN ON THE PLANS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS AND MAINTAINED UNTIL COMPLETION OF CONSTRUCTION. TREE PROTECTION FENCE (6') IS TO BE USED AS TEMPORARY CONSTRUCTION FENCE.
7. WHERE ITEMS TO BE REMOVED OCCUR WITHIN TREE PROTECTION ZONES, THE CONTRACTOR SHALL REMOVE THE ITEMS WORKING WITH A COUNTY ARBORIST (PROVIDED BY COUNTY) ON-SITE TO OBSERVE AND MINIMIZE TREE DAMAGE. CONTRACTOR SHALL NOTIFY THE PROJECT OFFICER FIVE BUSINESS DAYS PRIOR TO THESE REMOVALS.
8. CARE SHALL BE TAKEN TO PRESERVE EXISTING TREES AND THEIR ROOT SYSTEMS. TREES INCURRING ROOT DAMAGE DUE TO CONSTRUCTION SHALL BE PRUNED AND FERTILIZED PER THE SPECIFICATIONS.
9. NO MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THIS REQUIREMENT WILL RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
10. UNAUTHORIZED TREE REMOVALS, TREE DEATH OR SEVERE DAMAGE DUE TO THE CONTRACTOR'S FAILURE TO EXERCISE PROPER CARE WHEN WORKING NEAR TREES, SHALL RESULT IN A FINE EQUAL TO THE LANDSCAPE VALUE OF THE TREE AS PUBLISHED IN THE LATEST EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
11. UPON COMPLETION OF THE PROJECT, ALL EXCESS SOIL, TEMPORARY FENCING, EROSION CONTROL MEASURES, STABILIZATION MATERIALS, AND OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. ALL PAVED AREAS, WALLS, ETC. SHALL BE THOROUGHLY WASHED AND CLEANED UPON COMPLETION OF THE PROJECT. SITE SHALL BE LEFT CLEAN.
12. NO TREES ARE TO BE REMOVED. ALL TREES OUTSIDE OF THE LIMITS OF CLEARING AND GRADING ARE TO REMAIN.
13. ALL PAVEMENT DAMAGED/CRACKED DUE TO THE CONSTRUCTION SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH JOB STANDARDS AND SPECIFICATIONS.
14. ALL MATERIAL FROM DEMOLITION NOT IDENTIFIED FOR REUSE SHALL BE REMOVED FROM SITE.

LEGEND

SYMBOL	ITEM	QTY.	REMARKS
	EXISTING ASPHALT PAVEMENT	450 SF +/-	REMOVE FULL DEPTH, INCLUDING SURFACE, BASE, AND SUB-BASE MATERIALS
	ITEMS TO BE REMOVED		ITEMS SHALL BE COMPLETELY REMOVED, INCLUDING ALL FOOTINGS OR STUMPS
	LIMIT OF WORK/FIELD DISTURBANCE		
	SAWCUT PAVEMENT	10 LF +/-	SAWCUTTING SHALL BE FULL DEPTH OF PAVEMENT AND IN CLEAN, STRAIGHT LINES
	CRITICAL ROOT ZONE - EXISTING TREES > 4'DBH		
	TREE PROTECTION FENCING TO BE USED AS CONSTRUCTION FENCE	475 LF +/-	FINAL LOCATIONS SHALL BE AS APPROVED BY THE PROJECT OFFICER. AT APPROVED LOCATIONS, T.P.F. CAN DOUBLE AS CONSTRUCTION FENCE.
	ROOT PRUNING	65 LF +/-	FINAL LOCATIONS SHALL BE AS APPROVED BY THE PROJECT OFFICER.
	SILT FENCE	350 LF +/-	FINAL LOCATIONS SHALL BE AS APPROVED BY THE PROJECT OFFICER.

*NOTE:
 1. SILT FENCE, TREE PROTECTION FENCE AND LIMITS OF WORK ARE SHOWN OFFSET FOR GRAPHIC PURPOSES ONLY. WHERE SHOWN TOGETHER, THESE ITEMS SHALL BE LOCATED ALONG THE LIMITS OF WORK (LOW) LINE.
 2. ENTIRE SITE MUST BE SECURED. WHERE TREE PROTECTION FENCE IS SHOWN, FENCE SHALL MEET DETAIL AND SPECIFICATION FOR TREE PROTECTION FENCING AT A MINIMUM. ALL OTHER LOCATIONS SHALL MEET THE CONSTRUCTION FENCE SPECIFICATION AT A MINIMUM.



SANITARY SEWER TABLE

1. SANITARY SEWER MANHOLE
TOP=155.89'
INACCESSIBLE - LID STUCK
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Project Name and Location

**GLENCARLYN
PARK at
ARLINGTON
FOREST**

301 S. Harrison St.
Arlington, VA 22204

Sheet Title

**SITE
DEMOLITION
PLAN**

**BY-RIGHT
DEVELOPMENT**

Seal



Approvals Date

 DESIGN TEAM SUPERVISOR 11.06.13

Revisions Date

Revisions	Date

Designed: KvB
 Drawn: KvB
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Scale: 1" = 25'
 Date: 02/06/2013; rev 07.18.13
 rev 09.09.13 bid 11.06.13

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L1.2

STORMWATER MANAGEMENT NARRATIVE

RESOURCE PROTECTION AREA REQUIREMENTS ARE OUTLINED IN THE ARLINGTON COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE, PARAGRAPH 5 OF THE ORDINANCE STATES THAT RPAs SHOWN ON THE COUNTY RPA MAP ARE TO BE UTILIZED, AS WELL AS A MINIMUM 100' BUFFER SURROUNDING THE WATERBODIES. THE PRE- AND POST-DEVELOPMENT CONDITIONS PLANS DEPICT THE RPAs DERIVED FROM THE ARLINGTON COUNTY GIS RPA MAP.

ALLOWABLE ACTIVITIES WITHIN AN RPA ARE SET FORTH IN THE COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE. IN ACCORDANCE WITH PARAGRAPH 5.1, THIS PROJECT MEETS THE EXEMPTED ACTIVITY CRITERIA AS A PASSIVE RECREATIONAL FACILITY, CONSISTING OF A TRAIL AND PLAYGROUND AREA.

THE PRE-DEVELOPMENT RPA IMPACT WITHIN THE PROJECT AREA IS 400 SF. THE POST-DEVELOPMENT RPA IMPACT IN THAT AREA IS 10,240SF, 1,615 SF OF WHICH IS IMPERVIOUS.

THE PROJECT AREA IS WITHIN THE FOUR-MILE RUN WATERSHED IN ZONE A ON THE ARLINGTON COUNTY WATERSHED MAP. THEREFORE, IN ACCORDANCE WITH PARAGRAPH 60-5 (B)(2), STORMWATER DETENTION FOR THE PRISTINE RUNOFF CONDITIONS WAS DETERMINED UTILIZING THE 10-YEAR STORM EVENT AND A .3 PRE-DEVELOPMENT RUNOFF COEFFICIENT. PRE-DEVELOPMENT COMPUTATIONS UTILIZED THE 100-YEAR EVENT AND APPLICABLE COEFFICIENTS TO ACCOUNT FOR THE EXISTING IMPERVIOUS AREAS. TIME OF CONCENTRATION (TC) IS ESTIMATED TO BE 5 MINUTES. POST-DEVELOPMENT DETENTION UTILIZED THE 100-YEAR STORM EVENT AND APPLICABLE RUNOFF COEFFICIENTS.

THE PRE-DEVELOPMENT PRISTINE CONDITIONS RUNOFF FOR THE 10-YR. EVENT IS 0.52 CFS, AND THE PRE-DEVELOPMENT 100-YR RUNOFF IS 0.71 CFS. THE POST-DEVELOPMENT RUNOFF FOR THE 10-YR EVENT OF 0.66 CFS IS 0.14 CFS MORE THAN 10-YR PRE-DEVELOPMENT RUNOFF. THE POST-DEVELOPMENT 100-YR RUNOFF OF 0.91 CFS IS 0.20 CFS MORE THAN THE 100-YR PRISTINE CONDITIONS. TWO 6 FT DIAMETER DRAINAGE PITS ARE UTILIZED UNDERNEATH THE PROPOSED PLAYGROUND SURFACE TO DETAIN RUNOFF FROM APPROXIMATELY 960 SF OF PLAYGROUND SAFETY SURFACING, WHICH IS IMPERVIOUS. (SEE DRAINAGE PLAN). FOUR-INCH PVC OVERFLOW LINES WILL SLOWLY DISCHARGE OVERFLOW THROUGH A 6" POP-UP EMITTER TO OVERLAND FLOW THROUGH A ± 3,500 SF VEGETATED BUFFER AND BOULDERS. THE EMITTER WILL DISSIPATE THE FLOW AND REDUCE THE VELOCITY AND EROSION POTENTIAL OF THE RUNOFF. POROUS PAVEMENT (855SF - FLEXIPAWE) IS ALSO USED AS A BMP. DUE TO THIS MINIMAL INCREASE IN STORMWATER RUNOFF, A WAIVER OF STORMWATER MANAGEMENT HAS BEEN SUBMITTED. (SEE STORM DRAINAGE & WATER QUALITY COMPUTATIONS SHEET)

PARAGRAPH 3.1 OF THE COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE SPECIFIES THE REQUIREMENT TO DELINEATE STEEP SLOPES 25% OR GREATER CONTIGUOUS TO THE MINIMUM 100' RPA BOUNDARY. THERE ARE NO AREAS OF CRITICAL SLOPES WITHIN THE LIMITS OF CLEARING AND GRADING. BOULDERS AND EXTENSIVE PLANTINGS INCLUDING A VEGETATED BUFFER ±3,600 SF WILL BE UTILIZED ADJACENT TO THE STREAM BETWEEN THE CREEK BANK AND PLAYGROUND WALKWAY.

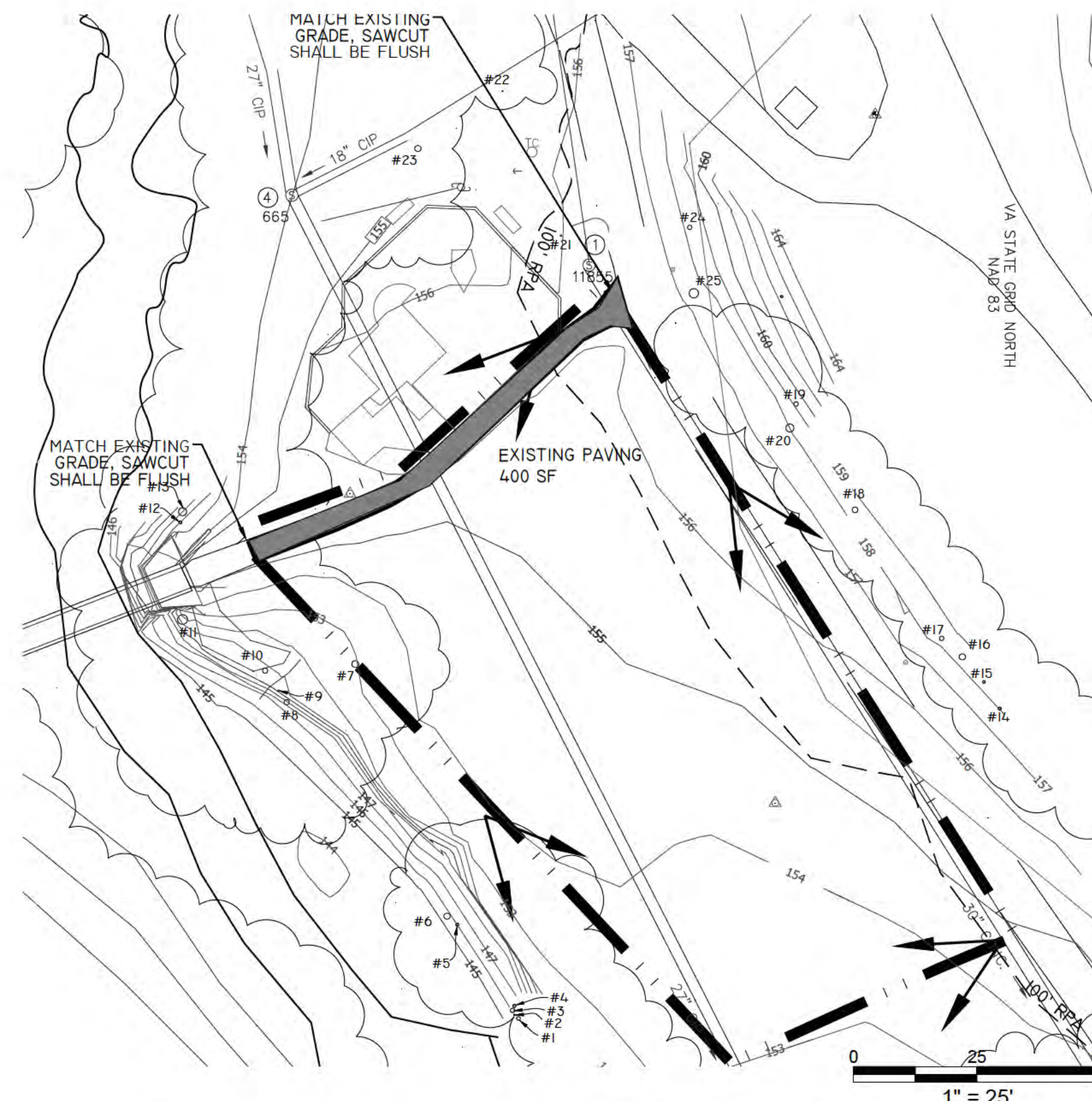
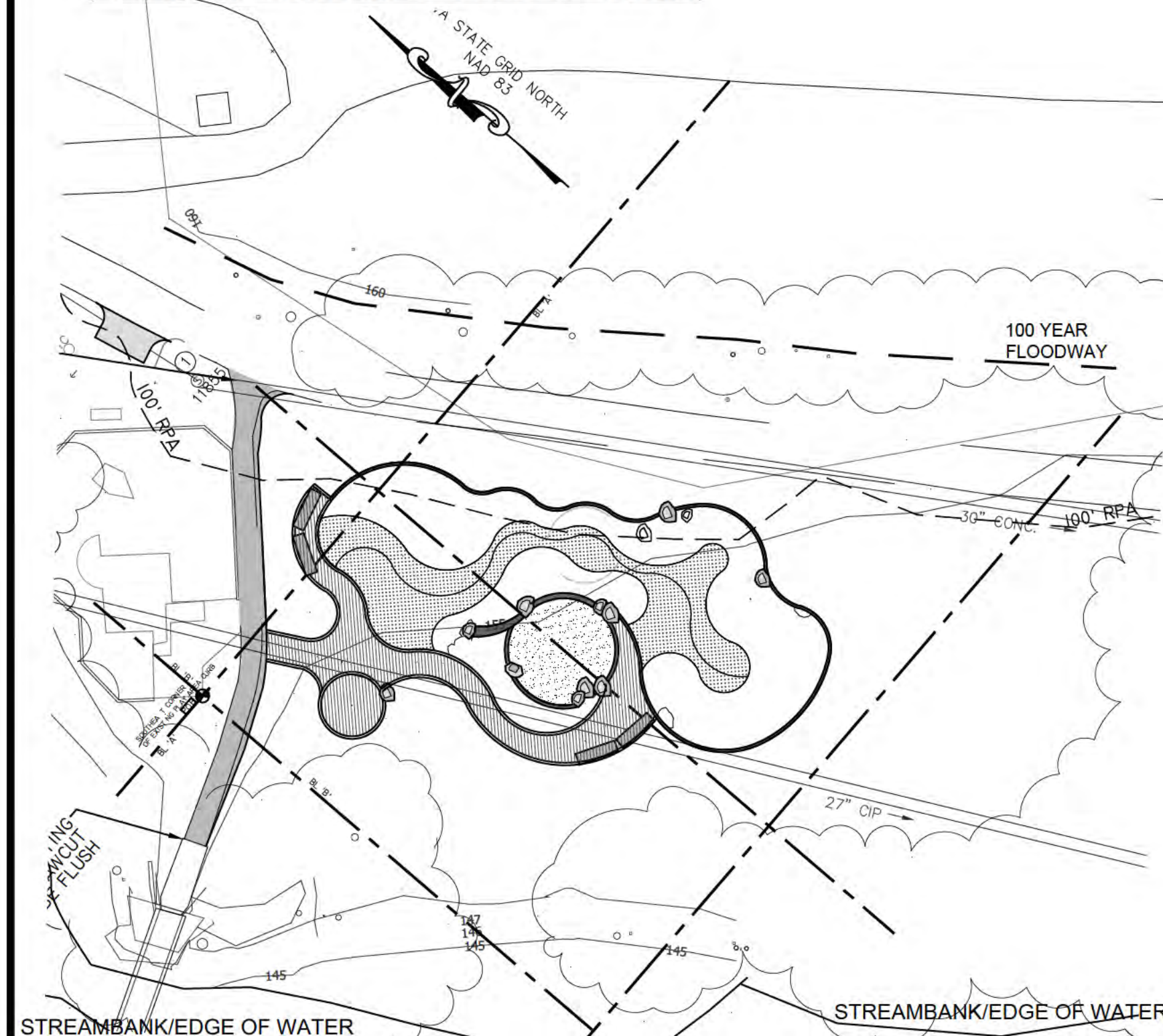
WATER QUALITY NARRATIVE

THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CHAPTER 61) SETS FORTH THE REQUIREMENTS FOR POLLUTANT REMOVAL BASED ON THE AVERAGE LAND COVER CONDITION, DEFINED AS 16% OF THE AVERAGE WATERSHED. THE ARLINGTON COUNTY GIS MAPPING CENTER LISTS THE AREA OF GLENCARLYN PARK AS 4,359,862.7 SF, OR 100.09 ACRES. FOR WATER QUALITY PURPOSES, THE IMPERVIOUS AREA WITHIN THE 100.09 AC. PARCEL IS 6.7 AC. (+/-) (SEE PRE-DEVELOPMENT IMPERVIOUS CONDITION EXHIBIT), PLUS .009 AC. WITHIN THE PROJECT AREA (SEE PRE-DEVELOPMENT CONDITIONS PLAN). THE TOTAL ±6.7 AC. OF EXISTING IMPERVIOUS AREA IS 6.7% OF THE AVERAGE LAND COVER CONDITION, WHICH IS LESS THAN THE ALLOWABLE 16% THRESHOLD.

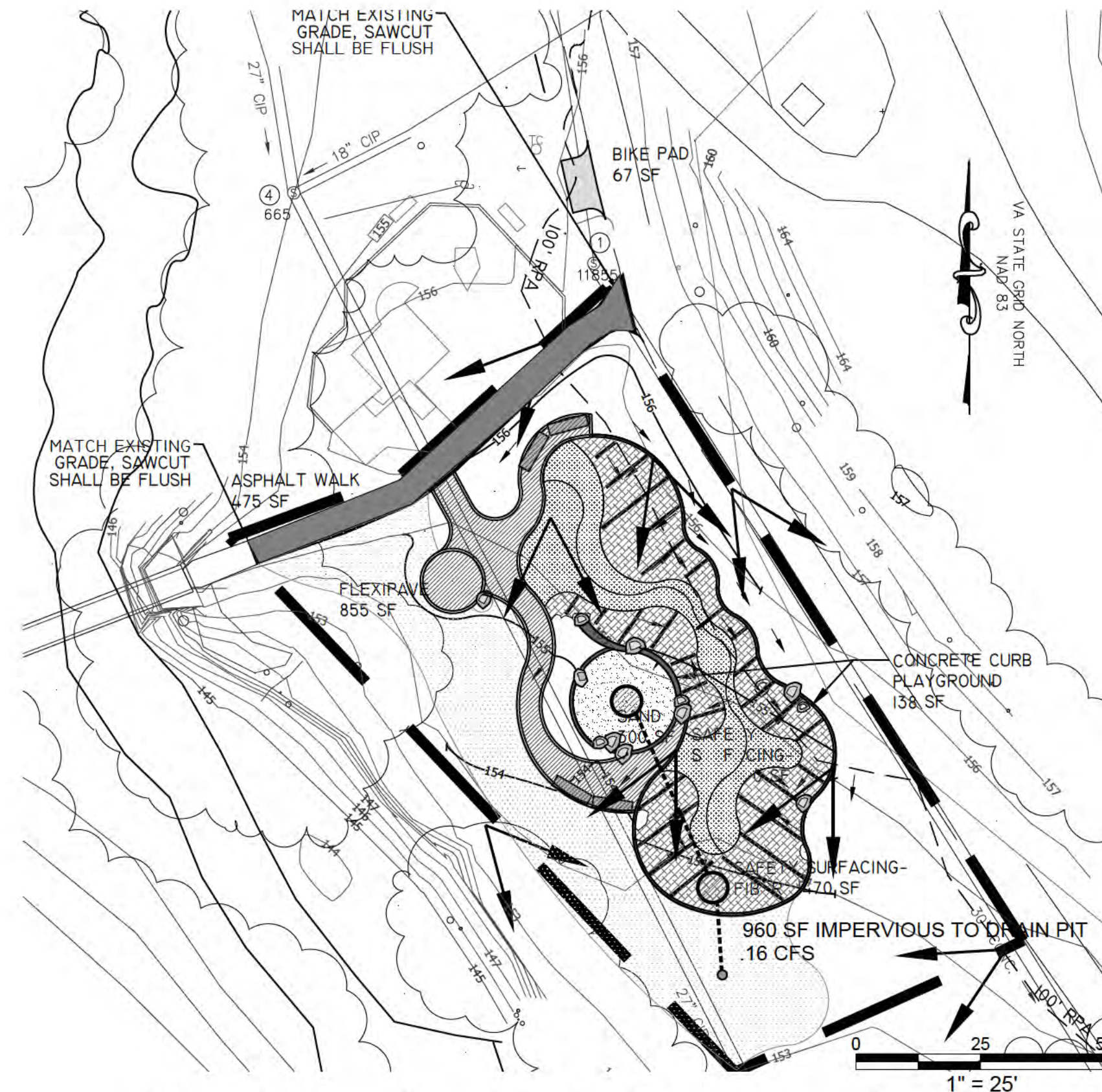
THE PROPOSED IMPERVIOUS AREA IS .037 AC. (SEE POST-DEVELOPMENT CONDITIONS PLAN). THE NET INCREASE IS .033 AC., FOR A PROJECT TOTAL OF 6.7 AC., OR 6.7%. SINCE POST-DEVELOPMENT IMPERVIOUS COVER IS LESS THAN THE AVERAGE 16%, NO POLLUTANT REMOVAL IS REQUIRED FOR THIS PARK PROJECT PER PARA. 4.1 OF THE COUNTY CHESAPEAKE BAY PRESERVATION MANUAL. ACCORDING TO THE STORMWATER MANAGEMENT WORKSHEET CONTAINED IN THE ORDINANCE, ON-SITE TREATMENT REQUIREMENTS ARE MET (SEE STORM DRAINAGE AND WATER QUALITY COMPUTATIONS SHEET).

THE EXISTING IMPERVIOUS SURFACES PRODUCE OVERLAND RUNOFF INTO AN RPA. THE MAJORITY OF THE NET INCREASE OF .033 AC. IMPERVIOUS AREA IS A RESULT OF THE ADA ACCESSIBLE PLAYGROUND SURFACE AND CURBING THE TOTAL ESTIMATED RUNOFF FROM THESE SURFACES IS .16 CFS (9C X 7.3" X .025 AC. = .16 CFS). TWO 6-FT. DIAMETER DRAINAGE PITS CAPABLE OR A 169 CF CAPACITY EACH (338 CF TOTAL) ARE PROVIDED TO DETAIN THIS RUNOFF FROM THE PLAYGROUND SAFETY SURFACING THE AGGREGATE-FILLED PITS (SEE DETAIL ON DRAINAGE PLAN) ARE NOT LINED WITH GEOTEXTILE AND WILL ALLOW INFILTRATION AND OVERFLOW WILL BE DISSIPATED BY THE POP-UP EMITTERS THROUGH A ±3,500 SF VEGETATED BUFFER BEFORE OVERLAND FLOW INTO THE STREAM.

EDGE OF WATER SETBACK - WQIA



Pre-Development: Existing Site Conditions



Post-Development: Proposed Site Conditions

ONLY THE FOLLOWING NON-STORMWATER DISCHARGES ARE AUTHORIZED BY ARLINGTON COUNTY'S MS4 PERMIT, UNLESS THE STATE WATER CONTROL BOARD, THE VIRGINIA SOIL AND WATER CONSERVATION BOARD (BOARD), OR ARLINGTON COUNTY DETERMINES THE DISCHARGE TO BE A SIGNIFICANT SOURCE OF POLLUTANTS TO SURFACE WATERS:

- WATER LINE FLLSHING; LANDSCAPE IRRIGATION; DIVERTED STREAM FLOWS; RISNG GROUND WATERS; UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40 CFR 35.2005(20)); UNCONTAMINATED PUMPED GROUND WATER; DISCHARGES FROM POTABLE WATER SOURCES; FOUNDATION DRAINS; AIR CONDITIONING CONDENSATION; IRRIGATION WATER SPRINGS; WATER FROM CRAWL SPACE PUMPS; FOOTING DRAINS; LAWN WATERING; INDIVIDUAL RESIDENTIAL CAR WASHING; FLOWS FROM RIPARIAN HABITATS AND WETLANDS; DECHLORINATED SWIMMING POOL DISCHARGES; DISCHARGES OR FLOWS FROM FIRE FIGHTING; AND, OTHER ACTIVITIES GENERATING DISCHARGES IDENTIFIED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY AS NOT REQUIRING WPDES AUTHORIZATION.

APPROPRIATE CONTROLS MUST BE IMPLEMENTED TO PREVENT ANY NON-STORMWATER DISCHARGES NOT INCLUDED ON THE ABOVE LIST (E.G., CONCRETE WASH WATER, PAINT WASH WATER, VEHICLE WASH WATER, DETERGENT WASH WATER, ETC.) FROM BEING DISCHARGED INTO ARLINGTON COUNTY'S MS4 SYSTEM, WHICH INCLUDES THE CURB AND GUTTER SYSTEM, AS WELL AS CATCH BASINS AND OTHER STORM DRAIN INLETS, OR STREAM NETWORK.

PER CHAPTER 26 OF THE ARLINGTON COUNTY CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON TO DISCHARGE DIRECTLY OR INDIRECTLY INTO THE STORM SEWER SYSTEM OR STATE WATERS, ANY SUBSTANCE LIKELY, IN THE OPINION OF THE COUNTY MANAGER, TO HAVE AN ADVERSE EFFECT ON THE STORM SEWER SYSTEM OR STATE WATERS.

LEGEND

- IMPERVIOUS AREA - ASPHALT
- IMPERVIOUS AREA - CONCRETE
- IMPERVIOUS AREA - POURED IN PLACE SAFETY SURFACING
- VEGETATED BUFFER
- ENGINEERED WOOD FIBER SURFACING
- SAND
- FLEXIPAWE - POROUS PAVEMENT/ CONCRETE PAVEMENT TBD AT TIME OF BID AWARD
- DRAINAGE DIVIDES
- DRAINAGE AREA BOUNDARY
- EXISTING MAJOR CONTOUR (1' C.I.)
- EXISTING MINOR CONTOUR (1' C.I.)
- PROPOSED CONTOUR (1' C.I.)
- LIMIT OF WORK (LOW)

IMPERVIOUS AREA SUMMARY

	EXISTING	PROPOSED	PROPOSED PERVIOUS PAVEMENT
ASPHALT*	400 SF/.009 AC	517 SF/.010 AC	
CONCRETE CURB FOR PLAY AREA SURFACING	0 SF	138 SF/.003 AC	
POURED IN PLACE (CONCRETE BASE)**		960 SF/.022 AC	FLEXIPAWE 855 SF/.02 AC
TOTAL	400 SF/.009 AC	1,615 SF/.037 AC	855 SF/.02 AC

* EXISTING ACCESS FROM BRIDGE TO TAILS, TO BE MADE ADA COMPLIANT, ADD BIKE PARKING

** IN PLAY AREA, REQUIRED SAFETY SURFACING FOR ADA ACCESS ALL SAFETY SURFACING DRAINS TO PIT

SITE DESCRIPTION

LOCATION: FOUR MILE RUN, UPPER MAINSTEM2, ZONE A
TOTAL AREA (A) OF DISTURBANCE: 0.24 AC

PRE-DEVELOPMENT RUNOFF

PRE-DEVELOPMENT COMPUTATIONS: 10 YR. EVENT

TOTAL AREA: 10,240 SF. 0.235 AC. TC: 5 MIN.

AREA (AC.)	C-VALUE	RAINFALL INTENSITY	CFS: PRISTINE RUNOFF
0.235	.3	7.3"	0.52

PRE-DEVELOPMENT COMPUTATIONS: 100 YR. EVENT

TOTAL AREA: 10,240 SF. 0.235 AC. TC: 5 MIN.

AREA (AC.)	C-VALUE	RAINFALL INTENSITY	CFS: PRISTINE RUNOFF
0.235	.3	10.0"	0.71

PRE DEVELOPMENT COMPUTATIONS EXISTING CONDITIONS

TOTAL AREA: 10,240 SF. 0.235 AC. TC: 5 MIN.

AREA (AC.)	C-VALUE	RAINFALL INTENSITY	CFS
0.226	.3	7.3"	0.495
0.009	.9	7.3"	0.059
WEIGHTED C			0.323
10-YR Q = CIA			$Q = (0.226 \times .3) + (0.009 \times .9) / .235$ $Q = 0.323 \times 7.3" \times .235 = 0.56 \text{ cfs}$

POST-DEVELOPMENT COMPUTATIONS:

TOTAL AREA 10,240 F 0.235 AC TC: 5 MIN.

AREA (AC.)	C-VALUE	RAINFALL INTENSITY	CFS
0.198	.3	7.3"	0.434
0.037	.9	7.3"	0.243
WEIGHTED C			0.39
10-YR Q = CIA			$Q = (0.198 \times .3) + (0.037 \times .9) / .235$ $Q = 0.39 \times 7.3" \times .235 = 0.66 \text{ cfs}$

POST-DEVELOPMENT COMPUTATIONS:

TOTAL AREA 10,240 F 0.235 AC TC: 5 MIN.

AREA (AC.)	C-VALUE	RAINFALL INTENSITY	CFS
0.198	.3	10.0"	0.594
0.037	.9	10.0"	0.333
WEIGHTED C			0.39
100-YR Q = CIA			$Q = (0.198 \times .3) + (0.037 \times .9) / .235$ $Q = 0.39 \times 10.0" \times .235 = 0.91 \text{ cfs}$



DEPARTMENT OF PARKS AND RECREATION

Park Development Division
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ITB # 515-14

Project Name and Location
GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
Arlington, VA 22204

Sheet Title
STORMWATER MANGEMENT PLAN AND CALCULATIONS

BY-RIGHT DEVELOPMENT

Seal



Approvals Date

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Sheet
L1.4

LEGEND:

- LDW — LIMITS OF WORK
- 23 — PROP. CONTOUR (1' C.I.)
- 23 — EX. CONTOUR (1' C.I.)
- 0 — 0 — TREE PROTECTION FENCE
- x — x — SILT FENCE
- RP — ROOT PRUNING
- ⊕ PENNSYLVANIA FIELD/RIVER BOULDERS
- ⊕ POURED IN PLACE RUBBER SURFACING
- ⊕ ENGINEERED WOOD FIBER SURFACING
- ASPHALT
- CB- CATCH BASIN
- +38⁵ PROP. SPOT ELEVATIONS
- TW/BW TOP OF SEAT WALL / BOTTOM OF SEAT WALL
- TC/BC TOP OF CURB / BOTTOM OF CURB
- - - 4" PERFORATED PVC PIPE
- - - - 4" NON-PERFORATED PVC PIPE
- FIBAR DRAIN
- ← DIRECTION OF WATER FLOW
- CONCRETE SEATWALL
- SAND
- CONCRETE PAVEMENT/FLEXIBLE POROUS PAVEMENT REFER TO SPECIAL CONDITIONS ON BID DOCUMENTS; CHOICE OF MATERIAL TO BE DETERMINED AT TIME OF BID AWARD

UTILITY NOTES:

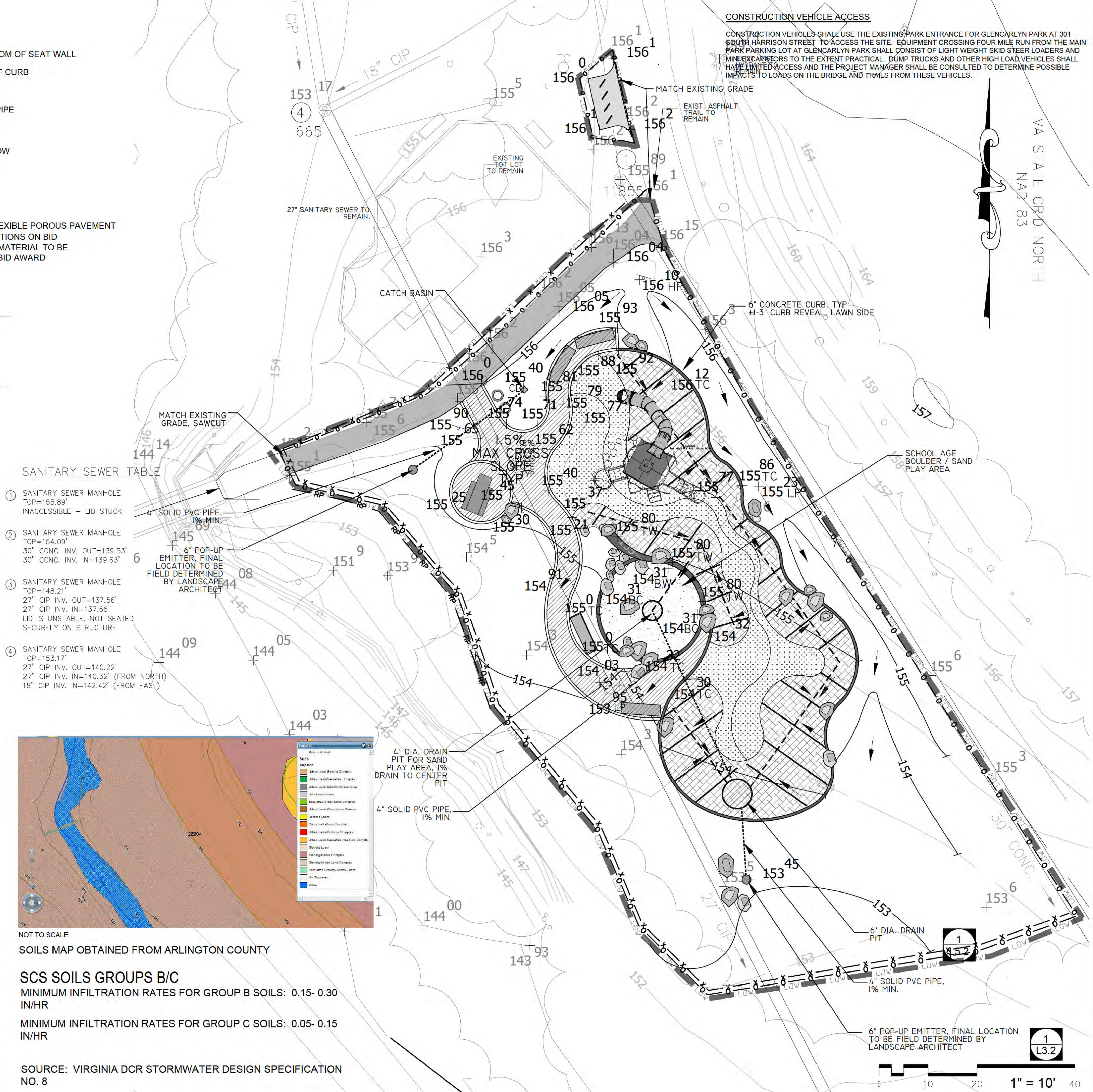
1. CONTRACTOR SHALL CONTACT MISS UTILITY FOR THE MARKING OF EXISTING UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. IN ADDITION, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY SEWER LATERALS NOT PROVIDED BY MISS UTILITY.

GENERAL NOTES:

1. SILT FENCE, TREE PROTECTION FENCE, AND LOW ARE SHOWN OFFSET FOR GRAPHIC PURPOSES ONLY. WHERE SHOWN TOGETHER, THESE ITEMS SHALL BE LOCATED ALONG LIMITS OF WORK LINE. TREE PROTECTION FENCING AND OTHER TREE PROTECTION MEASURES SHALL BE INSTALLED FOR ALL EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION OPERATIONS.
2. GRADE CHANGES ALONG WALKWAY SHALL BE SMOOTH.
3. CROSS SLOPES OF WALKWAYS SHALL NOT EXCEED 1.85%, 1-1/2% CROSS SLOPES ARE PREFERRED. ALL PAVED AREAS SHALL BE GRADED TO DRAIN, AS INDICATED IN PLANS. SLOPES FOR WALKWAY LANDINGS SHALL NOT EXCEED 1.85% IN ANY DIRECTION.
4. FOR ALL CONDITIONS WHERE COMPACTED SUBGRADE IS SPECIFIED, PLACE FILL IN SIX (6) INCH LAYERS MAXIMUM AND COMPACT TO 95%.
5. PAVEMENT SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) PER THE SPECIFICATIONS.
6. THE CONTRACTOR SHALL TEST ALL UTILITY AND DRAINAGE SYSTEMS IN THE PRESENCE OF PROJECT OFFICER PRIOR TO BACKFILLING TO ENSURE ALL DRAINAGE IS POSITIVE.
7. THE SPOT ELEVATIONS AND SLOPES ON THE DRAWINGS ARE REASONABLE AND ACCURATE FOR THEIR PURPOSE. HOWEVER, IN THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL VERIFY ELEVATIONS GIVEN ON DRAWINGS WITH EXISTING CONDITIONS, AND NOTIFY THE PROJECT OFFICER BEFORE COMMENCING WITH WORK.
8. NEW WORK SHALL MEET AND MATCH EXISTING ALIGNMENT OF FEATURES AND FINISHED GRADES AT EXISTING PAVEMENT, ALONG THE BIKE TRAIL AND THE CONCRETE ACCESS TO THE BRIDGE. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS IN THE PROPOSED WORK TO MEET THE INTENT OF THE PLANS AND TO PROVIDE SMOOTH TRANSITIONS BETWEEN EXISTING CONDITIONS AND NEW WORK.
9. UPON COMPLETION OF WORK REMOVE ALL EXCESS SOIL, MATERIALS, DEBRIS AND EQUIPMENT FROM SITE. DISPOSE OF EXCESS MATERIALS LEGALLY.
10. ENTIRE SITE MUST BE SECURED. WHERE TREE PROTECTION FENCE IS SHOWN, FENCE SHALL MEET DETAIL AND SPECIFICATION FOR TREE PROTECTION FENCING AT A MINIMUM. ALL OTHER LOCATIONS SHALL MEET THE CONSTRUCTION FENCE SPECIFICATION AT A MINIMUM.
11. 0 DEGREE THRESHOLD SHALL BE MAINTAINED AT ALL PAVING AND BUILDING THRESHOLD INTERFACES AS PER ADA GUIDELINES.
12. DO NOT PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT OFFICER (703-228-7928). THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
13. CONSTRUCTION AREA SHALL BE SECURED WITH TEMPORARY CONSTRUCTION FENCING AT END OF WORKDAY AND WHEN CONTRACTOR IS NOT ON SITE. IN AREAS WHERE CONSTRUCTION FENCE IS TO BE USED AS TREE PROTECTION FENCE, FENCE SHALL REMAIN IN PLACE DURING AND THROUGHOUT ALL CONSTRUCTION ACTIVITIES.
14. RESTORE ALL DISTURBED AREAS WITH TOPSOIL FILL, SEED AND STRAW. STAKE OFF ALL SEEDING AREAS AFTER INSTALLATION. REFER TO PLANTING PLAN FOR SEED MIX APPLICATION(S).
15. NO CONSTRUCTION ACTIVITIES ARE TO OCCUR TO ADJACENT BUILDINGS OR BUILDING GROUNDS. CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PARK AREA ONLY. CONTRACTOR SHALL CORRECT OR REPLACE IN KIND ANY DAMAGE TO BUILDINGS, FENCES, PATHS AND DRIVES OR GROUNDS CAUSED BY HIS ACTIVITIES.

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	K-FACTOR	DEPTH	PROBLEM CLASS
6D	GLENELG-MANOR COMPLEX, FINE LOAMY	SUITABLE FOR SMALL BUILDINGS	GOOD	GOOD	SEVERE	Kw .24-.37 Kf .32-.43	VERY DEEP	C

NOTE:
ALL DETAILS PROVIDED ON THIS SHEET ARE CURRENT AT TIME OF PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE FOR USING CURRENT DETAILS AT TIME OF CONSTRUCTION.



DEPARTMENT OF PARKS AND RECREATION

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ITB # 515-14

Project Name and Location

GLENCARLYNN PARK at ARLINGTON FOREST

301 S. Harrison St.
Arlington, VA 22204

Sheet Title

GRADING PLAN

BY-RIGHT DEVELOPMENT



Approvals Date

[Signature] 11.06.13
DESIGN TEAM SUPERVISOR

Revisions Date

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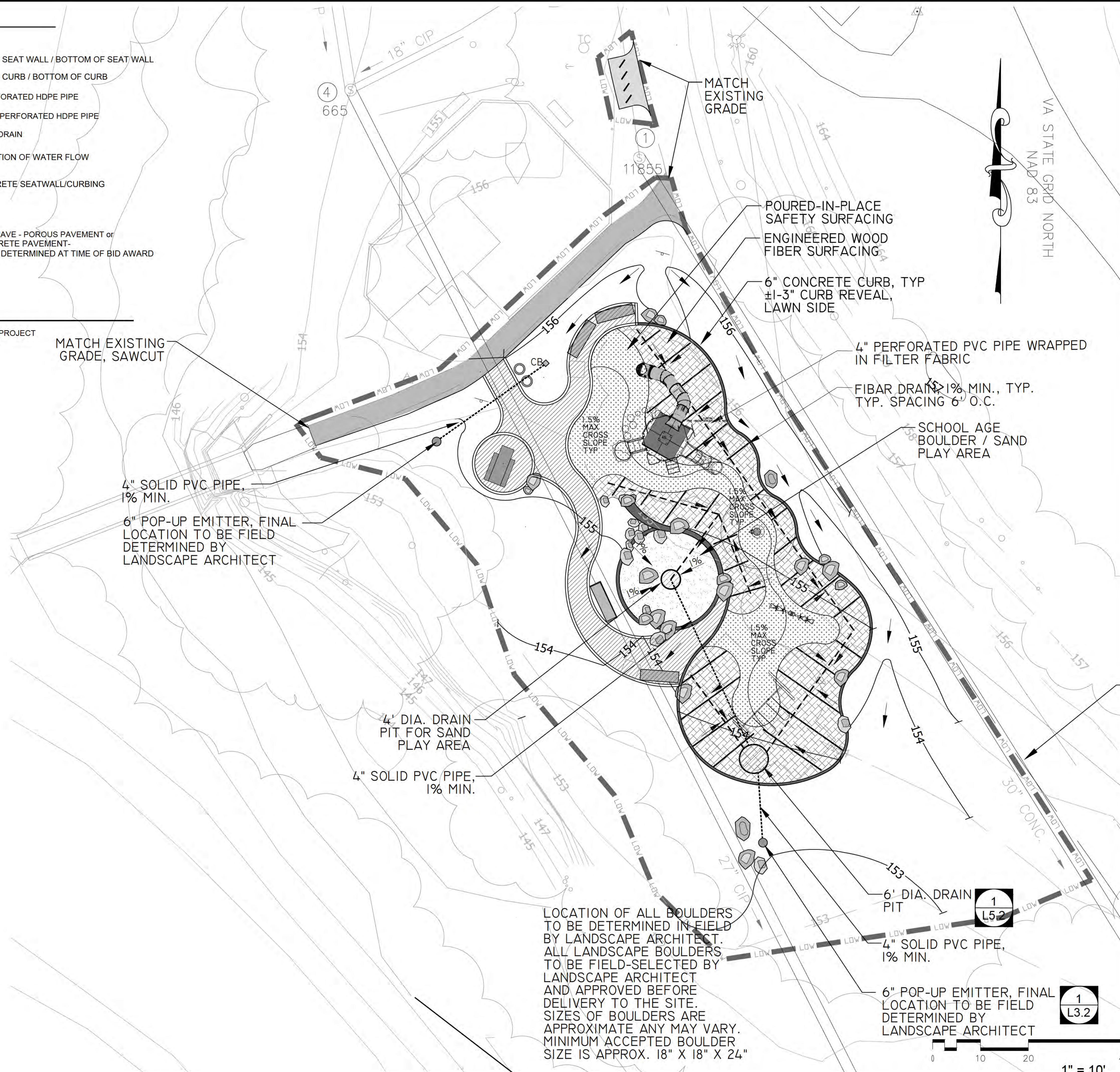
Sheet **L2.1**

LEGEND:

- LDW — LIMITS OF WORK
- 1:2.3 — PROP. CONTOUR (1' C.I.)
- 1:5 — EX. CONTOUR (1' C.I.)
- TW/BW TOP OF SEAT WALL / BOTTOM OF SEAT WALL
- TC/BC TOP OF CURB / BOTTOM OF CURB
- - - 4" PERFORATED HDPE PIPE
- - - - 4" NON-PERFORATED HDPE PIPE
- FIBAR DRAIN
- DIRECTION OF WATER FLOW
- CONCRETE SEATWALL/CURBING
- SAND
- FLEXIPAVE - POROUS PAVEMENT or CONCRETE PAVEMENT - TO BE DETERMINED AT TIME OF BID AWARD
- PENNSYLVANIA FIELD/RIVER BOULDERS
- POURED IN PLACE SAFETY SURFACING
- ENGINEERED WOOD FIBER SURFACING
- ASPHALT
- CB- CATCH BASIN

GENERAL NOTES:

1. THE CONTRACTOR SHALL TEST DRAINAGE SYSTEM IN THE PRESENCE OF PROJECT OFFICER PRIOR TO BACKFILLING TO ENSURE ALL DRAINAGE IS POSITIVE.



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Project Name and Location
GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
Arlington, VA 22204

Sheet Title
PLAY AREA DRAINAGE PLAN ENLARGEMENT BY-RIGHT DEVELOPMENT

Seal



Approvals Date
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Sheet
L2.2

LEGEND:

— LIMITS OF WORK

PA. LANDSCAPE BOULDERS
TO BE FIELD SELECTED BY LANDSCAPE
ARCHITECT AND LOCATION TO BE
APPROVED BY LANDSCAPE ARCHITECT

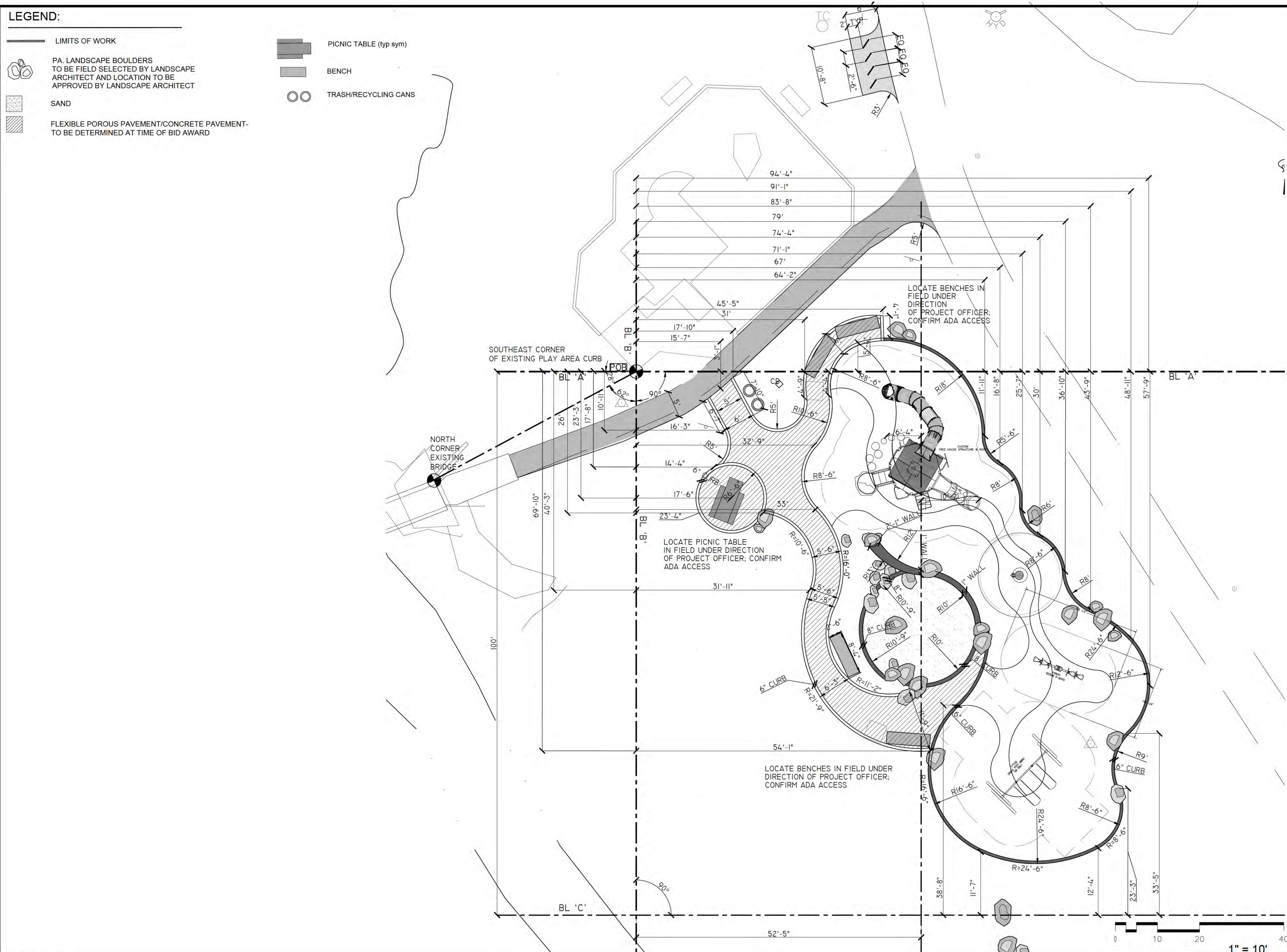
SAND

FLEXIBLE POROUS PAVEMENT/CONCRETE PAVEMENT-
TO BE DETERMINED AT TIME OF BID AWARD

PICNIC TABLE (typ sym)

BENCH

TRASH/RECYCLING CANS



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Project Name and Location

**GLENCARLYN
PARK at
ARLINGTON
FOREST**

301 S. Harrison St.
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Sheet Title

**LAYOUT
PLAN**

**BY-RIGHT
DEVELOPMENT**

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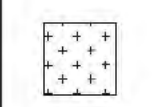
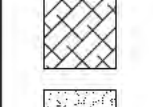
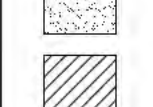

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Sheet
L3.1

LEGEND:

-  PA. LANDSCAPE BOULDERS TO BE FIELD SELECTED BY LANDSCAPE ARCHITECT AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT
-  POURED IN PLACE RUBBER SURFACING
-  ENGINEERED WOOD FIBER SURFACING
-  SAND
-  FLEXIBLE POROUS PAVEMENT/CONCRETE PAVEMENT- TO BE DETERMINED AT TIME OF BID AWARD

-  PICNIC TABLE (typ sym)
-  BENCH
-  TRASH/RECYCLING CANS

PLAY EQUIPMENT NOTES

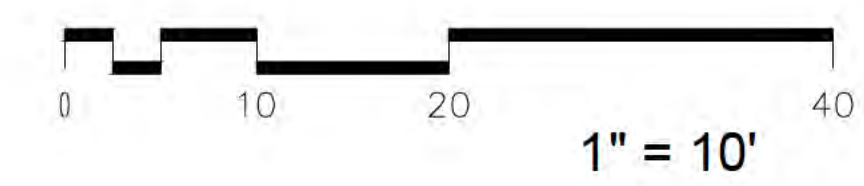
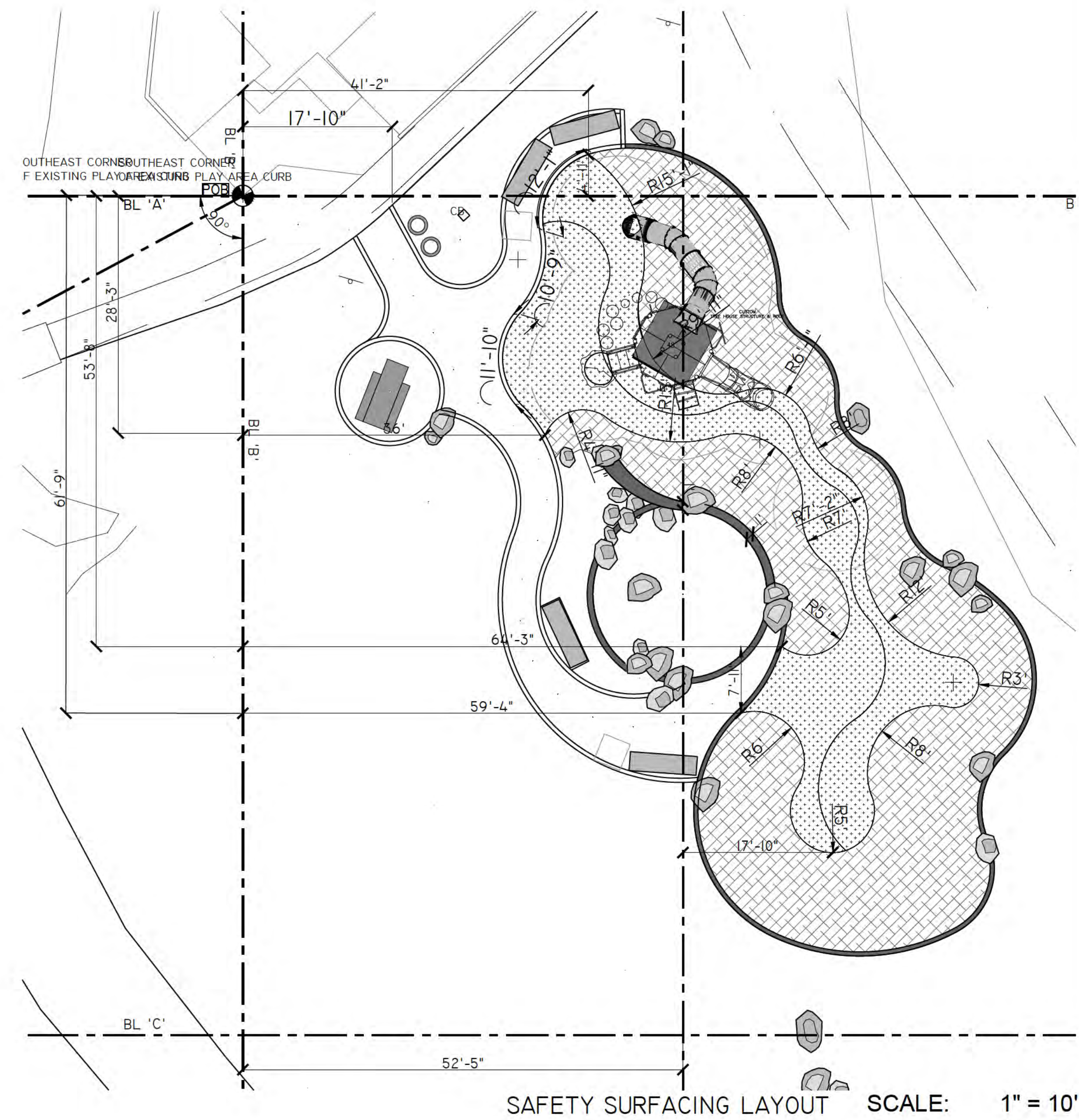
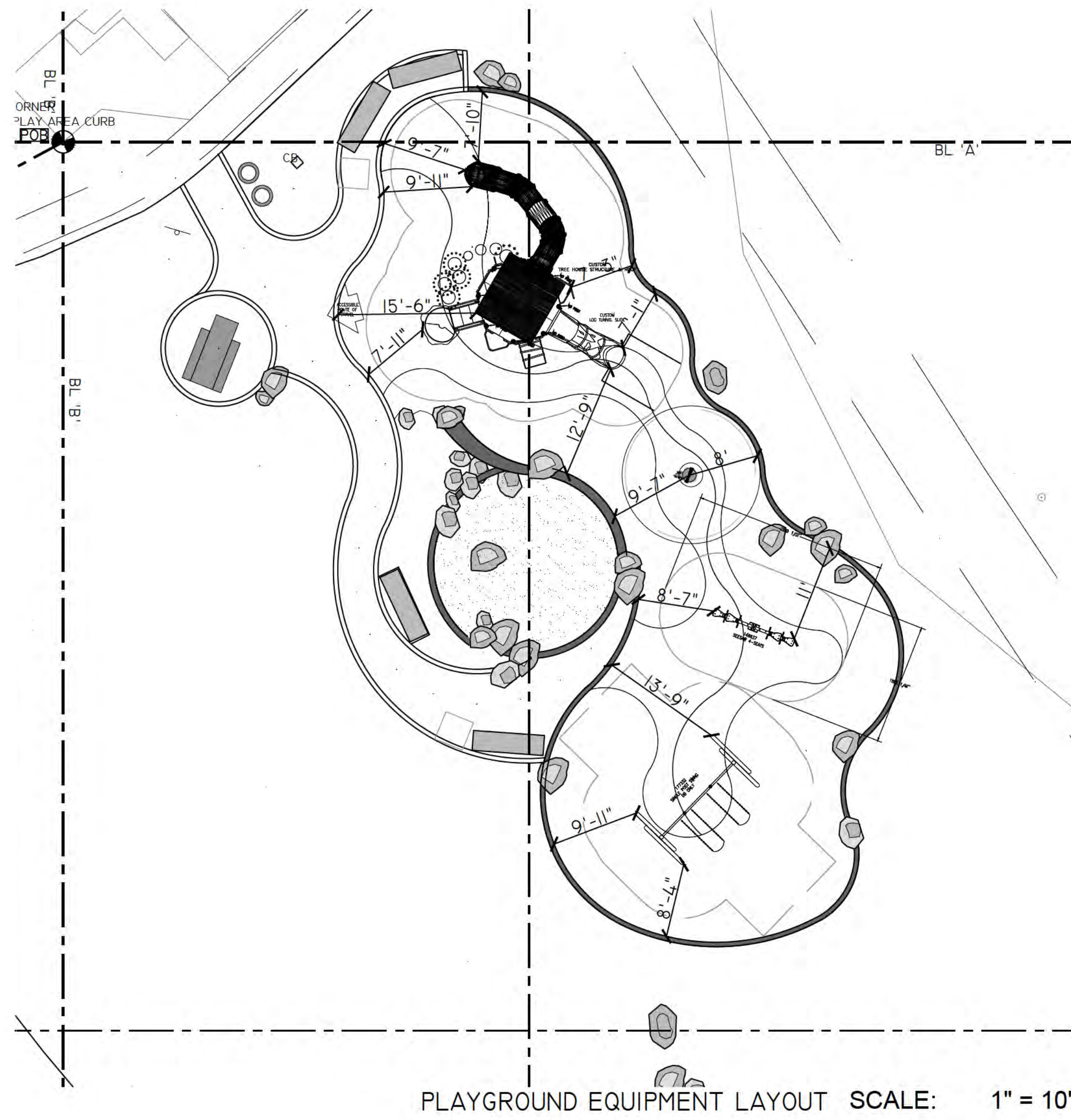
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE THE LAYOUT OF PLAY EQUIPMENT AND OTHER IMPROVEMENTS IN THE FIELD FOR APPROVAL BY THE PROJECT OFFICER.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLAY EQUIPMENT FOR PROJECT OFFICER'S APPROVAL.
3. THE CONTRACTOR SHALL CERTIFY THAT THE COMPLETED PLAY AREA MEETS ALL APPLICABLE ASTM, CPSC, AND ADA STANDARDS, AND SHALL BE RESPONSIBLE FOR CORRECTING ANY NONCOMPLIANCE. THE CONTRACTOR SHALL DEMONSTRATE THAT EQUIPMENT TO BE INSTALLED IS IPEMA CERTIFIED.
4. PLAY EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
5. DIMENSIONS TO PLAY EQUIPMENT ARE THE ABSOLUTE REQUIRED MINIMUM TO MAINTAIN SAFETY CLEARANCES.
6. CUT, FILE, OR SAND SMOOTH ALL ABRASIONS, PROTRUDING BOLTS OR FASTENERS ON ALL PLAY EQUIPMENT AND SITE FURNITURE.
7. PROVIDE AND MAINTAIN 4 FOOT HEIGHT PLASTIC SAFETY FENCE AROUND ALL PLAY EQUIPMENT UNTIL DIRECTED TO REMOVE BY THE PROJECT OFFICER.

POURED IN PLACE SURFACING NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE THE LAYOUT OF POURED-IN-PLACE SAFETY SURFACING AND OTHER IMPROVEMENTS IN THE FIELD FOR APPROVAL BY THE PROJECT OFFICER.
2. TRANSITIONS BETWEEN CURVES AND TANGENTS SHALL BE SMOOTH AND UNIFORM, WITHOUT AWKWARD CONNECTIONS.
3. POURED IN PLACE SHALL NOT SLOPE MORE THAN 1.65% IN ANY DIRECTION.
4. POURED IN PLACE RUBBER SURFACING SHALL BE PLACED OVER CONCRETE AS SHOWN IN PLANS.
5. DIMENSIONS FOR POURED IN PLACE RUBBER SURFACING EXCLUDE TAPER.

ENGINEERED WOOD FIBER SURFACING NOTES:

1. ENGINEERED WOOD FIBER SHALL BE "FIBAR SYSTEM 312" AS MANUFACTURED BY FIBAR SYSTEMS, INC., (800) 342.2721 OR APPROVED EQUAL. THE CONTRACTOR SHALL INSTALL ENGINEERED WOOD FIBER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. THE CONTRACTOR SHALL SLOPE SUBGRADE TO PROVIDE PROPER DRAINAGE OF ENGINEERED WOOD FIBER AREAS.
3. LOCATION AND LAYOUT OF DRAINAGE SYSTEM SHALL BE APPROVED BY AND TESTED IN THE PRESENCE OF PROJECT OFFICER PRIOR TO THE INSTALLATION OF WOOD FIBER.



DEPARTMENT OF PARKS AND RECREATION

Park Development Division
2100 Clarendon Boulevard, Suite 414
Arlington, VA 22201
Phone: 703.228.3323
Fax: 703.228.3328

ITB # 515-14

Project Name and Location
GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
Arlington, VA 22204

Sheet Title

LAYOUT PLAN

BY-RIGHT DEVELOPMENT

Seal



Approvals Date
[Signature] 11.06.13
DESIGN TEAM SUPERVISOR

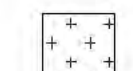



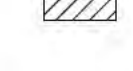



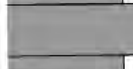

Revisions	Date

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Drawn: KvB
Checked: BG

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Date: 02/06/2013; rev 07.18.13
rev 09.09.13 bid 11.06.13

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L3.2

MATERIALS LEGEND:

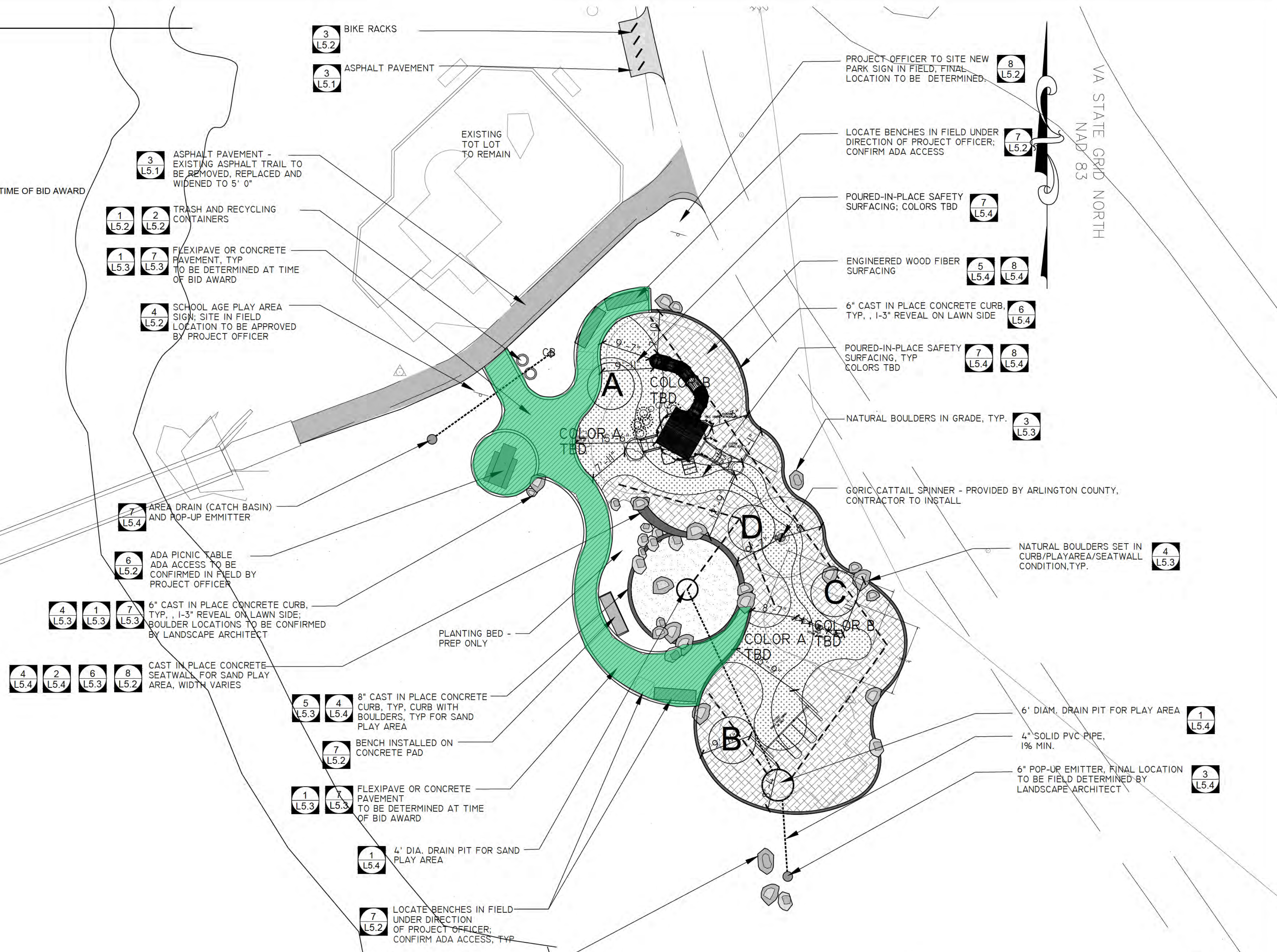
-  POURED IN PLACE RUBBER SURFACING
-  ENGINEERED WOOD FIBER SURFACING
-  ASPHALT
-  PLAY SAND
-  FLEXIBLE POROUS PAVEMENT/ *TO BE DETERMINED AT TIME OF BID AWARD
-  CONCRETE PAVEMENT
-  PA. LANDSCAPE BOULDERS TO BE FIELD SELECTED BY LANDSCAPE ARCHITECT AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT
-  BENCH
-  TRASH/RECYCLING CANS
-  PICNIC TABLE (typ sym)

PLAY EQUIPMENT NOTES:

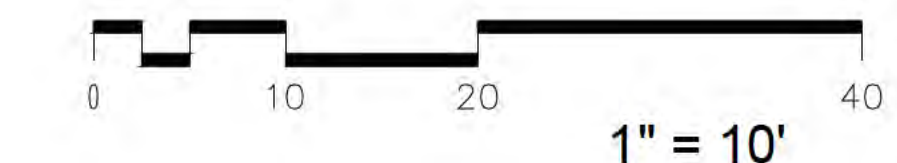
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE THE LAYOUT OF PLAY EQUIPMENT AND OTHER IMPROVEMENTS IN THE FIELD FOR APPROVAL BY THE PROJECT OFFICER.
2. THE CONTRACTOR SHALL CERTIFY THAT THE COMPLETED PLAY AREA MEETS ALL APPLICABLE ASTM, CPSC, AND ADA STANDARDS, AND SHALL BE RESPONSIBLE FOR CORRECTING ANY NONCOMPLIANCE. THE CONTRACTOR SHALL DEMONSTRATE THAT EQUIPMENT TO BE INSTALLED IS IPEMA CERTIFIED.
3. PLAY EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLAY EQUIPMENT FOR PROJECT OFFICER'S APPROVAL PRIOR TO ORDERING.

PLAY EQUIPMENT LEGEND:

KEY	QTY.	ITEM	MODEL NO.	MANUFACTURER	REMARKS	COLOR
(A)	1	5-12 LANDSCAPE STRUCTURES LARGE TREEHOUSE THEMED STRUCTURE W/SLIDES	CUSTOM 62792-1-4	LANDSCAPE STRUCTURES, INC.	AVAIL. FROM SPARKS @ PLAY 410.354.4151	AS APPROVED BY SHOP DRAWINGS
(B)	1	CUSTOM SWINGSET	CUSTOM 62792-1-4	LANDSCAPE STRUCTURES, INC.	AVAIL. FROM SPARKS @ PLAY 410.354.4151	AS APPROVED BY SHOP DRAWINGS
(C)	1	4-SEATER SEE SAW CUSTOM FINISH	CUSTOM 62792-1-4	LANDSCAPE STRUCTURES, INC.	AVAIL. FROM SPARKS @ PLAY 410.354.4151	AS APPROVED BY SHOP DRAWINGS
(D)	1	GORIC CATTAIL SPINNER		GORIC	PROVIDED BY ARLINGTON COUNTY	TO BE RELOCATED



NOTE:
 LOCATION OF ALL BOULDERS TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT. ALL LANDSCAPE BOULDERS TO BE FIELD-SELECTED BY LANDSCAPE ARCHITECT BEFORE DELIVERY TO THE SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO BOULDER SELECTION. QUARRY SHALL BE LOCATED WITHIN 50 MILES OF 2100 CLARENDON BLVD., ARLINGTON, VA. SIZES OF BOULDERS ARE APPROXIMATE AND MAY VARY. MINIMUM ACCEPTED BOULDER SIZE IS APPROX. 18" X 18" X 24"



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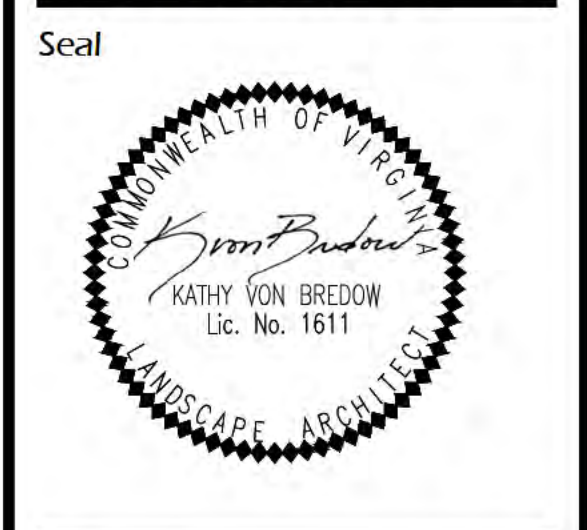
GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
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Sheet Title

MATERIALS LAYOUT PLAN

BY-RIGHT DEVELOPMENT



Approvals Date
 [Signature] 11.06.13
 DESIGN TEAM SUPERVISOR

Revisions	Date

Designed: KvB
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 Date: 02/06/2013; rev 07.18.13
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TREE PRESERVATION NOTES

- GENERAL**
 - ALL MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY COUNTY AND PROJECT FORESTER. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY COUNTY AND PROJECT FORESTER. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION. SITE CLEARING OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES MAY ONLY BE REMOVED WITH COUNTY APPROVAL.
 - REFER TO THE TREE INVENTORY FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.
 - TRUCKS AND MECHANIZED EQUIPMENT SHALL NOT ENTER THE FENCED TREE PROTECTION AREAS.
 - STUMPS SHALL BE LEFT IN PLACE OR GROUND OUT AT THE OWNERS DISCRETION. STUMPS IN TURF/LANDSCAPE AREAS OR WITHIN ROOT AERATION MATTING AREAS SHALL BE GROUND.
 - STUMP GRINDING SHALL BE WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE. NO STUMPS SHALL BE EXCAVATED EXCEPT AS DESCRIBED HEREIN. STUMPS SHALL BE GROUND NOT MORE THAN 8" BELOW GRADE AND CARE MUST BE TAKEN TO MINIMIZE DAMAGE TO ROOTS OF RETAINED TREES.
- TREE PROTECTION FENCE**
 - TYPICALLY, INSTALL AFTER ROOT PRUNING AND PRIOR TO CLEARING & GRADING.
 - FENCE SHALL BE: (SEE DETAIL)
 - 6' HIGH CHAIN LINK FENCE FABRIC MOUNTED ON 8', 1.5"Ø GALVANIZED STEEL PIPE LINE POSTS. CORNER POSTS SHALL BE 2"Ø. FENCE SHALL BE ATTACHED TO POSTS USING ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
 - TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE. SIGNS SHALL BE BILINGUAL (ENGLISH AND SPANISH). SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES. SEE DETAIL.
 - SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT DAMAGE BY SILT FENCE INSTALLATION.
 - FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH COUNTY APPROVAL.
- ROOT PRUNE**
 - THE EXACT LOCATION AND DEPTH WILL BE DETERMINED DURING THE PRE-CONSTRUCTION MEETING. SPECIFIC EQUIPMENT & METHODS WILL BE DETERMINED BY CONTRACT ARBORIST AND OWNER BASED UPON DEPTH & TREE IMPACT. (SEE DETAIL)
 - HAND PRUNE ROOTS OVER 1" DIAMETER WITHIN CRZS OF SIGNIFICANT TREES. STEEP SLOPES, DEEP EXCAVATIONS AND PAVEMENT/CURB REMOVAL WILL BE REVIEWED WHEN OPEN FOR HAND ROOT PRUNING DURING CONSTRUCTION.
 - COORDINATE WITH SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT DAMAGE.
 - ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
- WOOD CHIP MULCH**
 - INSTALL MULCH BED RINGS FOR DESIGNATED SIGNIFICANT TREES OR PROVIDE CONTINUOUS MULCH STRIP 10' WIDE ALONG LOD WITHIN PRESERVED CRZ AREAS.
 - MULCH SHALL BE INSTALLED TO A DEPTH OF 3".
 - MULCH SHALL BE DOUBLE GROUND SHREDDED BARK, AGED FOR AT LEAST 6 MONTHS FROM AN APPROVED SOURCE. INSUFFICIENTLY OR IMPROPERLY AGED MULCH CONTAINING HIGH BACTERIAL COUNTS OR HIGH LEVELS OF BARK OR OTHER MATERIALS RESISTANT TO DECOMPOSITION SHALL NOT BE USED. MULCH SHALL NOT CONTACT TRUNK OF TREES.
 - EDGING IS NEITHER NECESSARY NOR DESIRABLE FOR THIS OPERATION.
- MISCELLANEOUS TREE PROTECTION REQUIREMENTS**
 - NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
 - ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
 - MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS.
 - PRUNING FOR SPECIFIC CLEARANCE (FOR CONSTRUCTION ACCESS OR PROPOSED IMPROVEMENTS) SHALL BE REVIEWED AND APPROVED BY THE OWNER AND COUNTY.
 - CONSTRUCTION STAGING, STOCKPILING EQUIPMENT STORAGE, ETC. SHALL BE LIMITED TO AREAS OF EXISTING PAVEMENT AND AREAS WITHIN THE LIMITS OF WORK EXCEPT AS OTHERWISE NOTED.
 - CONSTRUCTION EQUIPMENT ACCESS BETWEEN VARIOUS WORK AREAS SHALL REMAIN ON EXISTING PAVEMENT/IMPROVED SURFACES TO THE GREATEST EXTENT POSSIBLE. WHERE THIS IS NOT POSSIBLE AND WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO REMAIN, ACCESS SHALL BE MADE ON ROOT PROTECTION MATTING (RPM) OR APPROVED ALTERNATIVE. CONTRACTOR TO DETERMINE ACCESS NEEDS AND COORDINATE RPM INSTALLATION WITH THE CONTRACT ARBORIST AT THE PRE-CONSTRUCTION MEETING OR BEFORE.
- SPECIAL DEMOLITION PROCEDURES**
 - DEMOLITION OF WALKS AND CURBS WITHIN TREE PROTECTION AREAS (TPAS) SHALL BE PERFORMED BY THE CONTRACT ARBORIST OR DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.
 - MECHANIZED EQUIPMENT SHALL NOT ENTER THE TPAS.
 - BACKFILL OF VOIDS FROM DEMOLITION WITHIN THE TPAS SHALL BE LOOSELY PLACED TOPSOIL. ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT GRADES SHALL BE ALLOWED.
 - ROOTS ENCOUNTERED DURING DEMOLITION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY THE CONTRACT ARBORIST. THE ARBORIST SHALL PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH ACCEPTED INDUSTRY STANDARDS AND THIS SECTION.

- ADDITIONAL NOTES:**
- TREE LOCATIONS MAY BE APPROXIMATE. OWNER AND CONTRACT ARBORIST SHALL VERIFY ALL TREE LOCATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND/OR TREATMENT OR REMOVAL.
 - PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITY. COUNTY, OWNER, DESIGN TEAM MEMBERS (ARLINGTON COUNTY URBAN FORESTER, ARLINGTON COUNTY LANDSCAPE ARCHITECT), CONTRACT ARBORIST, SITE AND LANDSCAPE CONTRACTORS SHALL ATTEND.
 - THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NEITHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THIS TIME.
 - TREES RATED "POOR" OR "DEAD" THAT ARE NOT RECOMMENDED FOR REMOVAL DUE TO CONSTRUCTION IMPACT MAY WARRANT FURTHER EVALUATION AND/OR TREATMENT OR REMOVAL.

TREE CANOPY COVERAGE NOTE:

PER SECTION 61-10.C.3 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE, THE PROPOSED USE IS EXEMPT FROM THE TREE CANOPY COVERAGE REQUIREMENTS OF THE ORDINANCE.

PLANTING NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED BY THE CONTRACTOR PER THE SPECIFICATIONS.
- ALL WORK SHALL BE INSTALLED BY ARLINGTON COUNTY, NOT TO BE INCLUDED IN BID PACKAGE, FOR REFERENCE ONLY.

TREE REPLACEMENT SCHEDULE:

REQUIREMENTS PER AC TREE REPLACEMENT STANDARDS

TREES TO BE REMOVED <10" DBH:	0
TREES TO BE REMOVED >10" DBH:	0
REPLACEMENT TREES REQUIRED:	0
REPLACEMENT TREES PROVIDED:	N/A

**FOR INFORMATION ONLY
NOT PART OF BID PACKAGE**

VEGETATED BUFFER PLANTING:

REQUIRED BUFFER PLANTING: 0 SF 0.00 AC
PROPOSED BUFFER PLANTING: ±3,500 SF 0.08 AC

PLANT SCHEDULE - VEGETATED BUFFER

**Planting List
Glencarlyn Park Arlington Forest**

Key	Botanical Name	Common Name	Remarks	Remarks	Planting Size	Quantity	Spacing
Trees:							
CV	Chionanthus virginicus	American Fringetree	Clumping, no more than 5 stem		6-7'	5	see plan
IO	Ilex opaca	American Holly			6-7'	5	see plan
NS	Nyssa sylvatica	Black Gum			6-7'/1.5-2" CAL	5	see plan
Key: Shrubs:							
LB	Lindera benzoin	American Spicebush	Full, dense, mature		18-24"	7	3-4' O.C.
HV	Hamamelis virginiana	Witch Hazel	Full, dense, mature		3-4'	6	4-4.5' O.C.
IV	Ilex verticillata	Winterberry Holly	Full, dense, mature		18-24"	20	3-4' O.C.
RG	Rhus glabra	Smooth Sumac	Full, dense, mature		18-24"	15	3-4' O.C.
VD	Viburnum dentatum	Arrowwood Viburnum	Full, dense, mature		18-24"	15	3-4' O.C.
Total							
Key: Grasses:							
ES	Eragrostis spectabilis	Purple Love Grass			1 QT	200	18-20" O.C.
SS	Schizachyrium scoparium	Little Bluestem			1 QT	100	18-20" O.C.
Total							
Key: Perennials:							
AF	Arthyrium filix-femina	Lady Fern			1 QT	200	14-16" O.C.
AD	Aster divaricatus	White Wood Aster			1 QT	50	14-16" O.C.
AI	Ascelopias incarnata	Swamp Milkweed			1 QT	50	14-16" O.C.
CD	Carex digitalis	Slender Woodland Sedge			1 QT	200	14-16" O.C.
EF	Eupatorium fistulosum	Joe Pye Weed			1 QT	100	14-16" O.C.
HD	Helianthus decapetalus	Thin-leaved Sunflower			1 QT	100	14-16" O.C.
LC	Lobelia cardinalis	Cardinal Flower			1 QT	100	14-16" O.C.
RH	Rudbeckia hirta	Black-eyed Susan			1 QT	100	14-16" O.C.



LEGEND:

- CRZ - CRITICAL ROOT ZONE ALL EXISTING TREES TO REMAIN
- RP - ROOT PRUNING SEE DETAIL SHT. L5.1
- TREE PROTECTION FENCE SEE DETAIL SHT. L5.1
- SILT FENCE SEE DETAIL SHT. L5.1
- L.O.W. - LIMIT OF WORK
- PENNSYLVANIA FIELD/RIVER BOULDERS
- POURED IN PLACE SAFETY SURFACING
- ENGINEERED WOOD FIBER SURFACING
- SAND
- FLEXIPAVE - POROUS PAVEMENT
- VEGETATED AREAS REFER TO ESC PLAN AND L4 SHEETS
- PROPOSED TREES

TREE TABLE

TREE #	SIZE AND SPECIES
1	9" LOCUST
2	5" MULBERRY
3	10" LOCUST
4	8" MULBERRY
5	8" ASH
6	15" LOCUST
7	16" PINE
8	13" LOCUST
9	4" SASSAFRAS
10	13" POPLAR
11	24" OAK
12	8" DECIDUOUS
13	20" OAK
14	8" PINE
15	7" PINE
16	15" LOCUST
17	10" PINE
18	14" PINE
19	11" PINE
20	20" PINE
21	4" SYCAMORE
22	3" SYCAMORE
23	15" POPLAR
24	10" LOCUST
25	22" LOCUST
26	6" TWIN DOGWOOD



DEPARTMENT OF PARKS AND RECREATION

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ITB # 515-14

Project Name and Location
GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
Arlington, VA 22204

Sheet Title

LANDSCAPE CONSERVATION PLAN

BY-RIGHT DEVELOPMENT



Approvals Date

[Signature] 11.06.13
DESIGN TEAM SUPERVISOR

Revisions Date

Designed: KvB
Drawn: KvB
Checked: BG

Scale: 1" = 25'
Date: 02/06/2013; rev 07.18.13
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PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
2. LAYOUT IS TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. 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. 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.
6. 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 OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
7. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROGRESSES. PLANTING MIX IS TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE OIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS. 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.
8. 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.
9. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
10. 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.
11. 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 (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC.
12. MAIN LEADER OF TREES SHALL NOT BE CUT BACK.
13. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF COMPOSTED LEAF MULCH.
14. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
15. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY ARLINGTON COUNTY DEPARTMENT OF PARKS AND RECREATION'S LANDSCAPE ARCHITECT/PLANNER OR HIS/HER REPRESENTATIVE. STREET TREES SHALL BE INSTALLED, INSPECTED AND APPROVED BY DEPARTMENT OF PARKS AND RECREATION URBAN FORESTER. THE LANDSCAPE ARCHITECT/PLANNER SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER 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 03/15 TO 12/15
 LAWNS 03/15 TO 06/15 09/15 TO 12/01
 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. CARPINUS SPP. PYRUS SPP. CRATECUS SPP. QUERCUS SPP. KOELREUTERIA PANICULATA SALIX SPP. LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA PLATANUS ACERIFOLIA

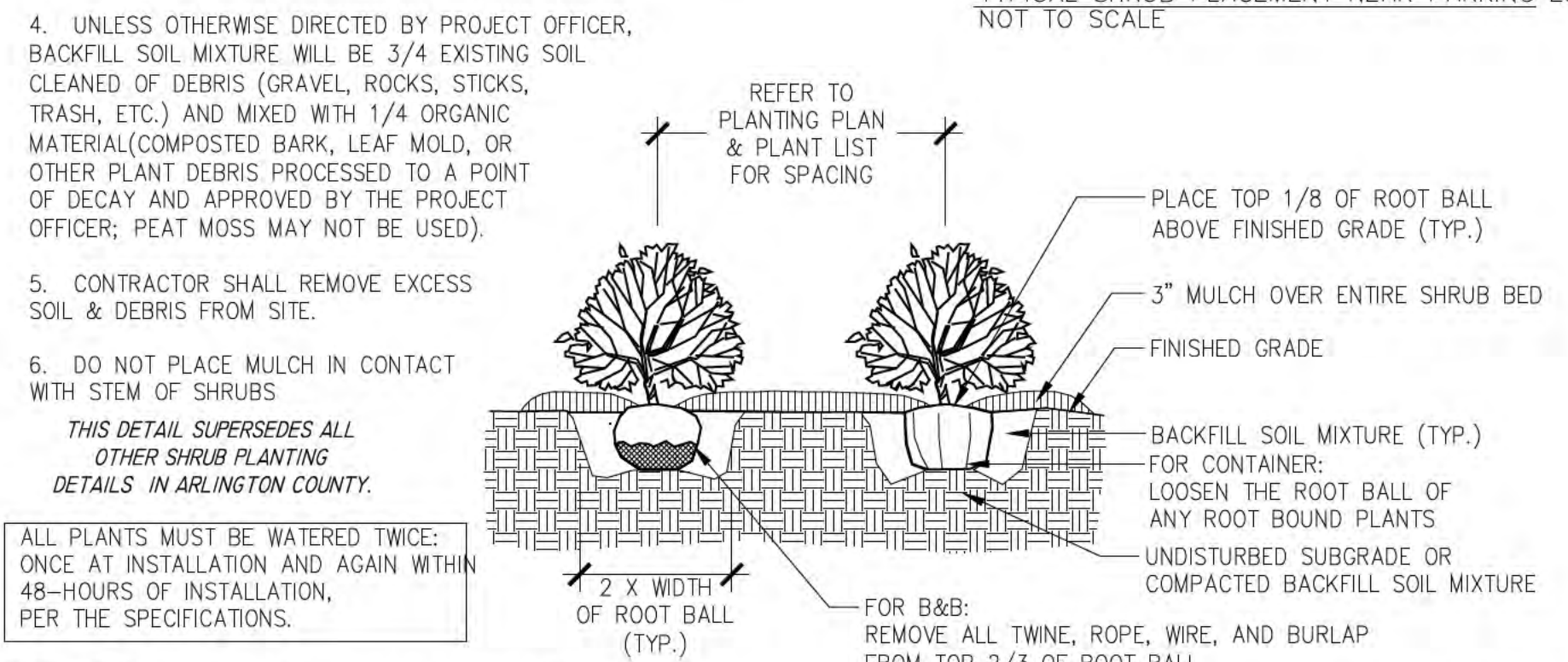
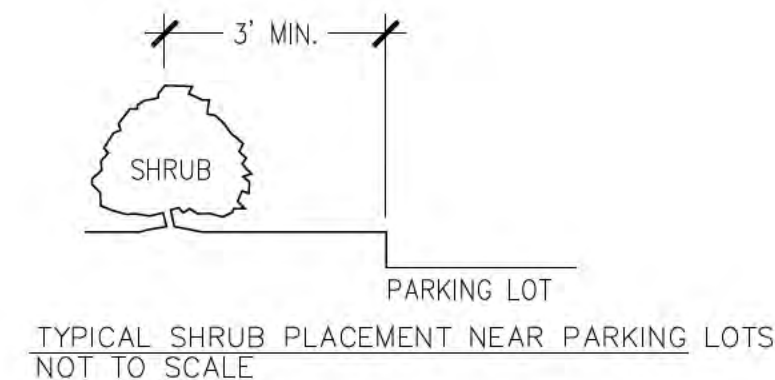
ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT/PLANNER PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

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.

**FOR INFORMATION ONLY
 NOT PART OF BID PACKAGE**

NOTES

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
3. SET PLANTS IN ERCT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.

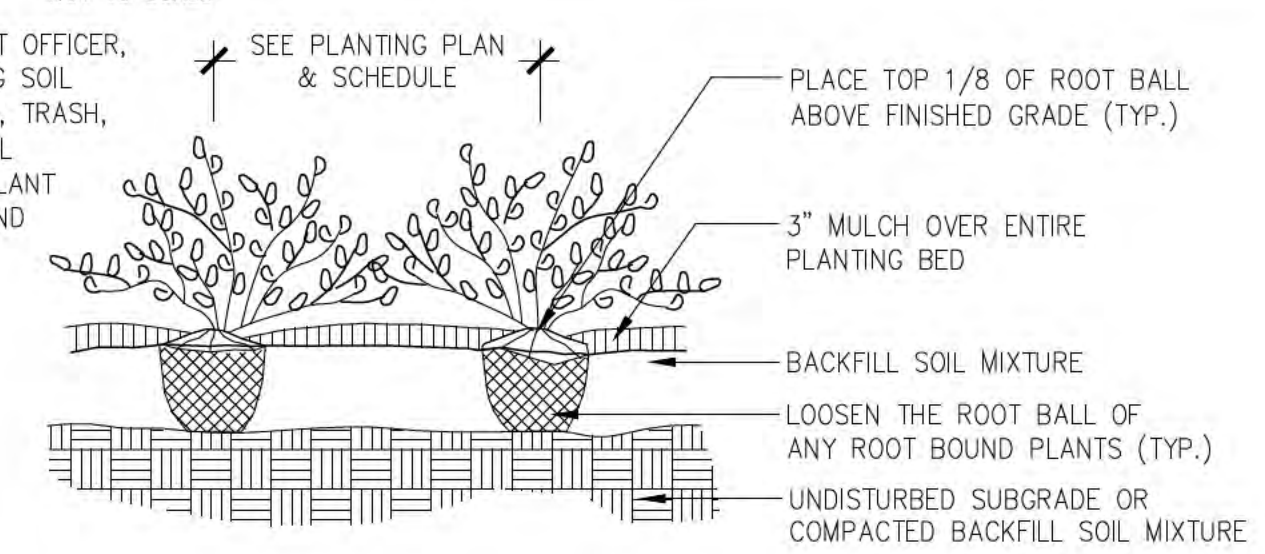


SHRUB PLANTING NOT TO SCALE
 ELEVATION 02930.8 (2013)
 ARLINGTON DPR

NOTES

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES.
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
3. SET PLANTS IN ERCT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
4. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.

PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER S.F.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

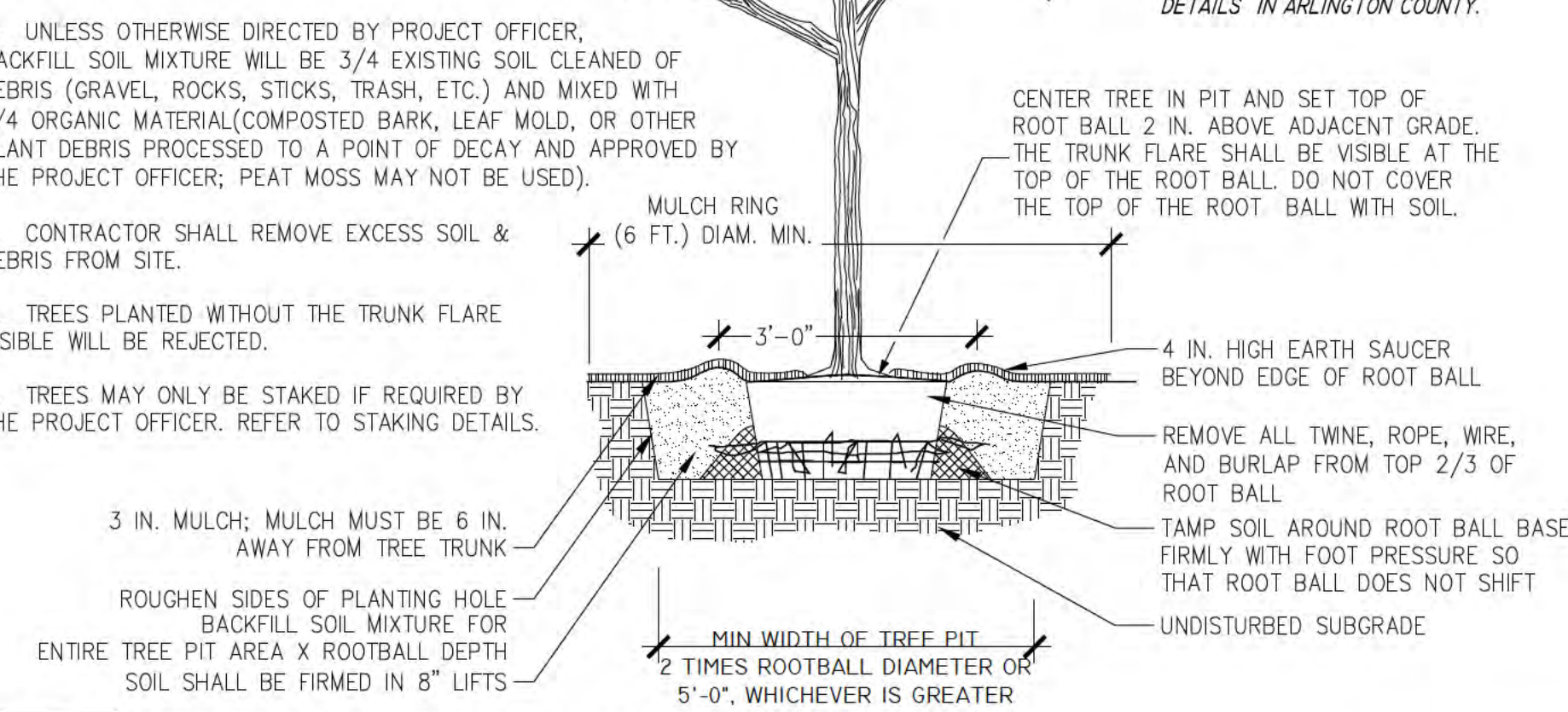


GROUND COVERS & PERENNIAL PLANTING NOT TO SCALE
 ELEVATION 02930.10 (2013)
 ARLINGTON DPR

NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT OFFICER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE PROJECT OFFICER; PEAT MOSS MAY NOT BE USED).

ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.



TREE PLANTING DETAIL NOT TO SCALE
 FOR OPEN PLANTING AREAS FREE OF PAVING OR GRATES
 ELEVATION 02930.1 (2013)
 ARLINGTON DPR



DEPARTMENT OF PARKS AND RECREATION

Park Development Division
 2100 Clarendon Boulevard, Suite 414
 Arlington, VA 22201
 Phone: 703.228.3323
 Fax: 703.228.3328

ITB # 515-14

Project Name and Location

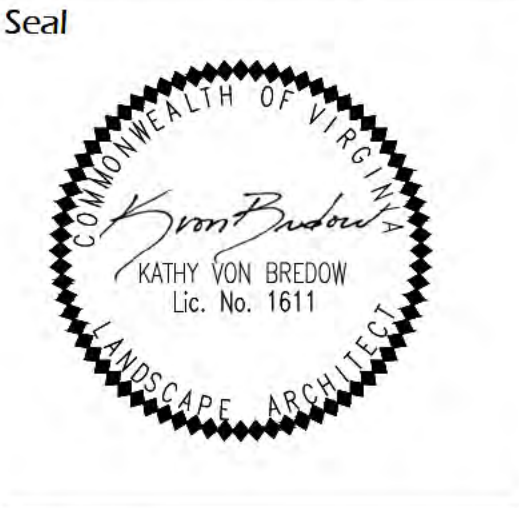
GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
 Arlington, VA 22204

Sheet Title

LANDSCAPE NOTES AND DETAILS

BY-RIGHT DEVELOPMENT



Approvals Date

[Signature] 11.06.13
 DESIGN TEAM SUPERVISOR

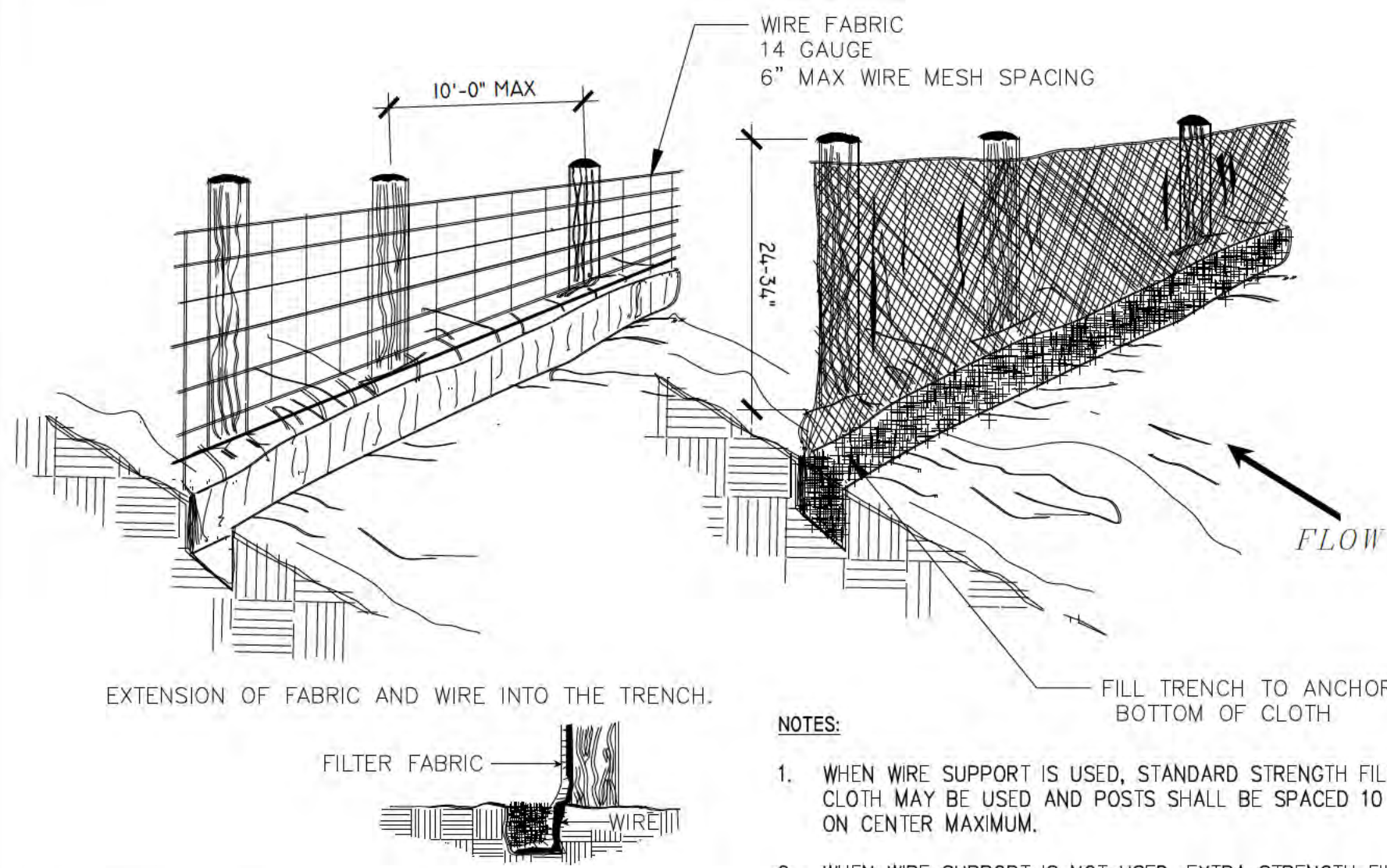
Revisions Date

Revisions	Date

Designed: KvB
 Drawn: KvB
 Checked: BG

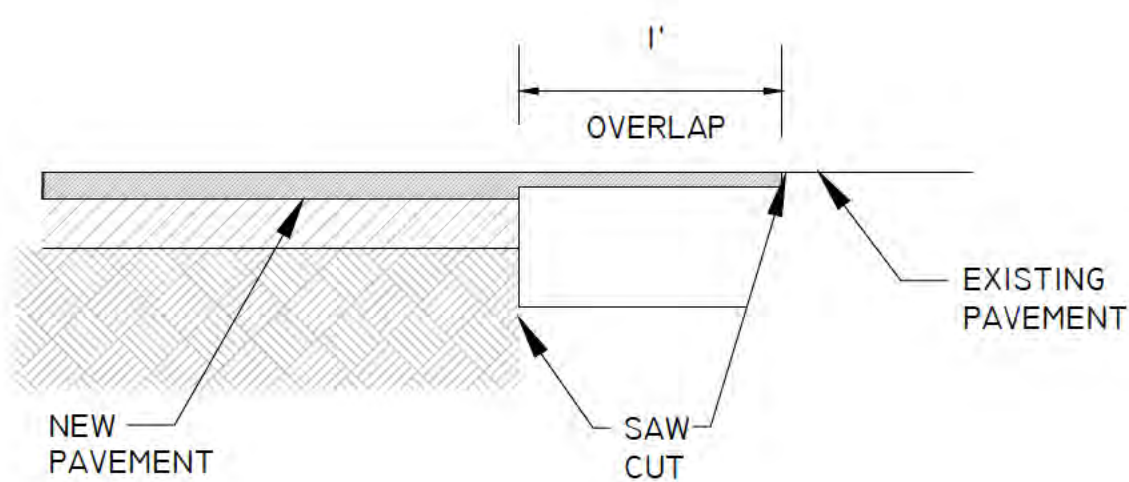
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 rev 09.09.13 bid 11.06.13

Sheet **L4.2**



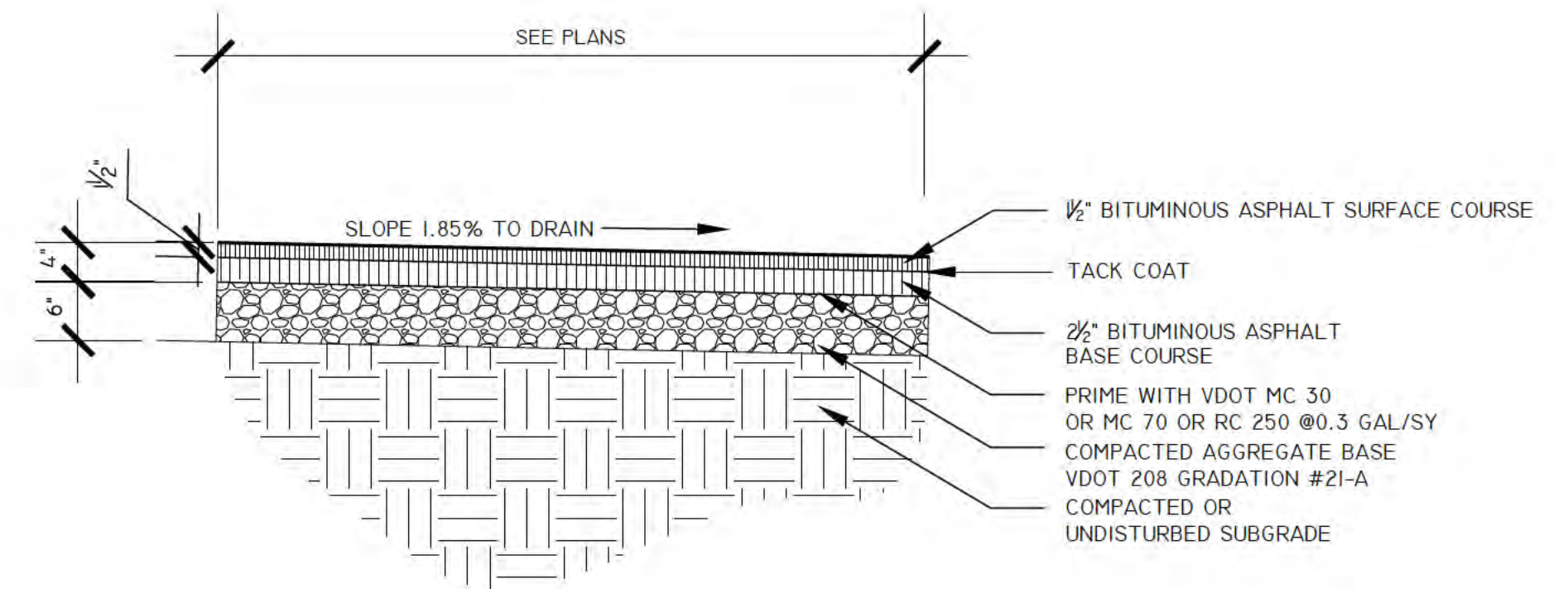
1 SILT FENCE
L5.1 ELEVATION

N.T.S.



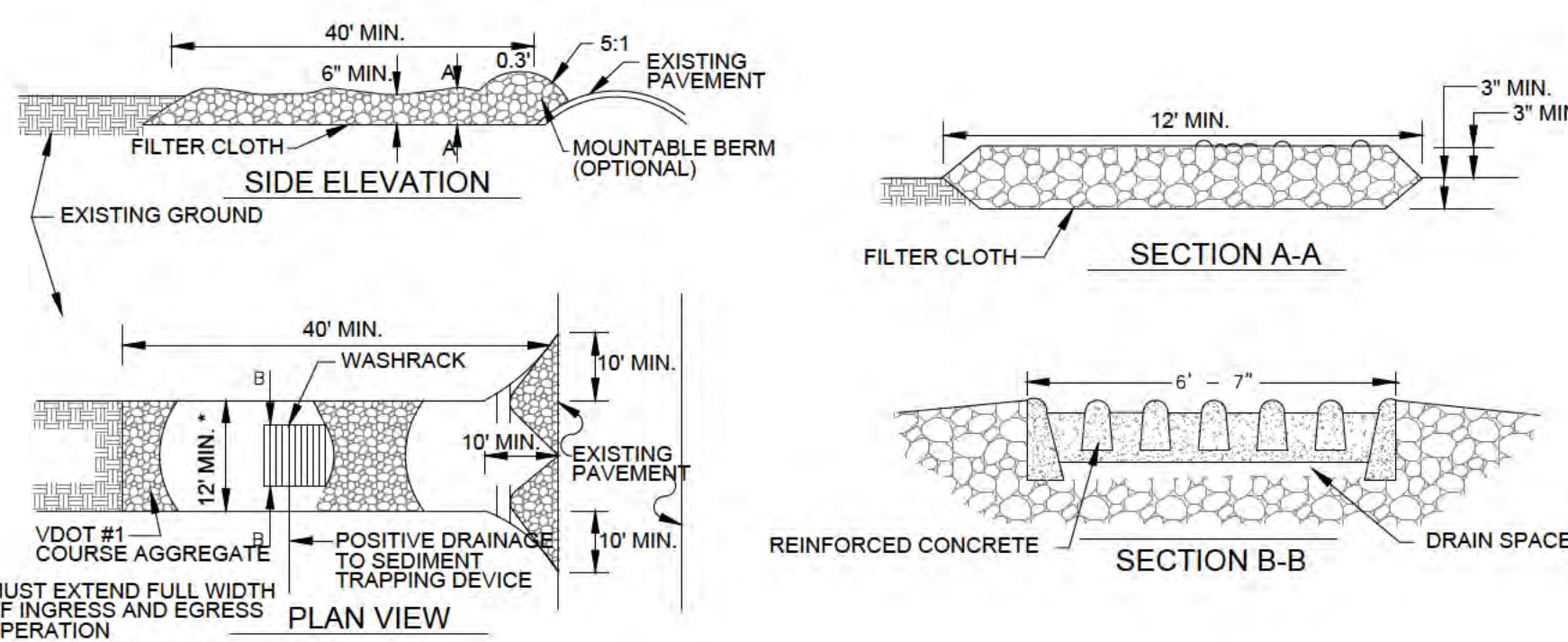
2 PAVEMENT SAW CUT DETAIL
L5.1 SECTION

N.T.S.



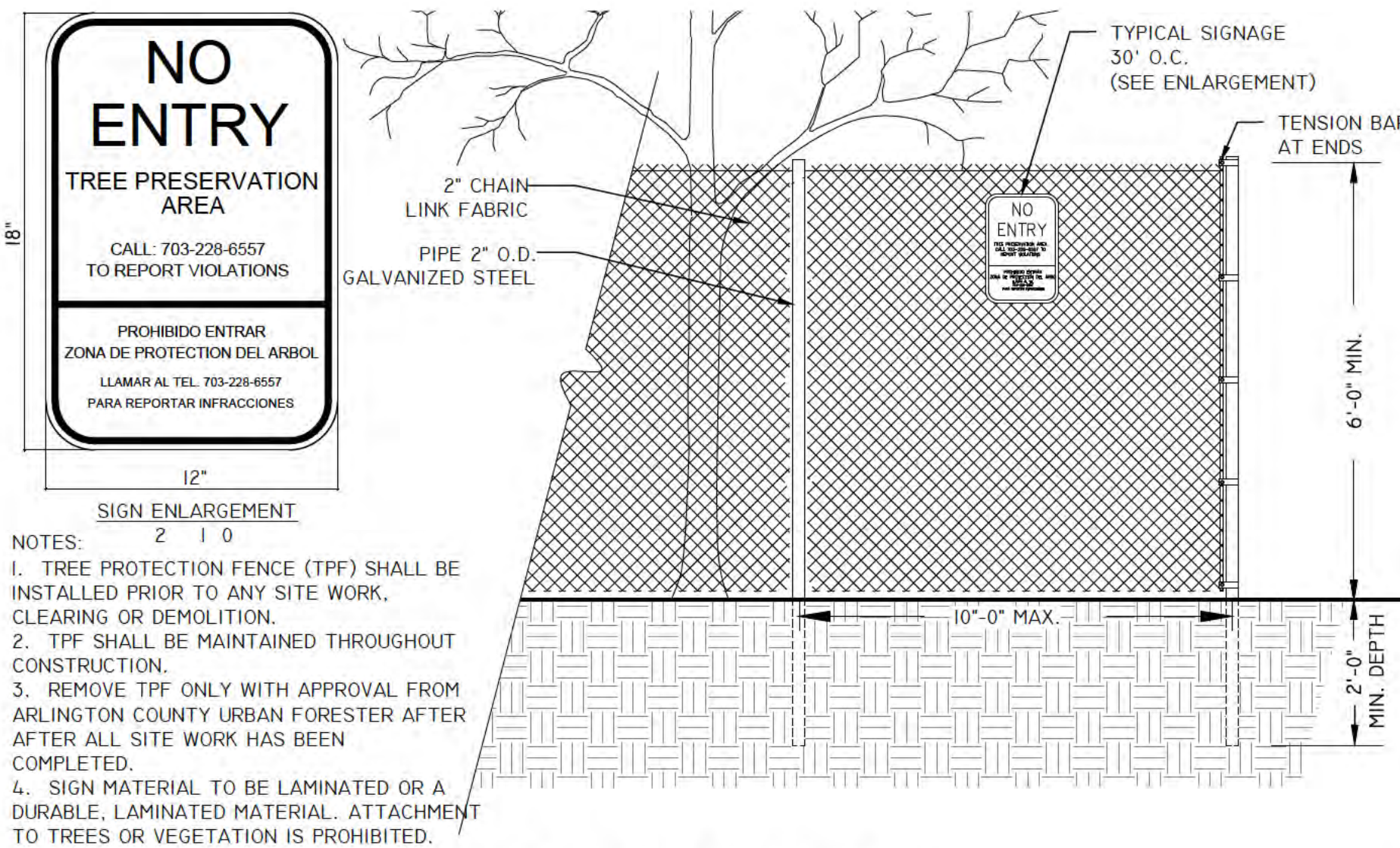
3 ASPHALT PAVEMENT-AGGREGATE BASE (PEDESTRIAN USE)
L5.1 SECTION

0274.1
3/4" = 1'-0"



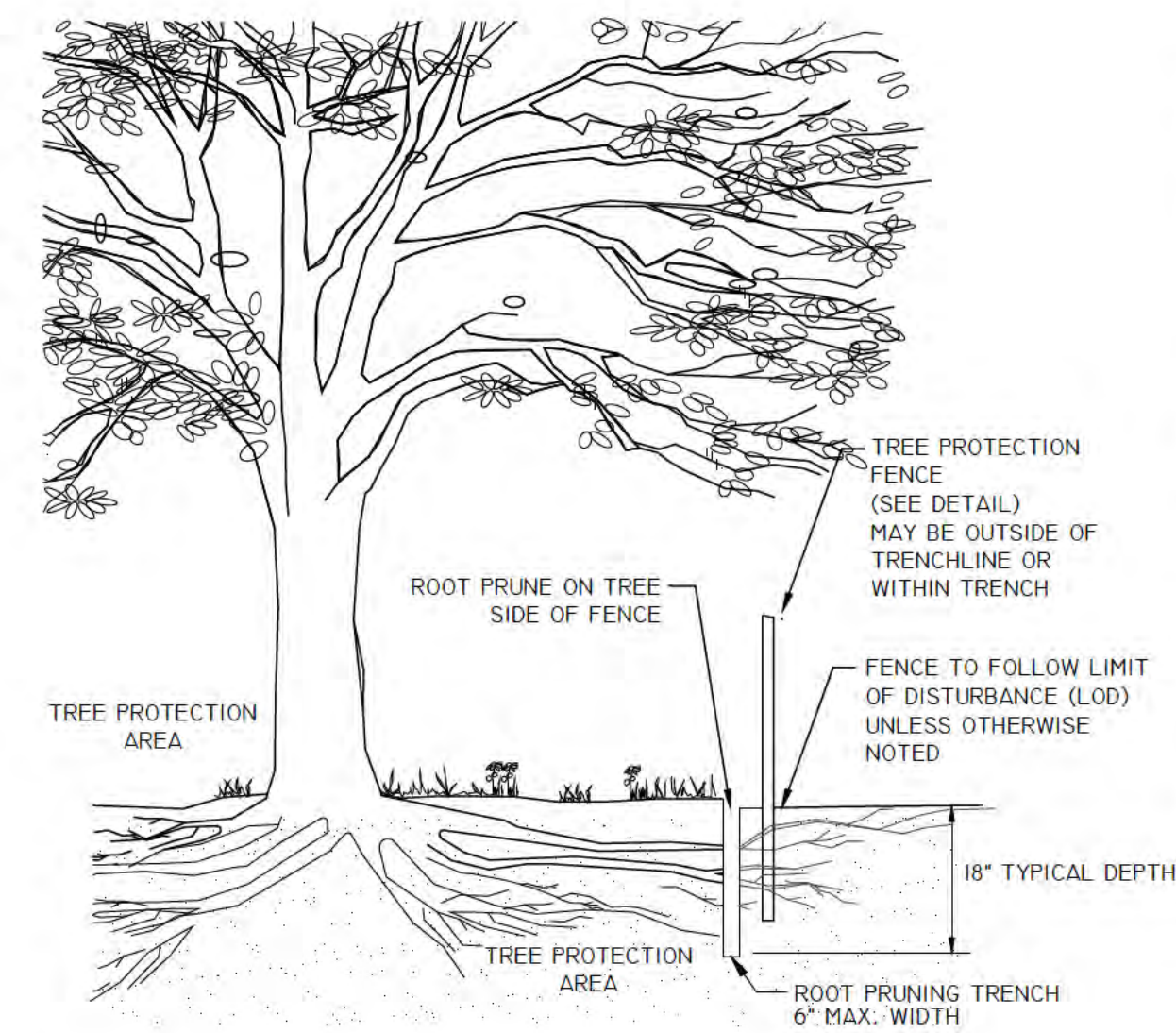
4 STONE CONSTRUCTION ENTRANCE
L5.1 ELEVATION

N.T.S.



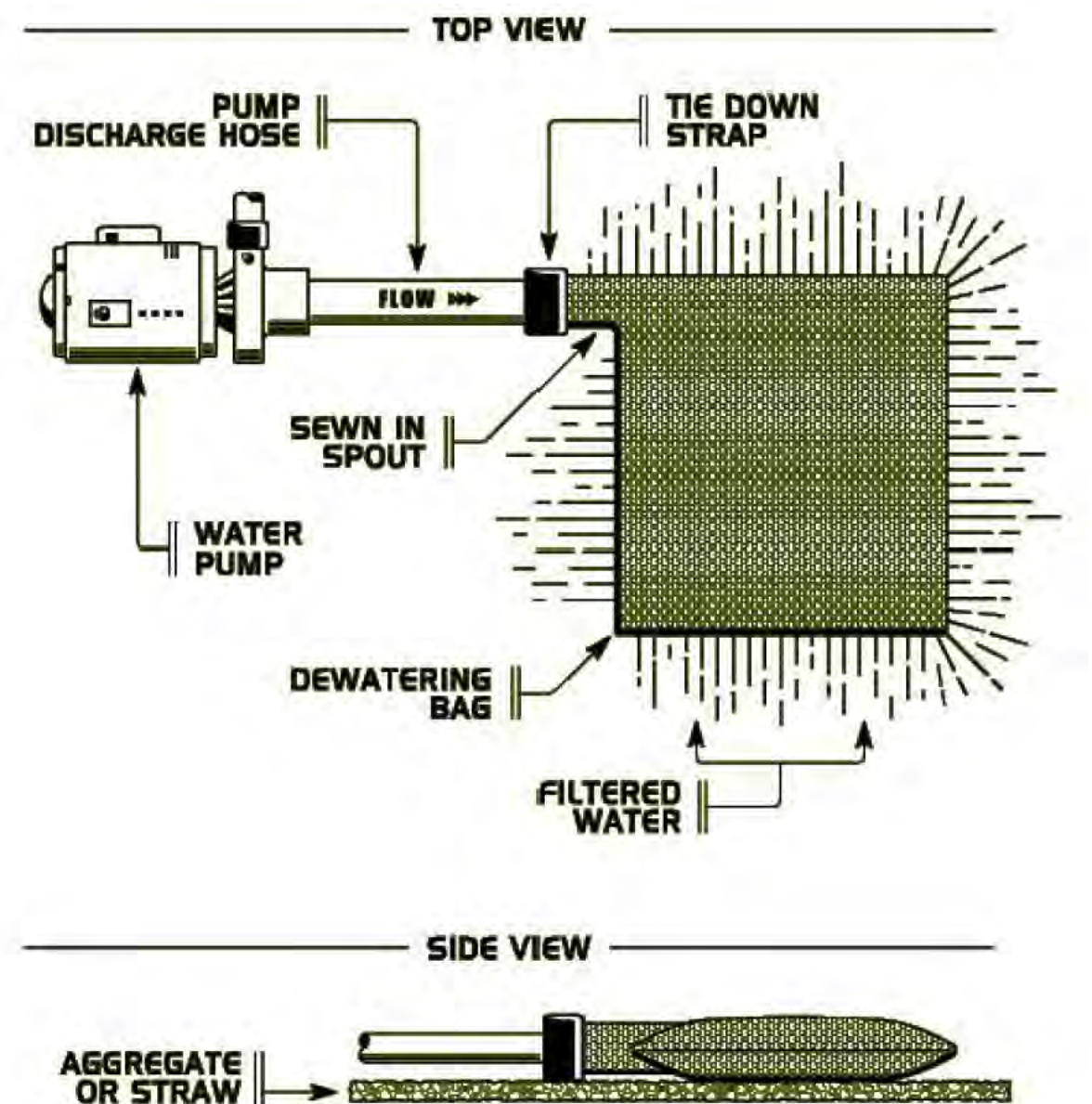
5 6' CHAIN LINK TREE PROTECTION FENCE
L5.1 ELEVATION

02231.1
1/2" = 1'-0"

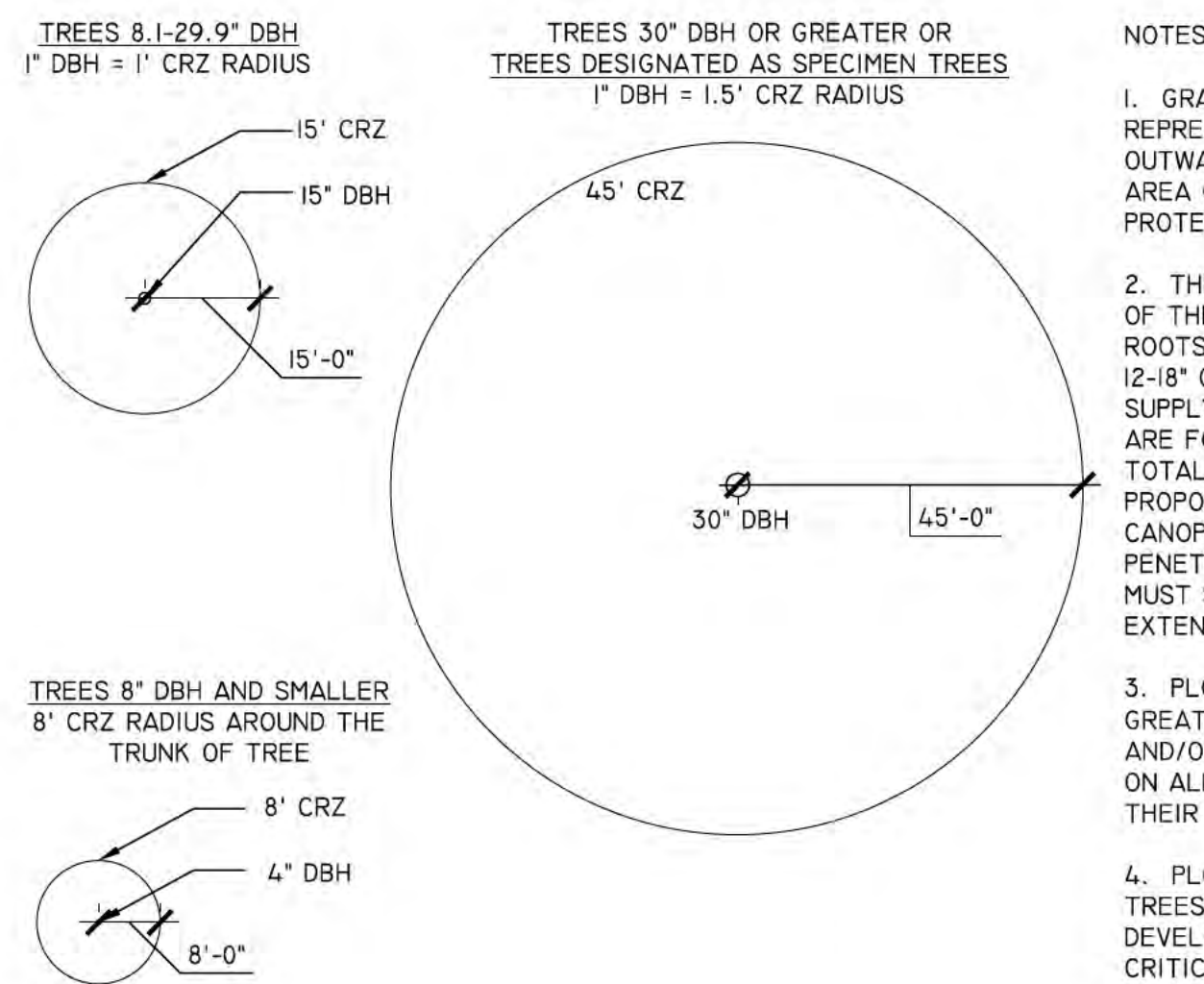


6 ROOT PRUNING
L5.1 SECTION

02231.5
NOT TO SCALE



7 DEWATERING BAG, DANDY OR EQUAL
L5.1 SECTION

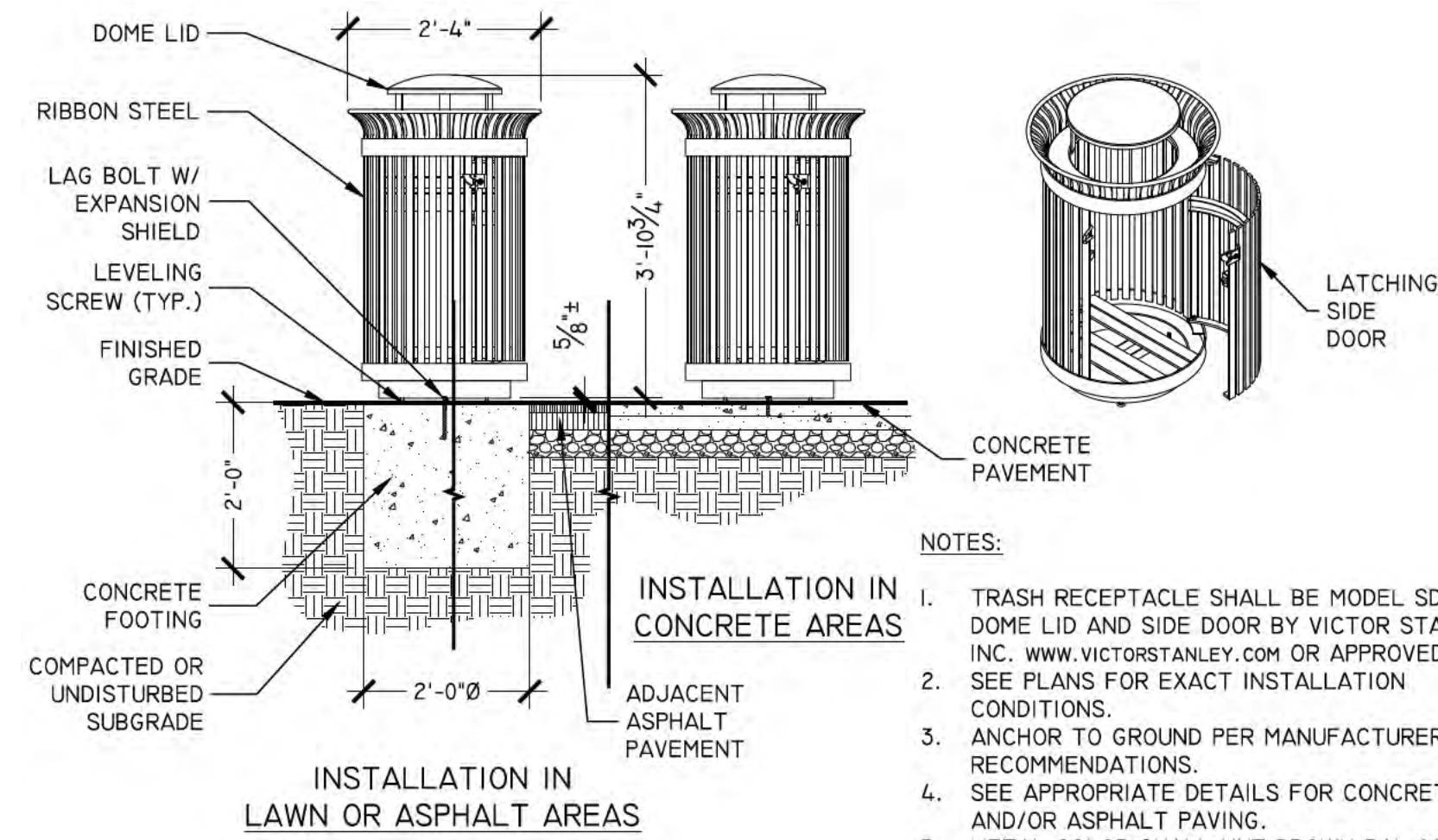


8 TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
L5.1 ELEVATION

02231.5
NOT TO SCALE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PARKS & RECREATION

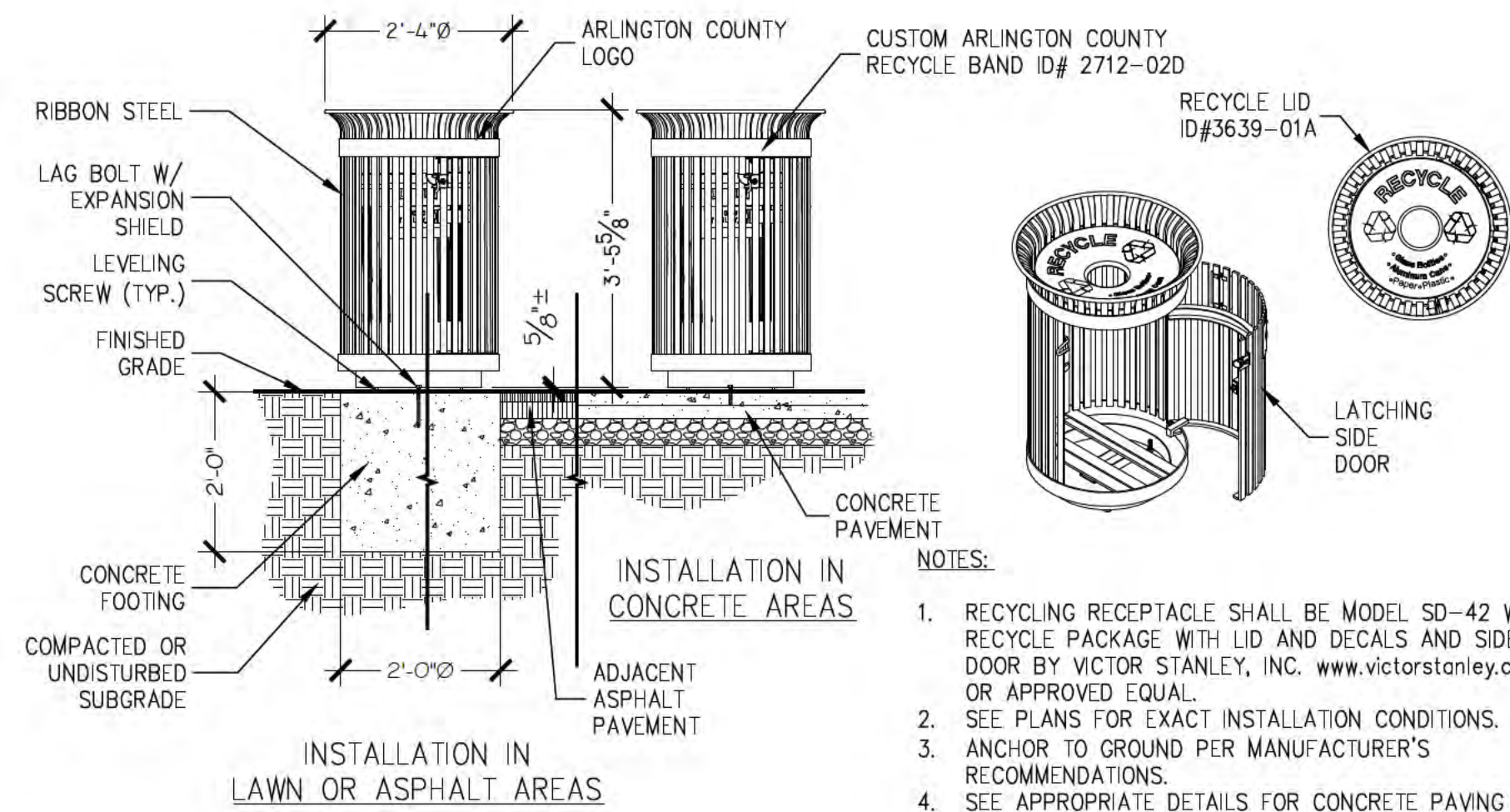




1
L5.2 SECTION

- NOTES:
- TRASH RECEPTACLE SHALL BE MODEL SD-42 WITH DOME LID AND SIDE DOOR BY VICTOR STANLEY, INC. WWW.VICTORSTANLEY.COM OR APPROVED EQUAL. SEE PLANS FOR EXACT INSTALLATION CONDITIONS.
 - ANCHOR TO GROUND PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE APPROPRIATE DETAILS FOR CONCRETE PAVING AND/OR ASPHALT PAVING.
 - METAL COLOR SHALL NUT BROWN RAL 8011
 - LATCHING SIDE DOOR TO BE LOCATED TO FRONT OF BIN SO THAT THE DOOR OPENS ALL THE WAY.
 - QUANTITY: 1

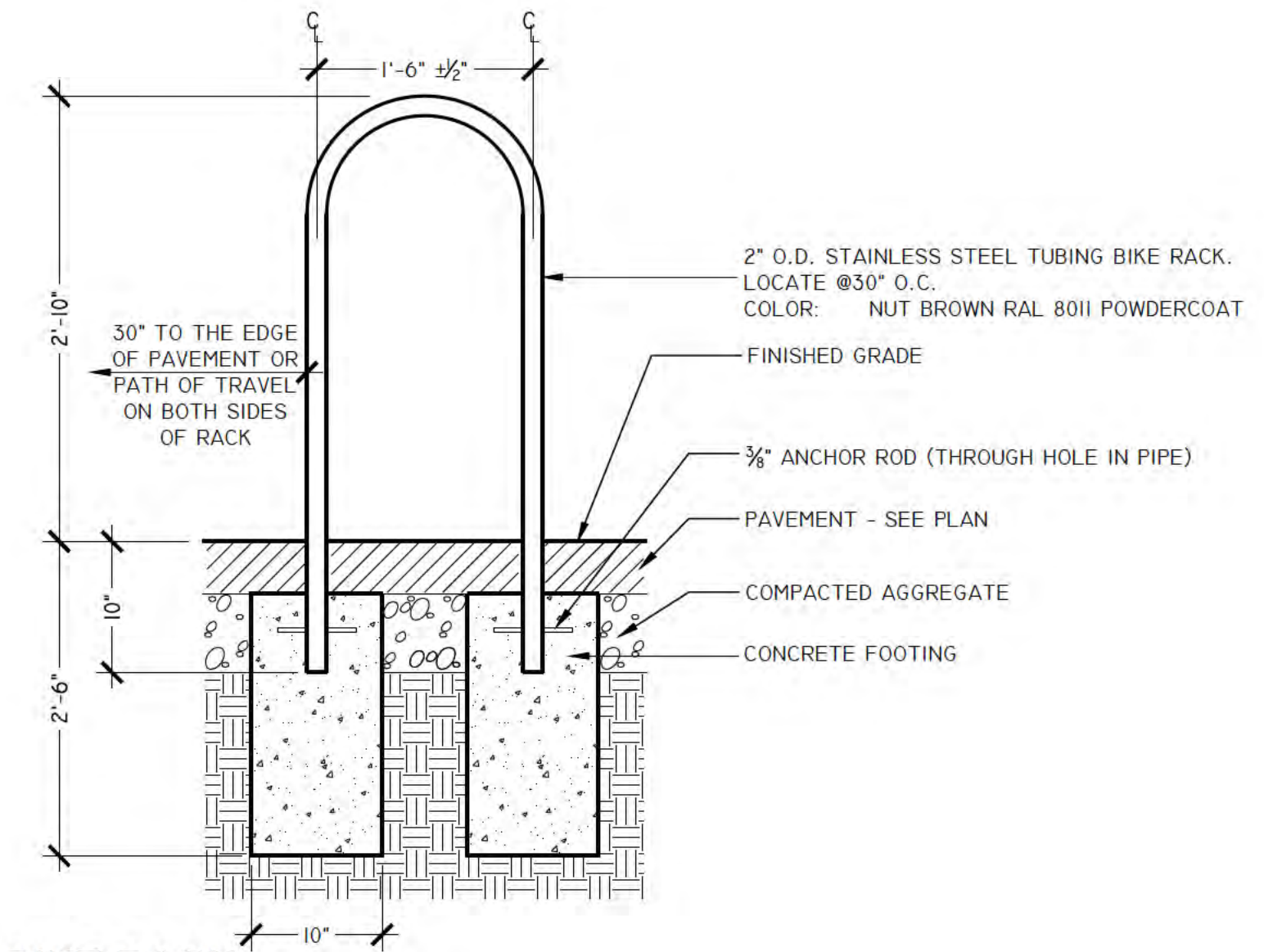
02870.5
1/2"=1'-0"



2
L5.2 SECTION

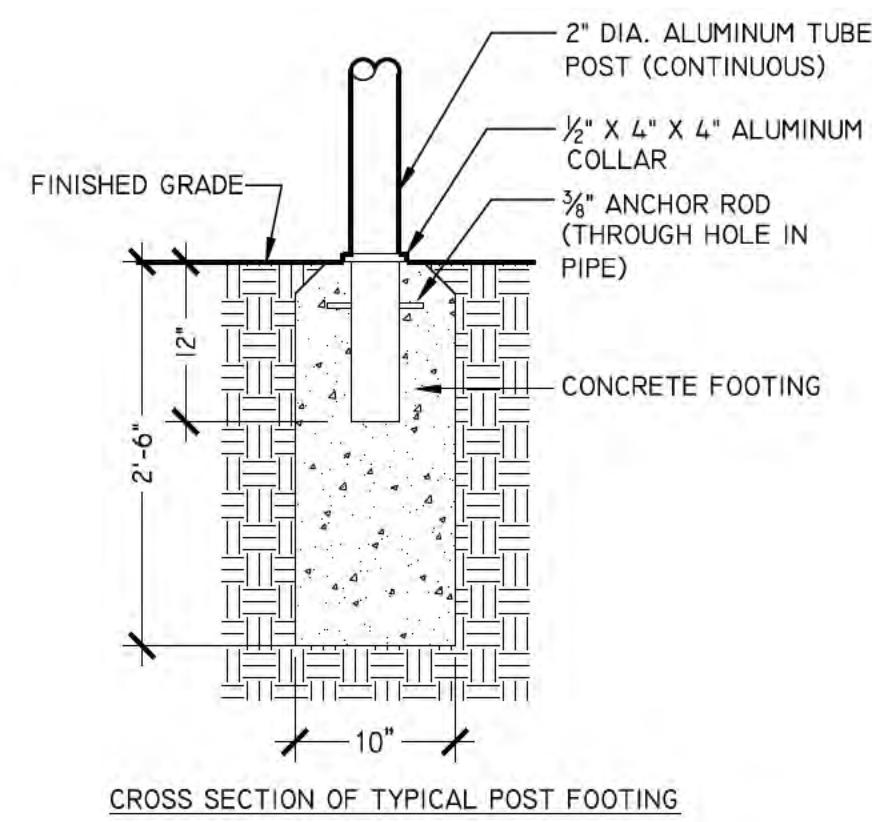
- NOTES:
- RECYCLING RECEPTACLE SHALL BE MODEL SD-42 WITH RECYCLE PACKAGE WITH LID AND DECALS AND SIDE DOOR BY VICTOR STANLEY, INC. WWW.VICTORSTANLEY.COM OR APPROVED EQUAL.
 - SEE PLANS FOR EXACT INSTALLATION CONDITIONS.
 - ANCHOR TO GROUND PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE APPROPRIATE DETAILS FOR CONCRETE PAVING AND/OR ASPHALT PAVING.
 - COLOR SHALL BE VS BLUE.
 - LATCHING SIDE DOOR TO BE LOCATED TO FRONT OF BIN SO THAT THE DOOR OPENS ALL THE WAY.
 - QUANTITY: 1

02870.5
1/2"=1'-0"



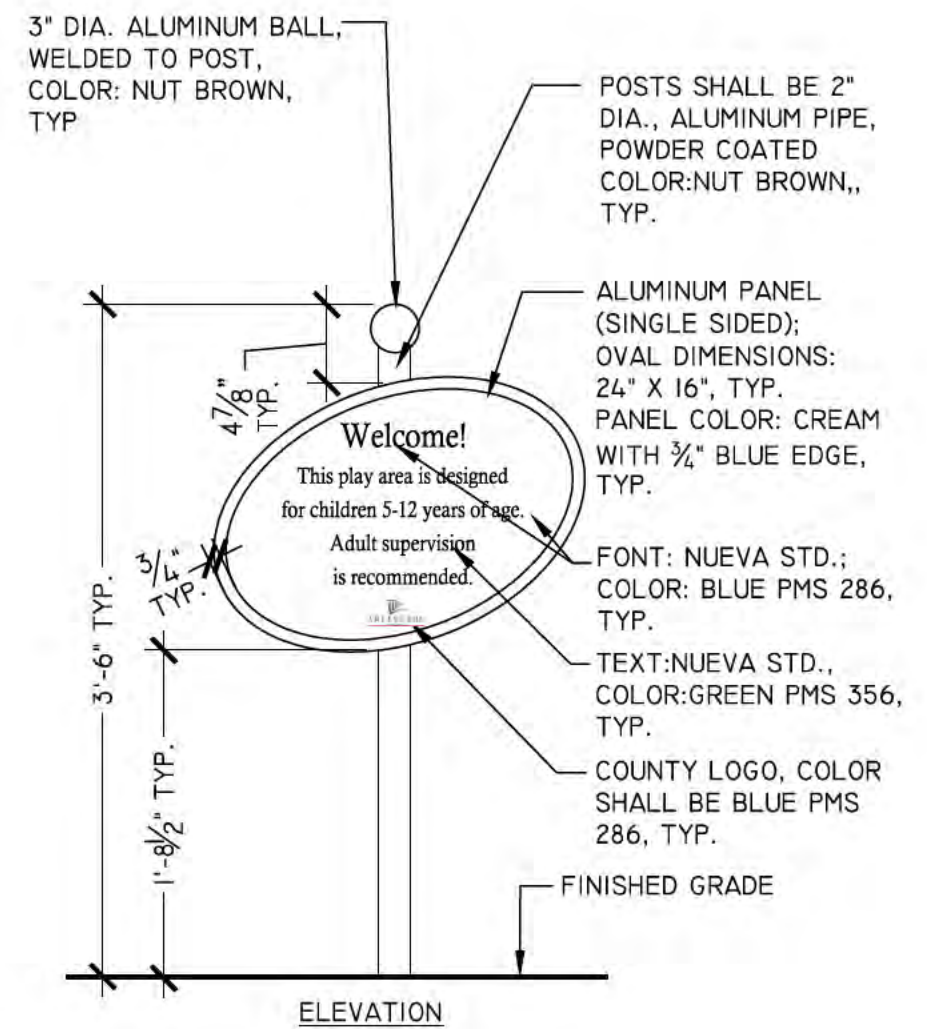
3
L5.2 SECTION

02870.14
1"=1'-0"



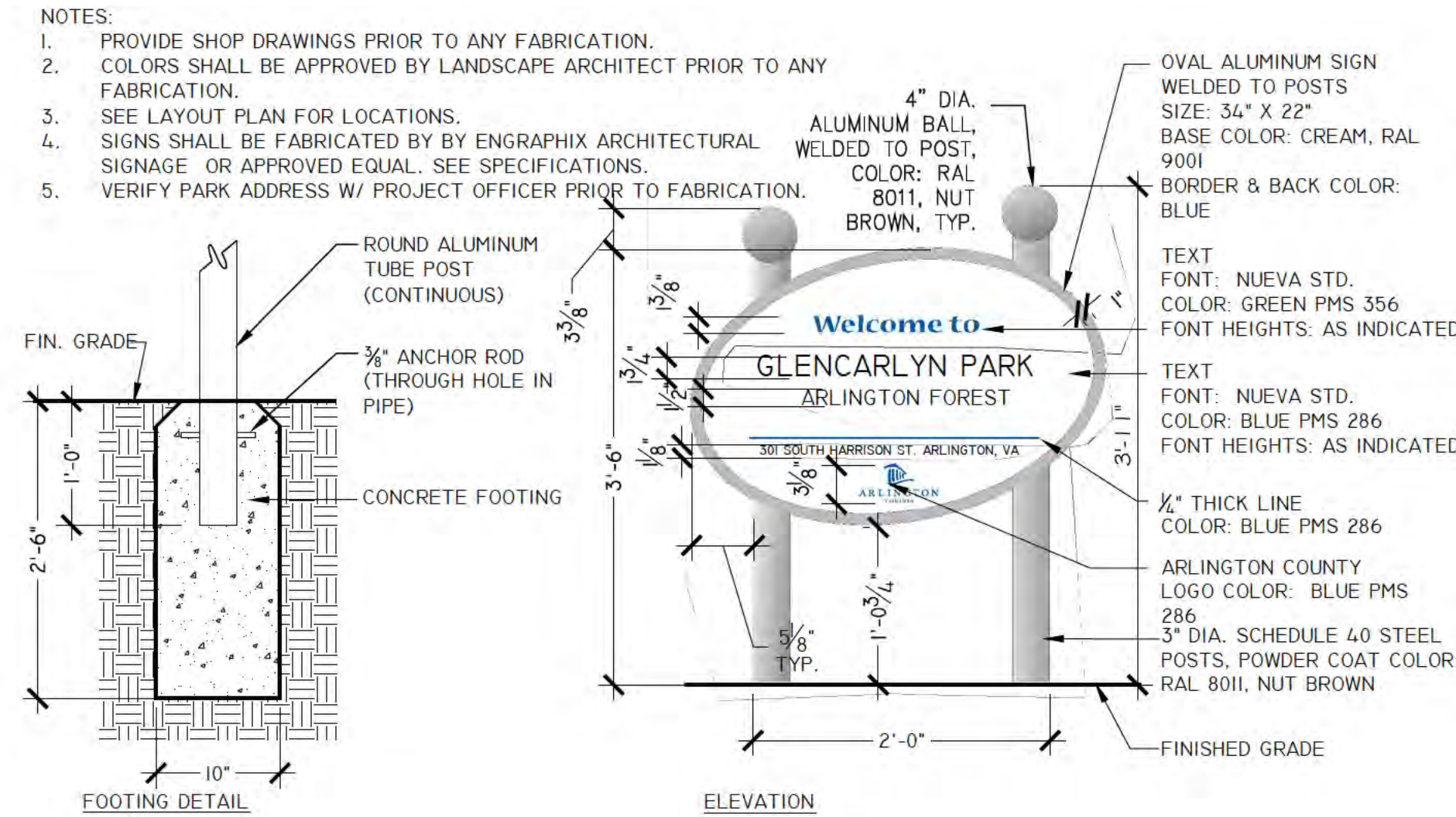
CROSS SECTION OF TYPICAL POST FOOTING

- NOTES:
- PROVIDE SHOP DRAWINGS PRIOR TO ANY FABRICATION.
 - COLORS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY FABRICATION.
 - SEE LAYOUT PLAN FOR LOCATIONS.
 - SIGNS SHALL BE AS FABRICATED BY ENGRAPHIX ARCHITECTURAL SIGNAGE OR APPROVED EQUAL. SEE SPECIFICATIONS.



ELEVATION

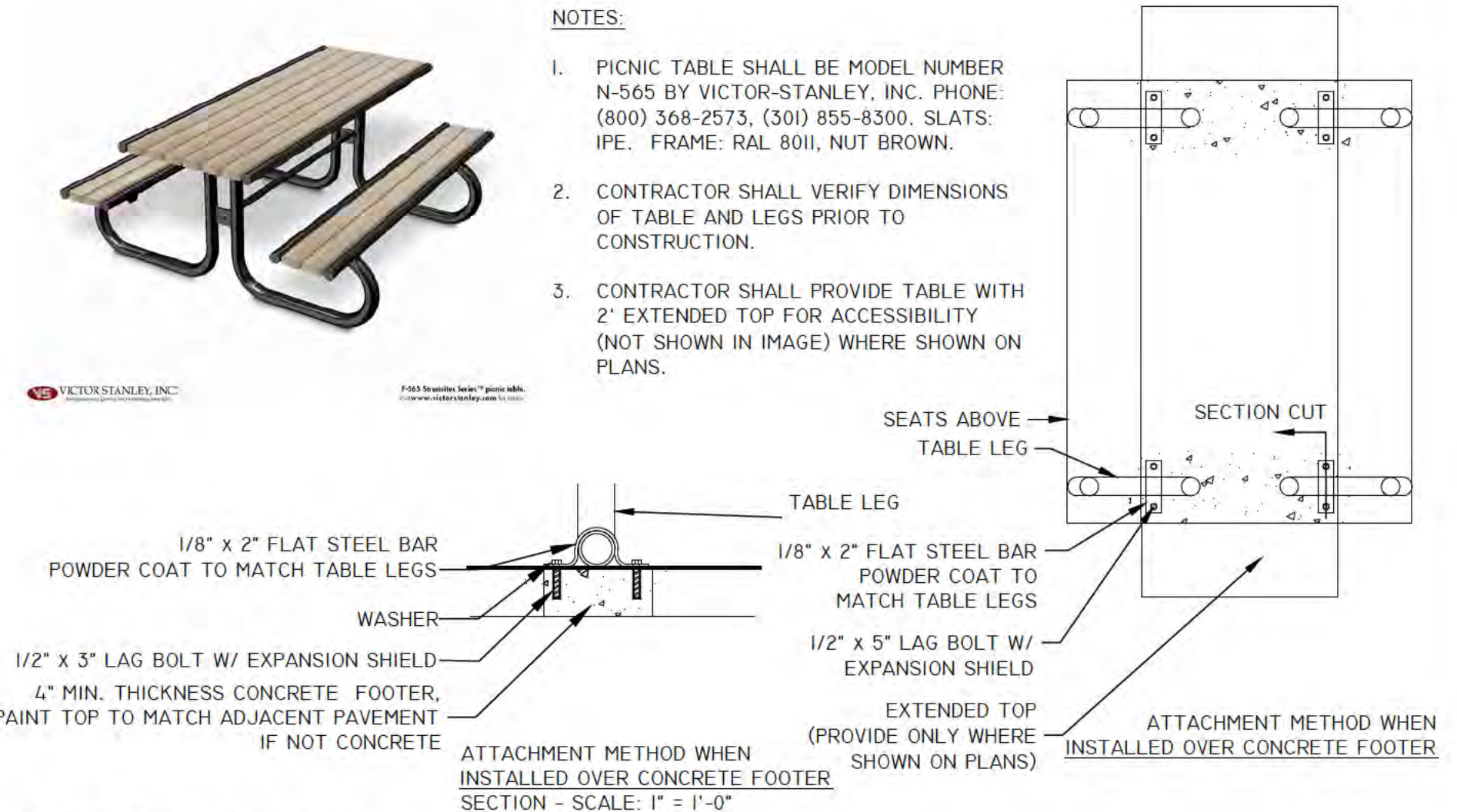
1"=1'-0"



ELEVATION

FILE LOCATION
1"=1'-0"

5
L5.2 ELEVATION



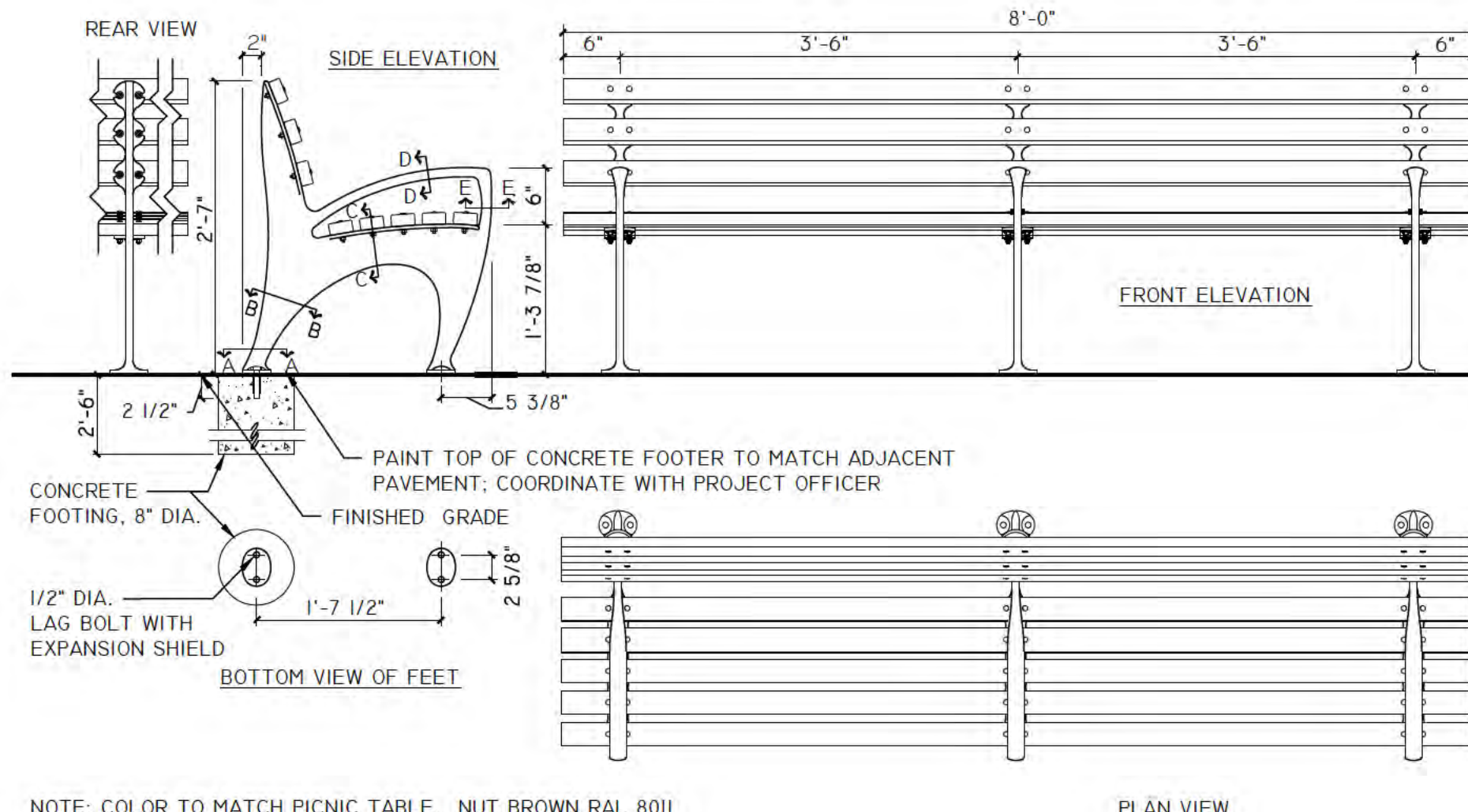
NOTES:

- PICNIC TABLE SHALL BE MODEL NUMBER N-565 BY VICTOR-STANLEY, INC. PHONE: (800) 368-2573, (301) 855-8300. SLATS: IPE. FRAME: RAL 8011, NUT BROWN.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF TABLE AND LEGS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TABLE WITH 2" EXTENDED TOP FOR ACCESSIBILITY (NOT SHOWN IN IMAGE) WHERE SHOWN ON PLANS.

ATTACHMENT METHOD WHEN INSTALLED OVER CONCRETE FOOTER SECTION - SCALE: 1"=1'-0"

02870.10
N.T.S.

6
L5.2 WITH EXTENDED TOP

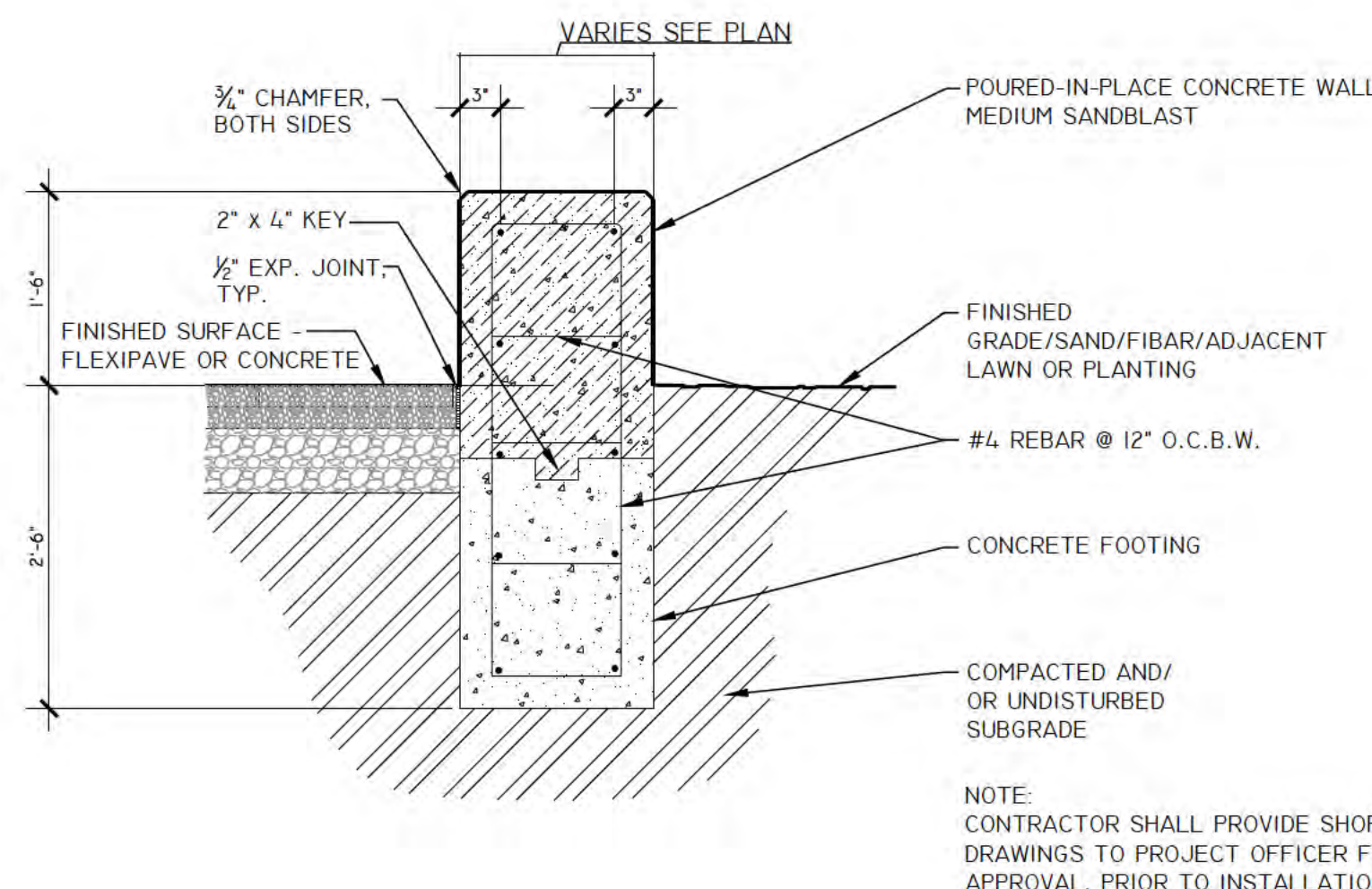


NOTE: COLOR TO MATCH PICNIC TABLE. NUT BROWN RAL 8011

PLAN VIEW

7
L5.2 1964 WORLD'S FAIR BENCH

3/4"=1'-0"



VARIES SEE PLAN

NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO PROJECT OFFICER FOR APPROVAL, PRIOR TO INSTALLATION.

FILE LOCATION
3/4"=1'-0"

8
L5.2 CONCRETE SEATWALL



DEPARTMENT OF PARKS AND RECREATION

Park Development Division
2100 Clarendon Boulevard, Suite 414
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ITB # 515-14

Project Name and Location

GLENCARLYN PARK at ARLINGTON FOREST

301 S. Harrison St.
Arlington, VA 22204

Sheet Title

CONSTRUCTION DETAILS

BY-RIGHT DEVELOPMENT

Seal



Approvals Date

[Signature] 11.06.13
DESIGN TEAM SUPERVISOR

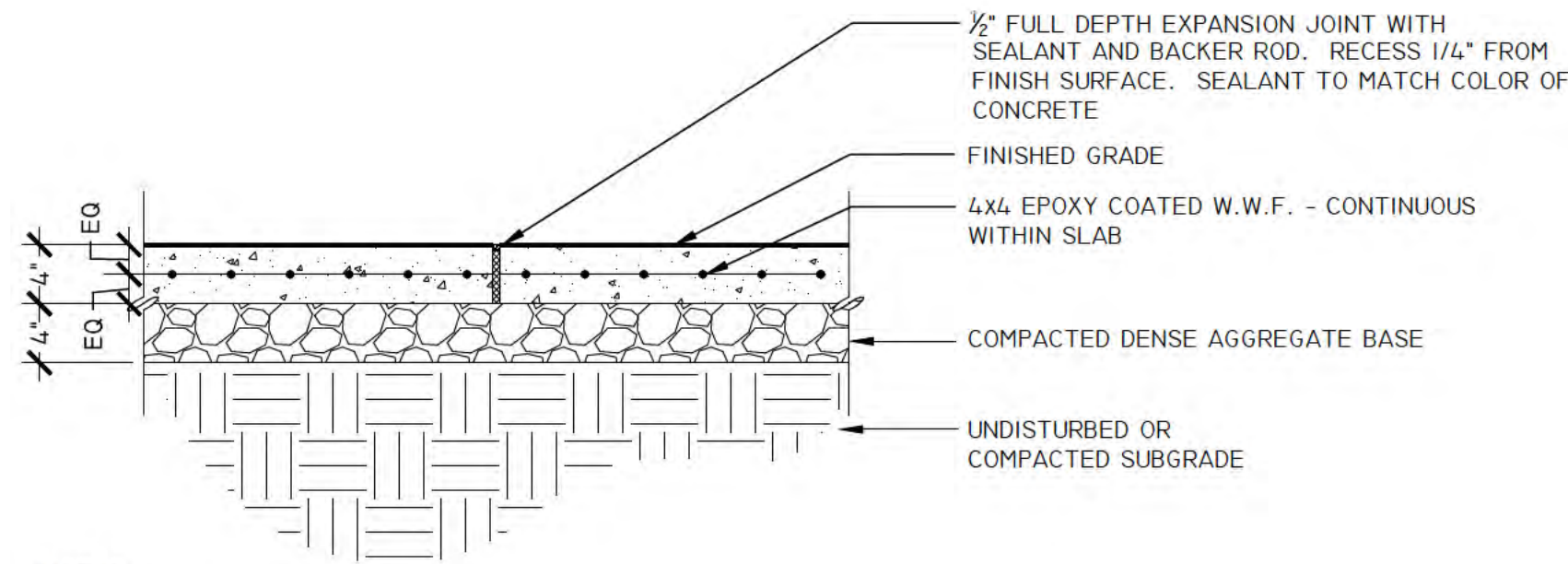
Park Development Division Chief

Revisions Date

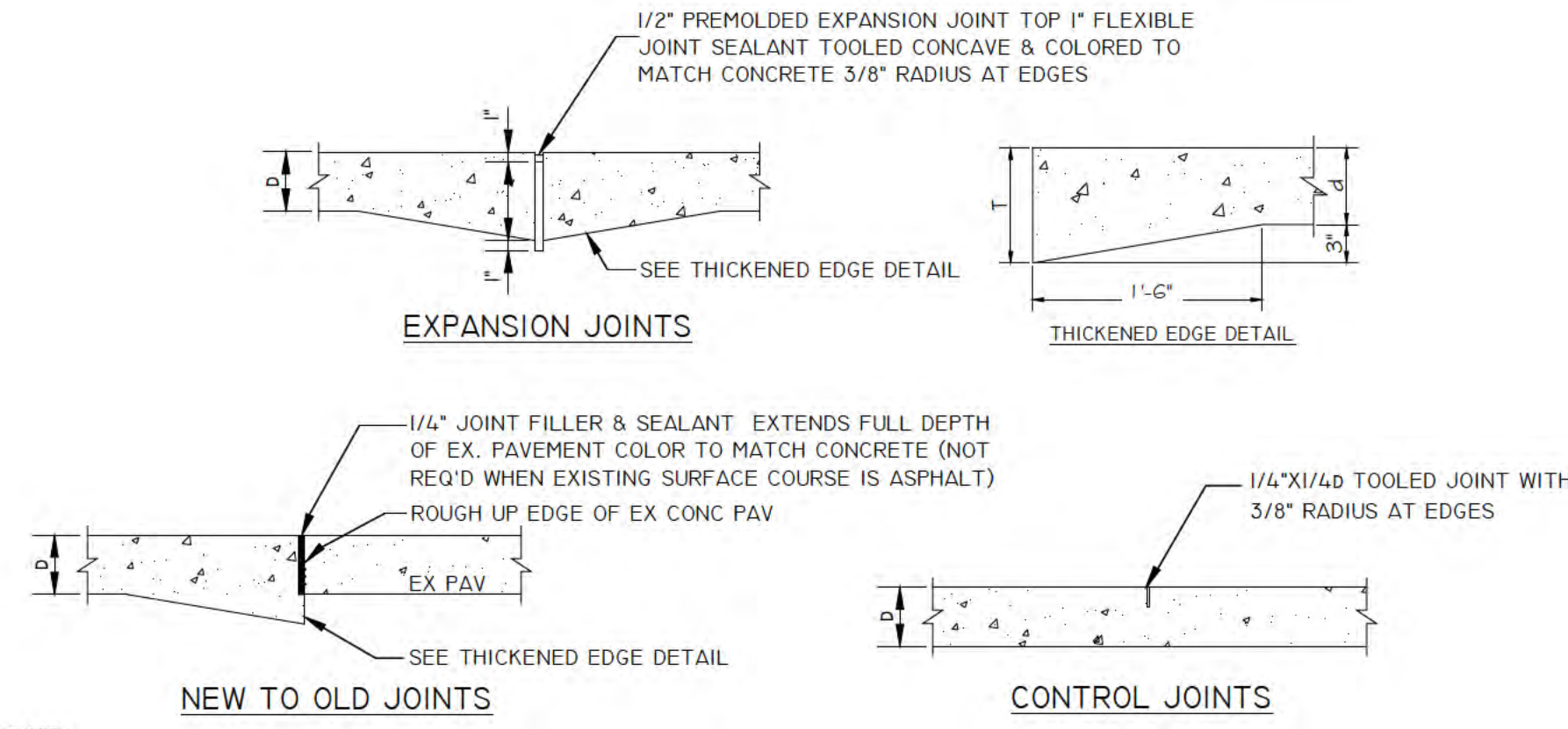
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Date: 02/06/2013; rev 07.18.13
rev 09.09.13 bid 11.06.13

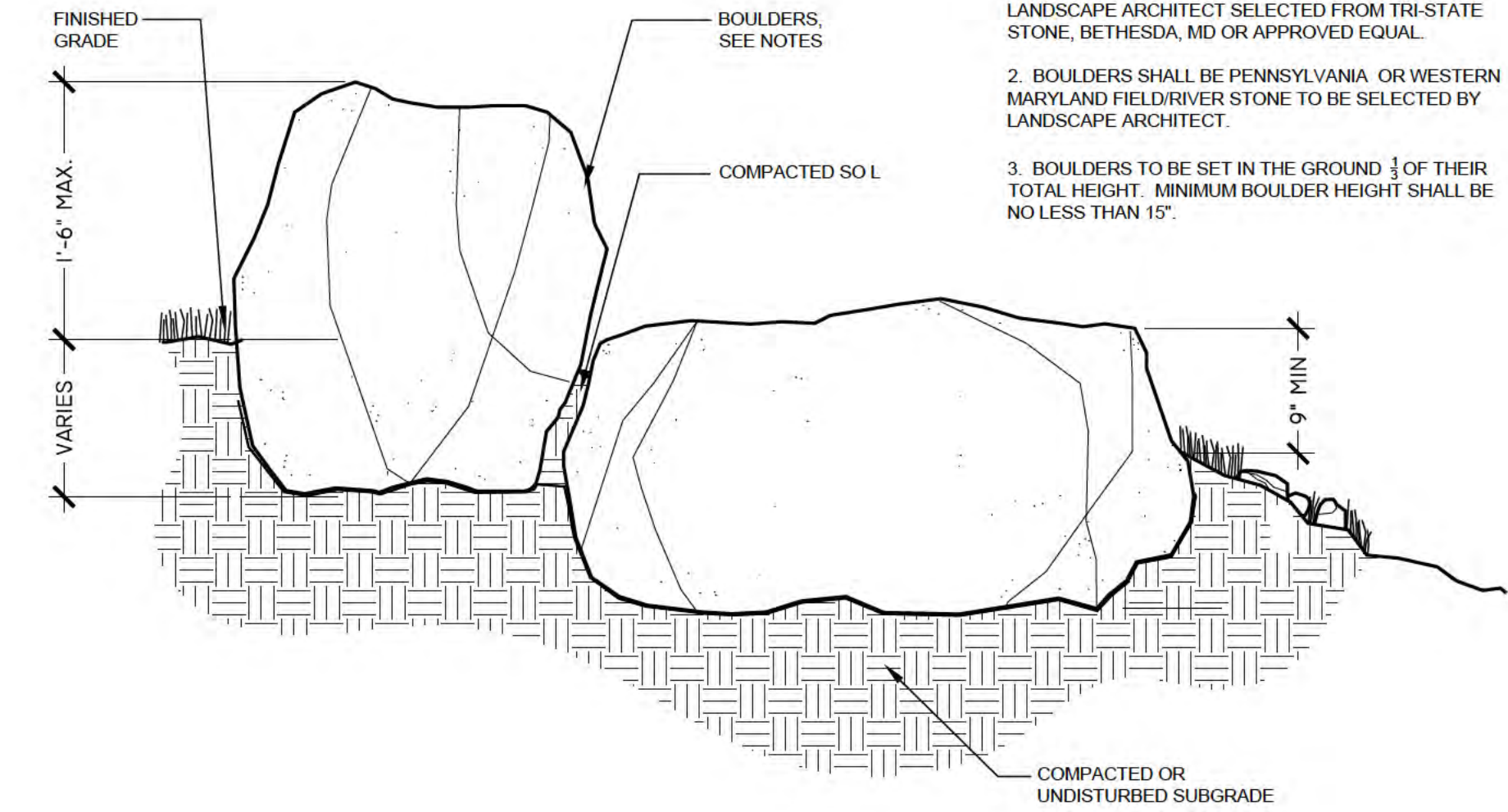
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L5.2



- NOTES:**
1. PROVIDE EXPANSION JOINTS EVERY 20' O.C. (UNLESS OTHERWISE SHOWN) AND AROUND FIXED OBJECTS SUCH AS HYDRANTS, MANHOLE COVERS, EXISTING PAVEMENTS, CURBS, STAIRS, WALL, EXISTING CONCRETE PAVEMENT, ETC.
 2. PROVIDE TOOLED CONTROL JOINTS EVERY 5' O.C. OR AS SHOWN ON THE PLANS, 1/4" WIDE X 3/4" DEEP.
 3. FINISH IN ACCORDANCE WITH VDOT 404.07, SIDEWALK FINISH, WITH CLEAR CURING COMPOUND.
 4. DISTURBED LAWN AREAS ADJACENT TO CONCRETE PAVEMENT SHALL BE BACKFILLED AND SEEDED AS DESCRIBED IN SPECIFICATIONS.
 5. EXPANSION JOINTS TO BE SEALED WITH SEALANT. COLOR TO MATCH COLOR OF CONCRETE.



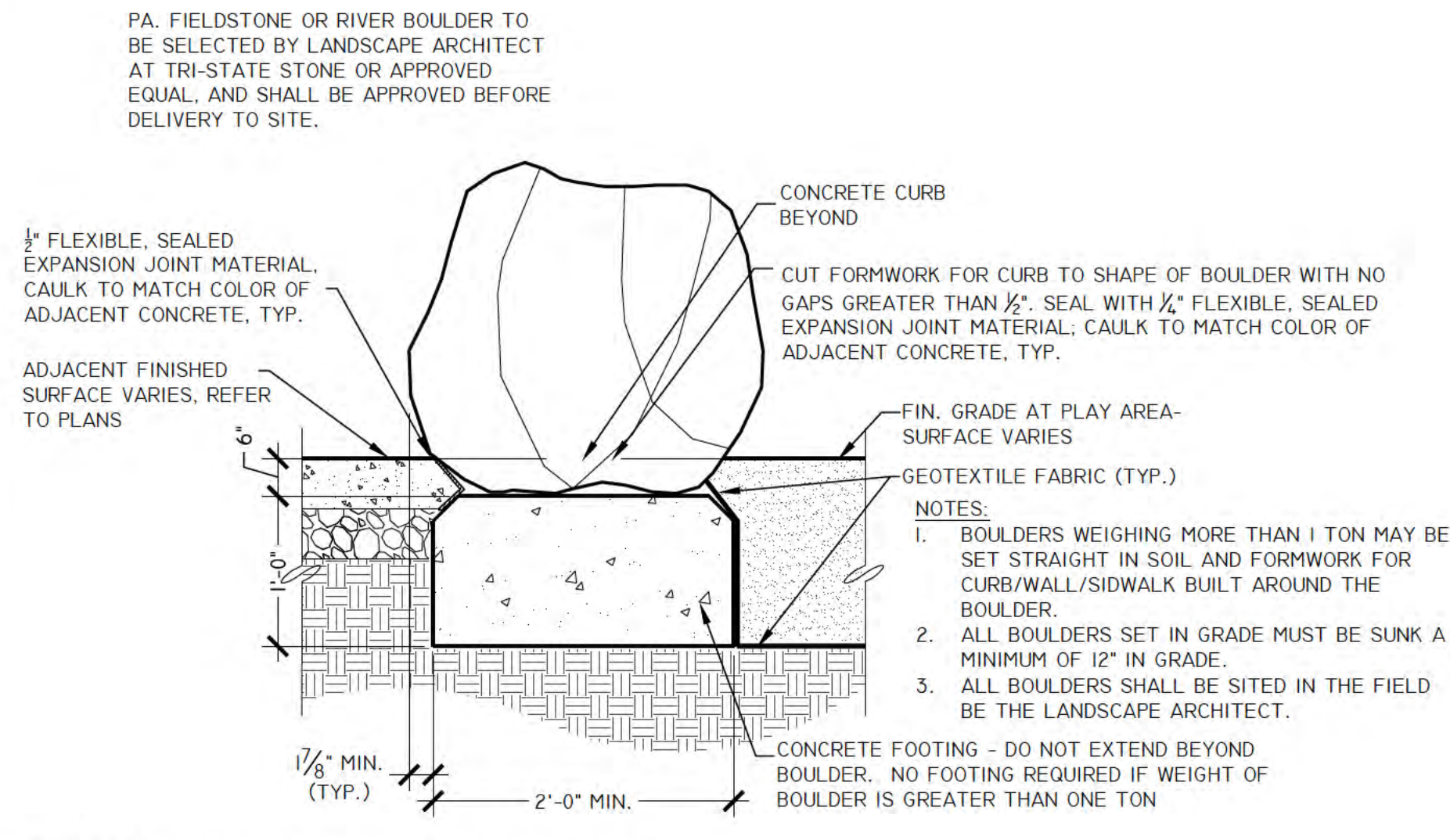
- NOTES:**
1. TRANSVERSE JOINT SPACE SHALL NOT EXCEED SPACING INDICATED IN PLANS. THE AREA OF THE PAVEMENT PANEL SHALL NOT EXCEED 225 SQUARE FEET.
 2. JOINT OFFSETS AT RADIUS POINTS SHOULD BE AT LEAST 1'-6" LONG.
 3. JOINT INTERSECTION ANGLES OF LESS THAN 60 DEGREES SHALL BE USED.
 4. WHEN A JOINT IS CLOSER THAN 1'-0" TO A CASTING, THEN A MINOR ADJUSTMENT IN THE JOINT LOCATION SHOULD BE MADE BY SKEWING OR SHIFTING THE JOINT ALIGNMENT TO MEET THE CASTING AT 90° OR NORMAL TO THE CASTING.



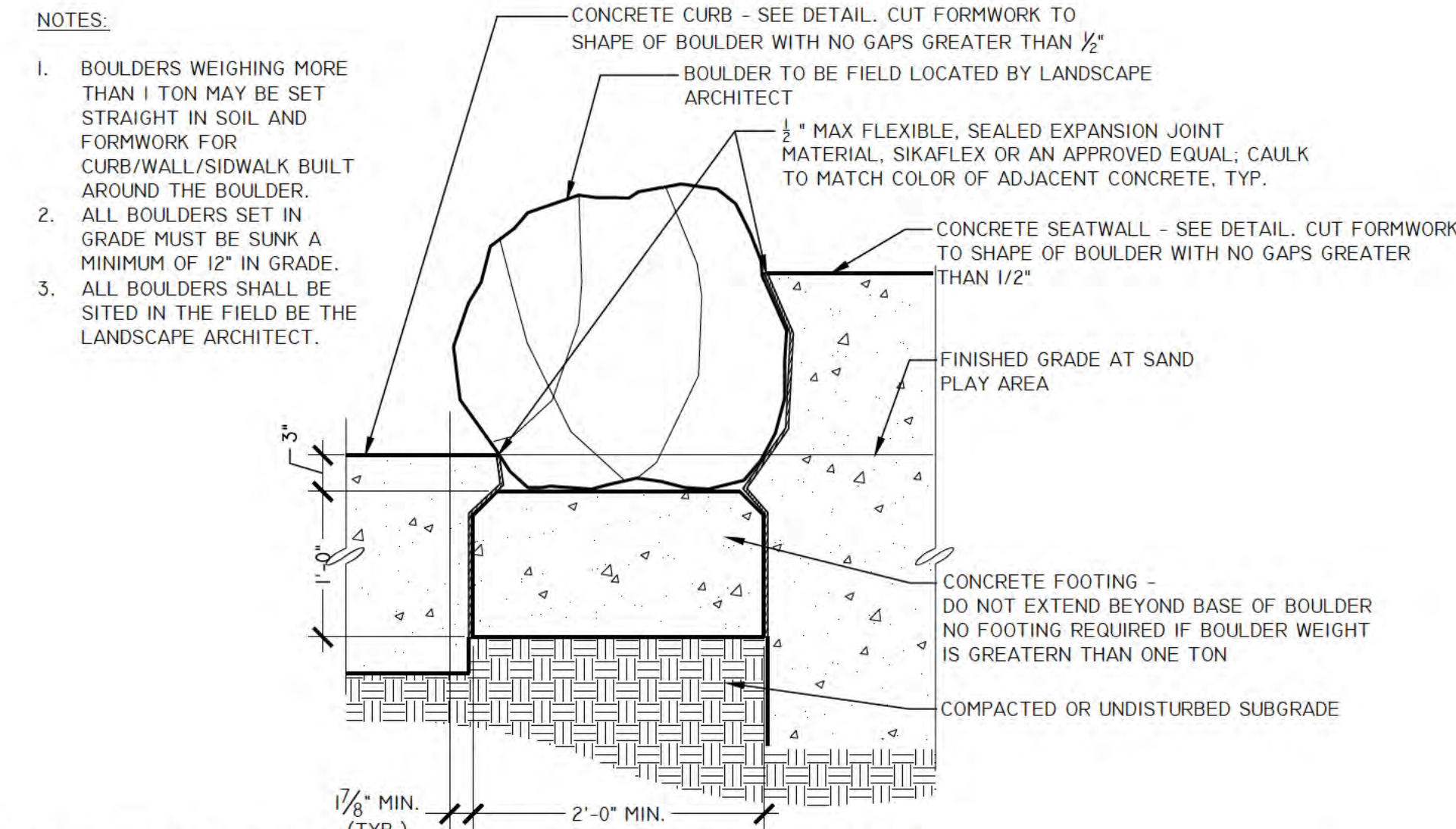
3 LANDSCAPE BOULDERS IN GRADE
SECTION 1"=1'-0"

1 REINFORCED CONCRETE PAVEMENT (4" THICKNESS)
SECTION 5.3 (REVISED 1.2009) 02751.1 1"=1'-0"

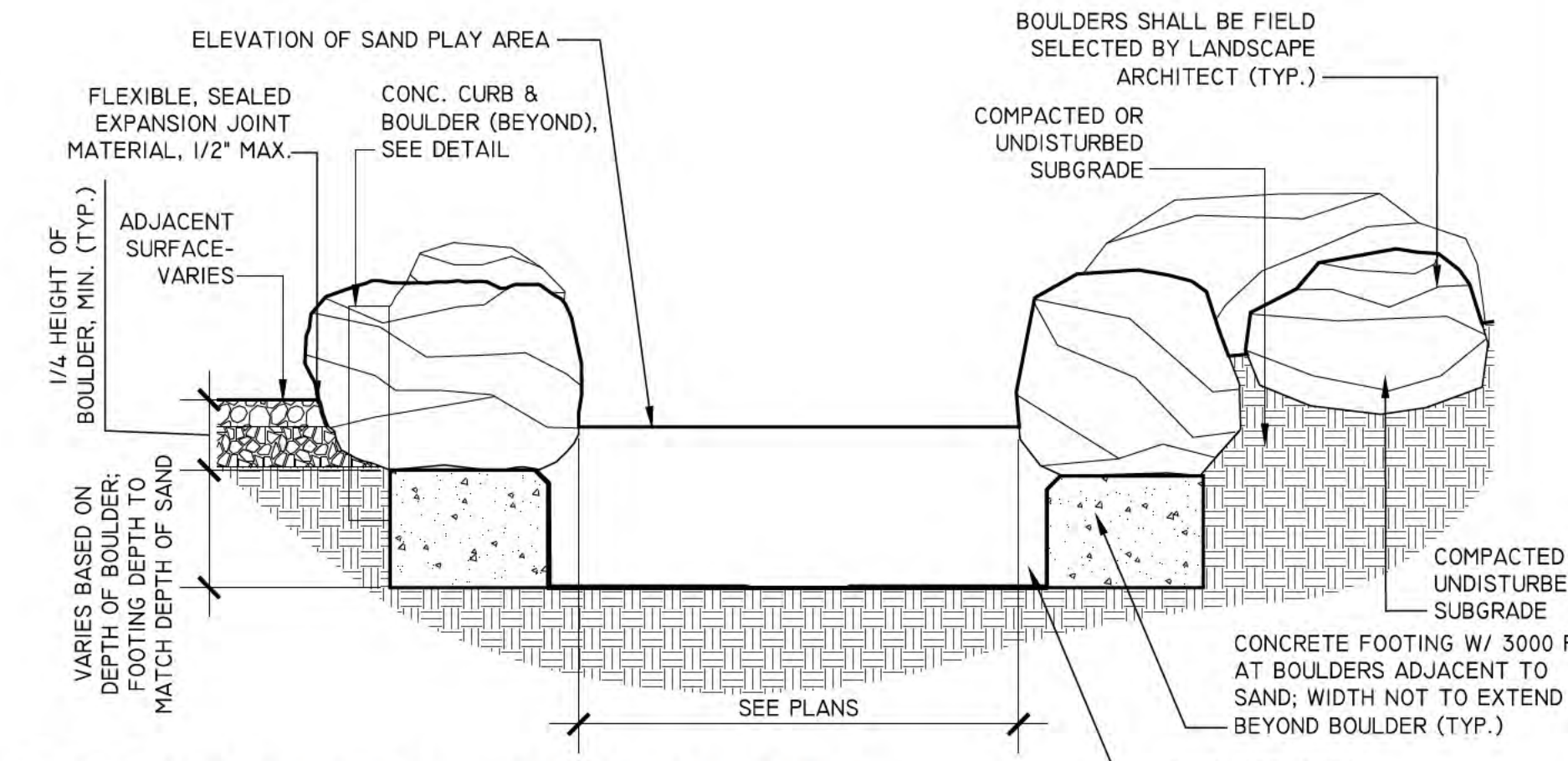
2 CONCRETE PAVING JOINT DETAILS
SECTIONS 5.3 NTS



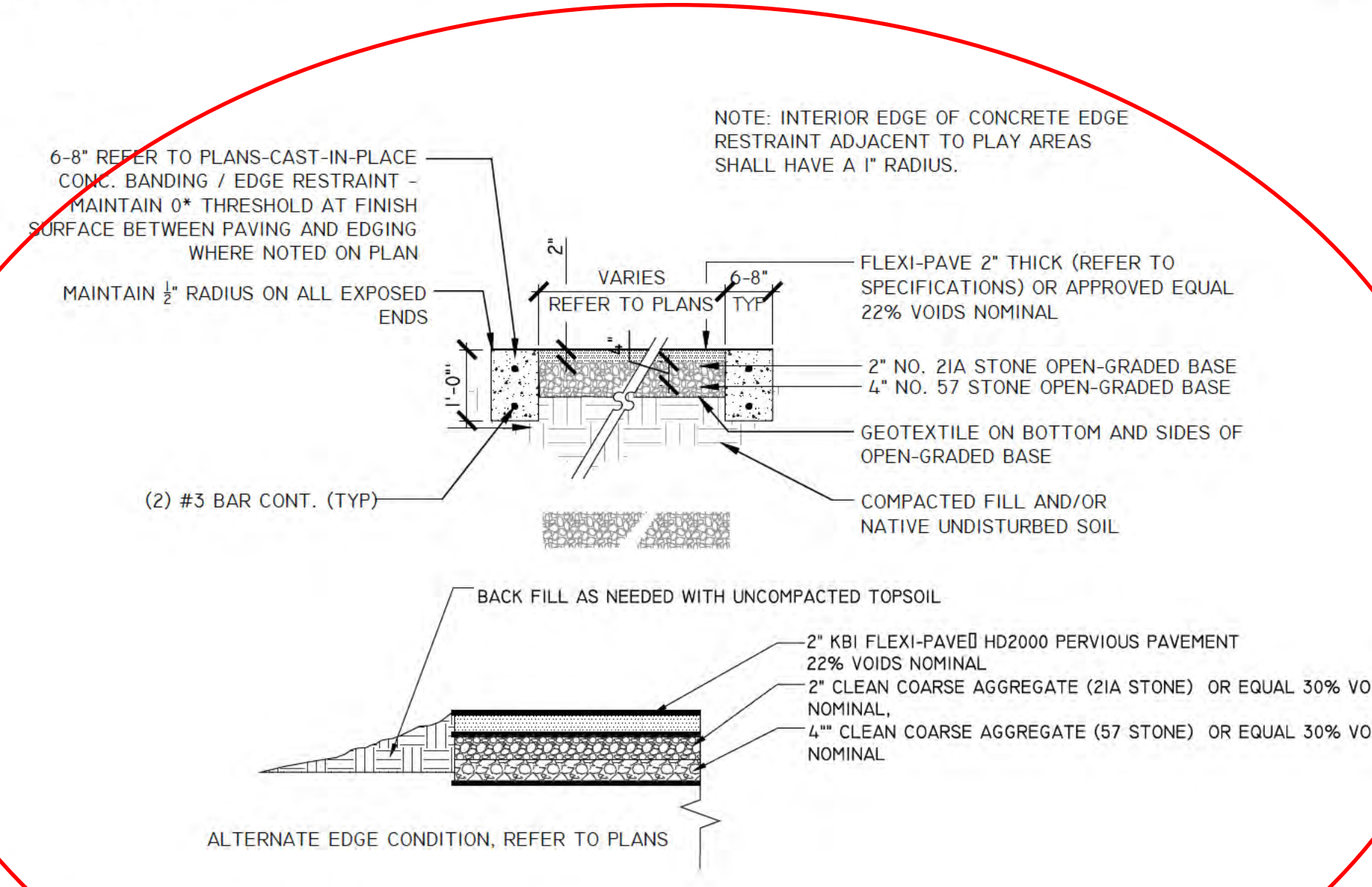
4 BOULDERS AT PLAY AREA
SECTION 5.3 NTS



5 BOULDER AND CONCRETE WALL/CURB
SECTION 5.3 02820.1 1/2"=1'-0"



6 BOULDERS AT SAND PLAY AREA
SECTION 5.3 NTS



7 POROUS PAVEMENT
SECTION 5.3 NTS

- Flexi-Pave™ Application Notes**
1. Filter fabric is required to avoid contamination with the aggregate base, and to provide some additional (limited) structural stabilization to the pavement section. Filter fabric must have permeability greater than the soil below.
 2. All constructed KBI Flexi-Pave™ installations shall be compacted to 98% Std Proctor (AASHTO T-100). Compaction tests shall be in accordance with the specifications and submitted to the engineer for review.
 3. All construction shall be in accordance with the Arlington / Federal standards. The contractor shall familiarize him/herself with these standards.
 4. The contractor shall ensure that all sidewalks are ADA compliant.
 5. The contractor shall be responsible for damage to existing utilities. Coordinate activities with the appropriate utility owner.
 6. During and after the construction of the project, as-builts shall be prepared by a licensed surveyor. The contractor shall contact the engineer of record to schedule the survey of the rock bed during and after the construction of the stormwater management system. Since the rock bed beneath the KBI Flexi-Pave™ will serve as the stormwater management system, it is imperative that the bottom and top of the rock bed be surveyed during the construction process for as-built purposes. An engineer shall inspect the site versus the as-built drawings. The engineer shall compare his findings versus the design plans and certify the site as constructed and operating in accordance with the plans and the permit.
 7. If, at any time, the stormwater system is not operating as it has been designed and permitted, the system shall be modified as necessary to bring the site in compliance with the Arlington County requirements, even if it means replacing the KBI Flexi-Pave™ system with an alternative stormwater management system.
 8. To allow the KBI Flexi-Pave™ to operate in accordance with the design and the permit, the surface of the KBI Flexi-Pave™ shall be free of debris such as leaves and dirt. If at any time, the pavement area is found to be obstructed by anything such as leaves, dirt, or any other material, the owner takes responsibility for removing the obstruction so as to allow for the KBI Flexi-Pave™ to operate as designed.
 9. The KBI certified contractor shall restore all areas disturbed by construction to pre-construction conditions or better.

- FLEXI-PAVE MAINTENANCE**
- THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE FLEXI-PAVE ELEMENTS AFTER ACCEPTANCE FROM CONTRACTOR OR AFTER CONTRACTOR WARRANTY PERIOD. PATHS SHALL BE INSPECTED ANNUALLY OR AFTER MAJOR STORM EVENTS TO LOOK FOR SEDIMENT BUILDUP WITHIN AND ADJACENT TO THE FLEXI-PAVE MATERIAL. VEGETATIVE COVER ADJACENT TO THE PATHS SHALL BE MAINTAINED AND BARE SPOTS OR GULLIES SHALL BE STABILIZED AND THEN PLANTED.
- WHEN SEDIMENT LOAD WITHIN THE FLEXI PAVE PATH BECOMES EXCESSIVE, THE PATHS SHALL BE WASHED USING WATER AT NORMAL OPERATING PRESSURE. SHOULD MAINTENANCE BE DEFERRED OR SEDIMENT LOAD TOO GREAT - THE PATH MAY BE CLEANED USING A SMALL STREET SWEEPER/VACUUM.
- THE PATHS SHALL BE CLEARED OF LEAVES PERIODICALLY DURING THE FALL/WINTER TO PREVENT SEDIMENT FROM BUILDING IN THE VOIDS. A LEAF BLOWER IS RECOMMENDED TO PREVENT COMPOSTING WITHIN THE FLEXI-PAVE VOIDS. THE VOIDS SHALL BE KEPT CLEAR TO MAINTAIN PERMEABILITY AND PREVENT WEED GROWTH.



DEPARTMENT OF PARKS AND RECREATION

Park Development Division
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Project Name and Location
GLENCARLYN PARK at ARLINGTON FOREST

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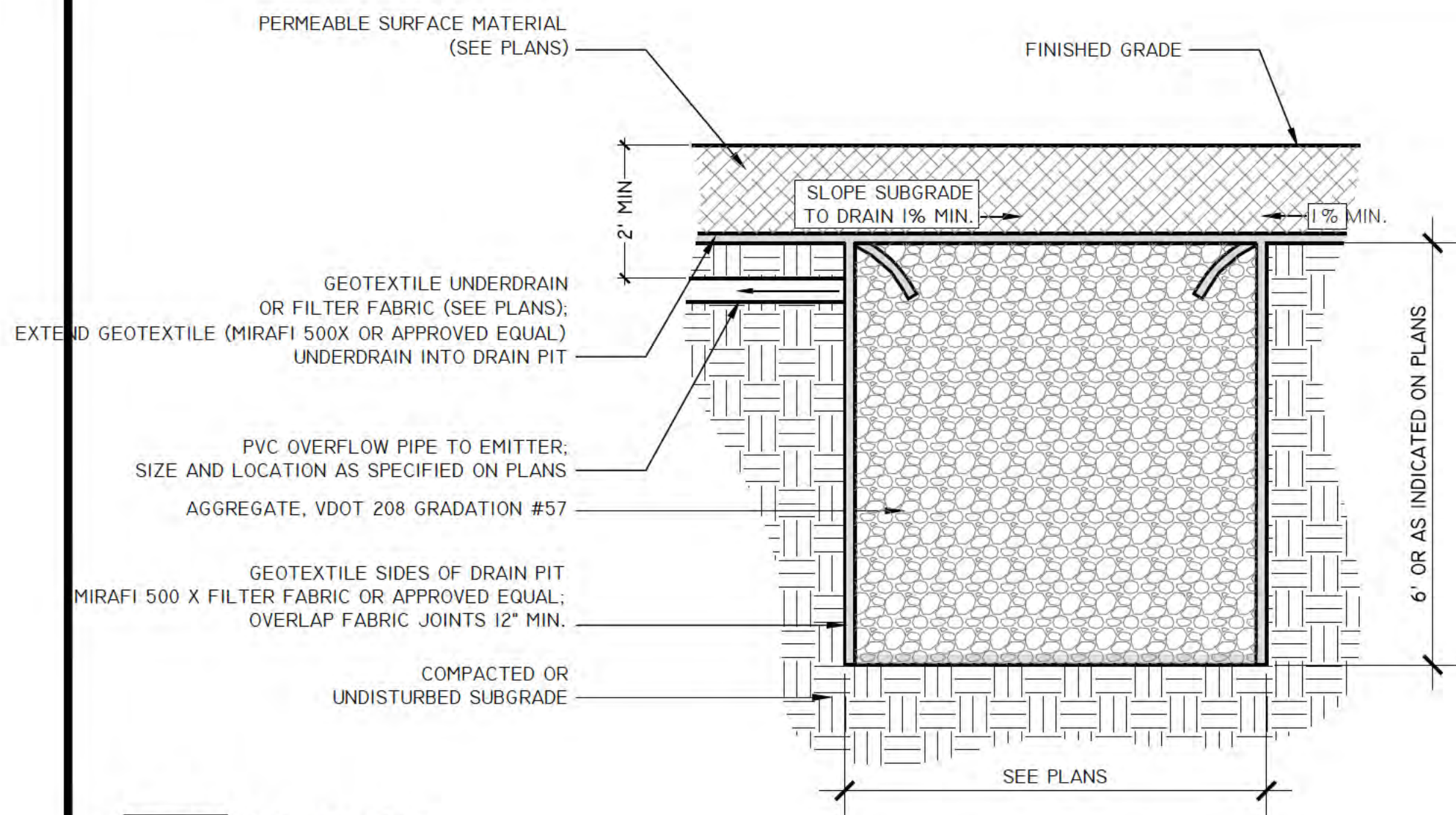
Approvals Date
DESIGN TEAM SUPERVISOR 11.06.13

Revisions	Date

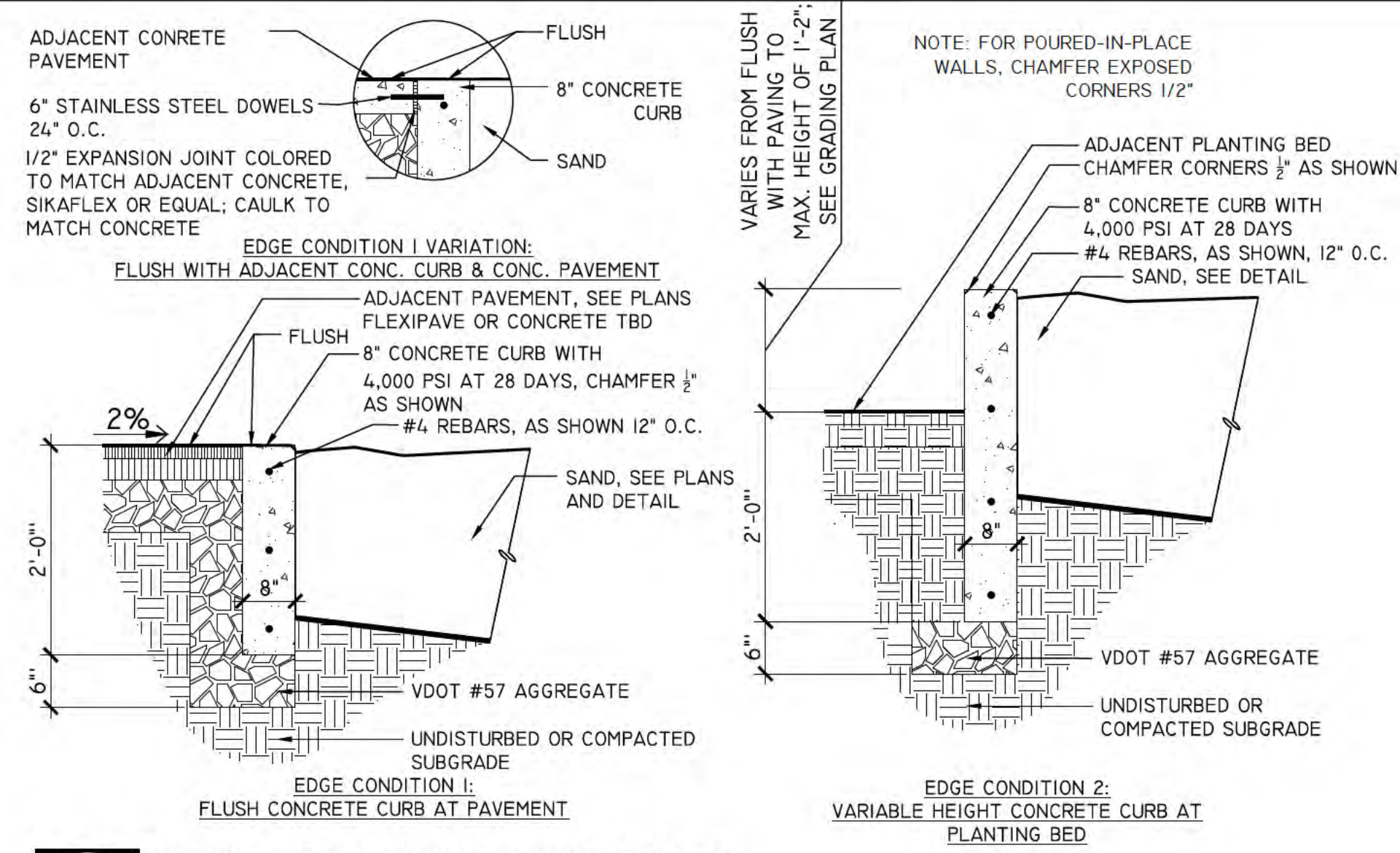
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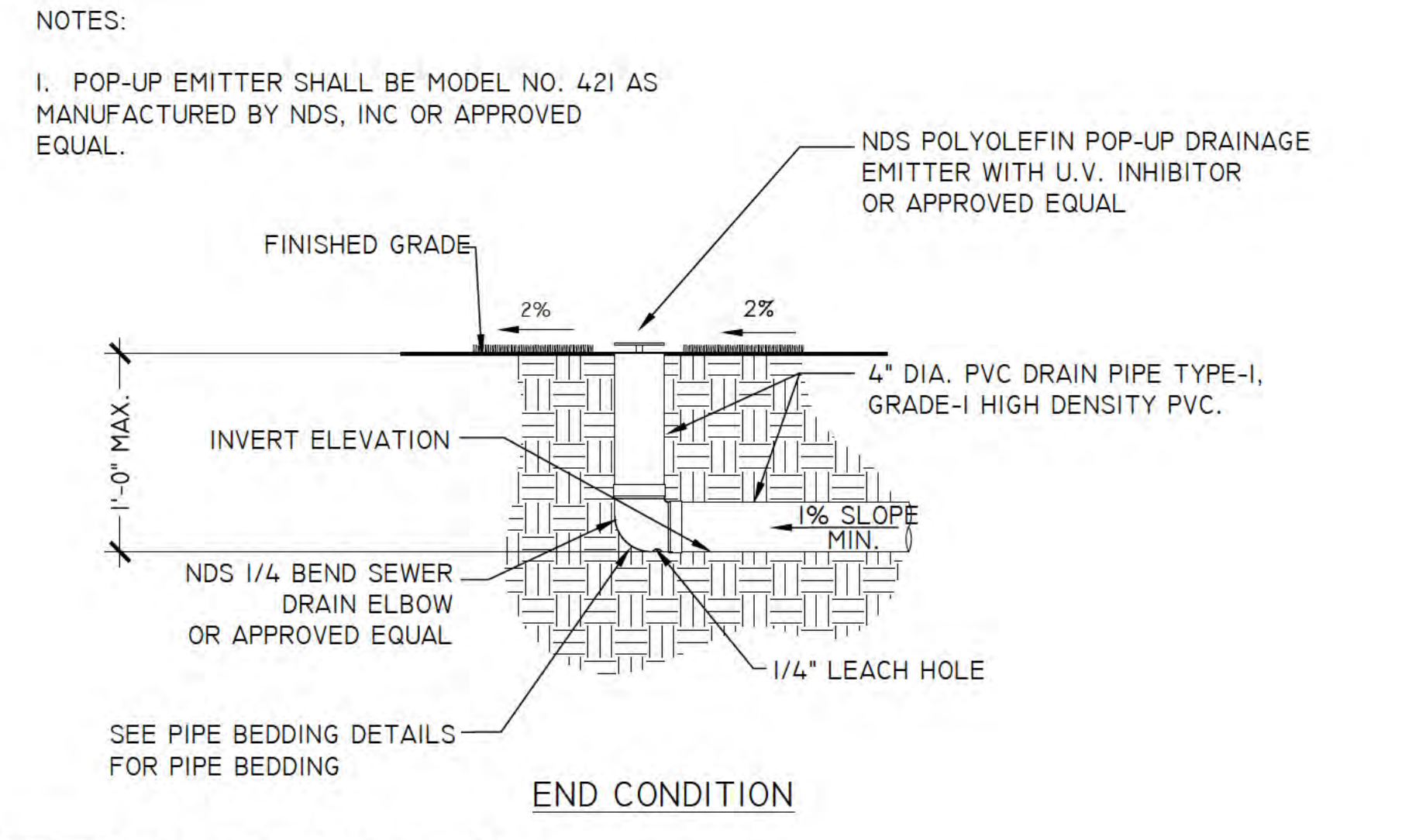
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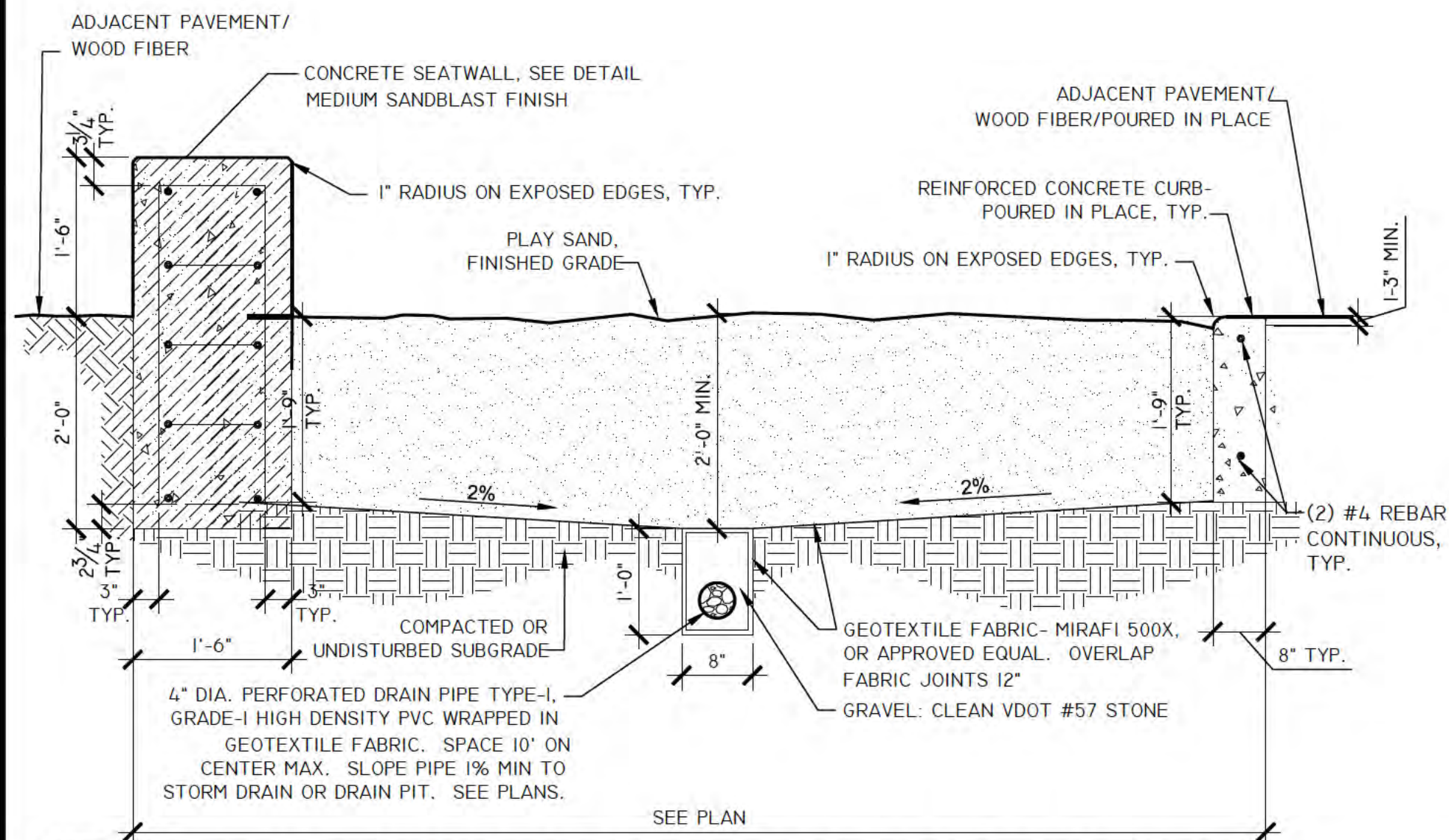
1 DRAIN PIT
5.4 SECTION NOT TO SCALE



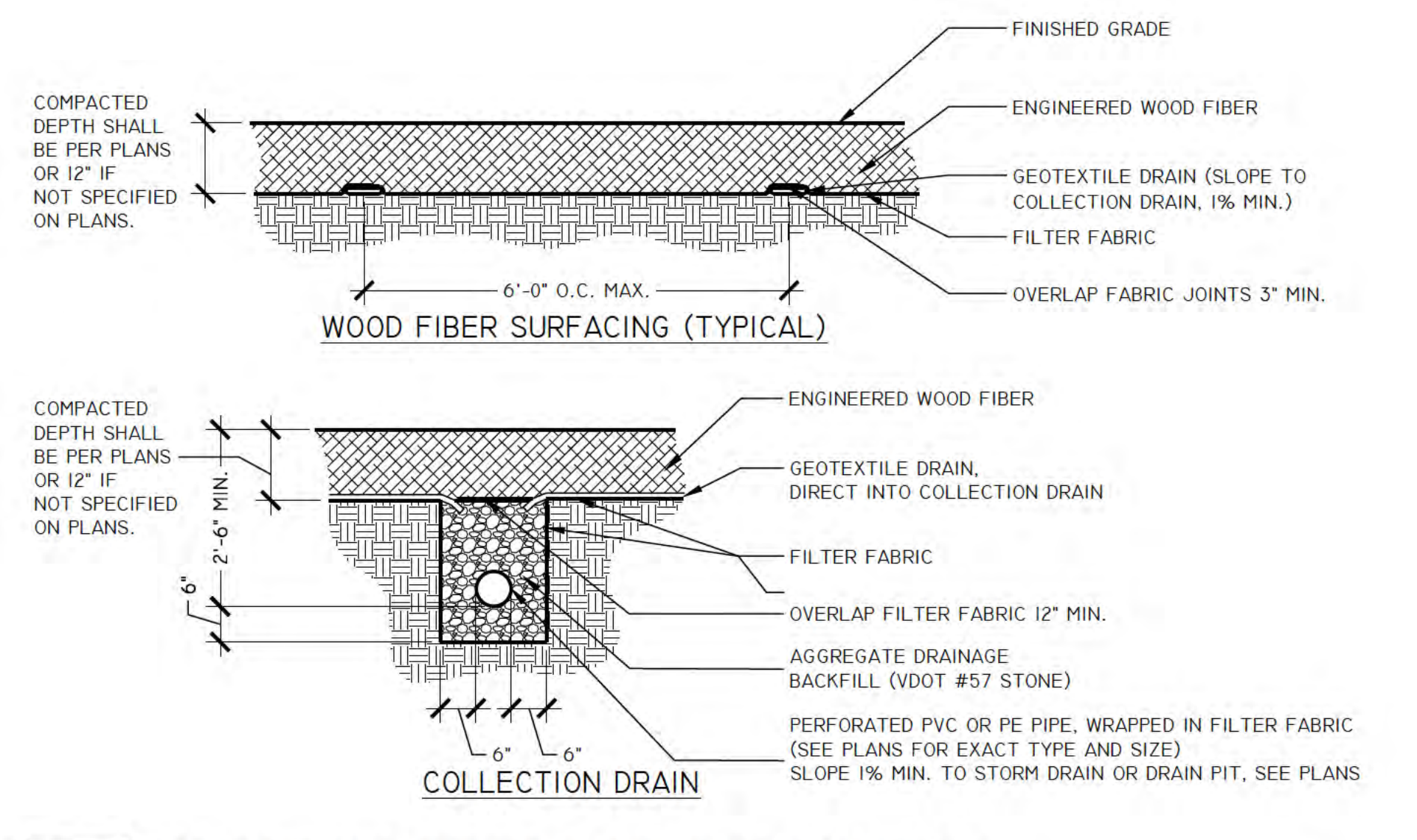
2 SAND AREA EDGE CONDITIONS
5.4 SECTION NOT TO SCALE



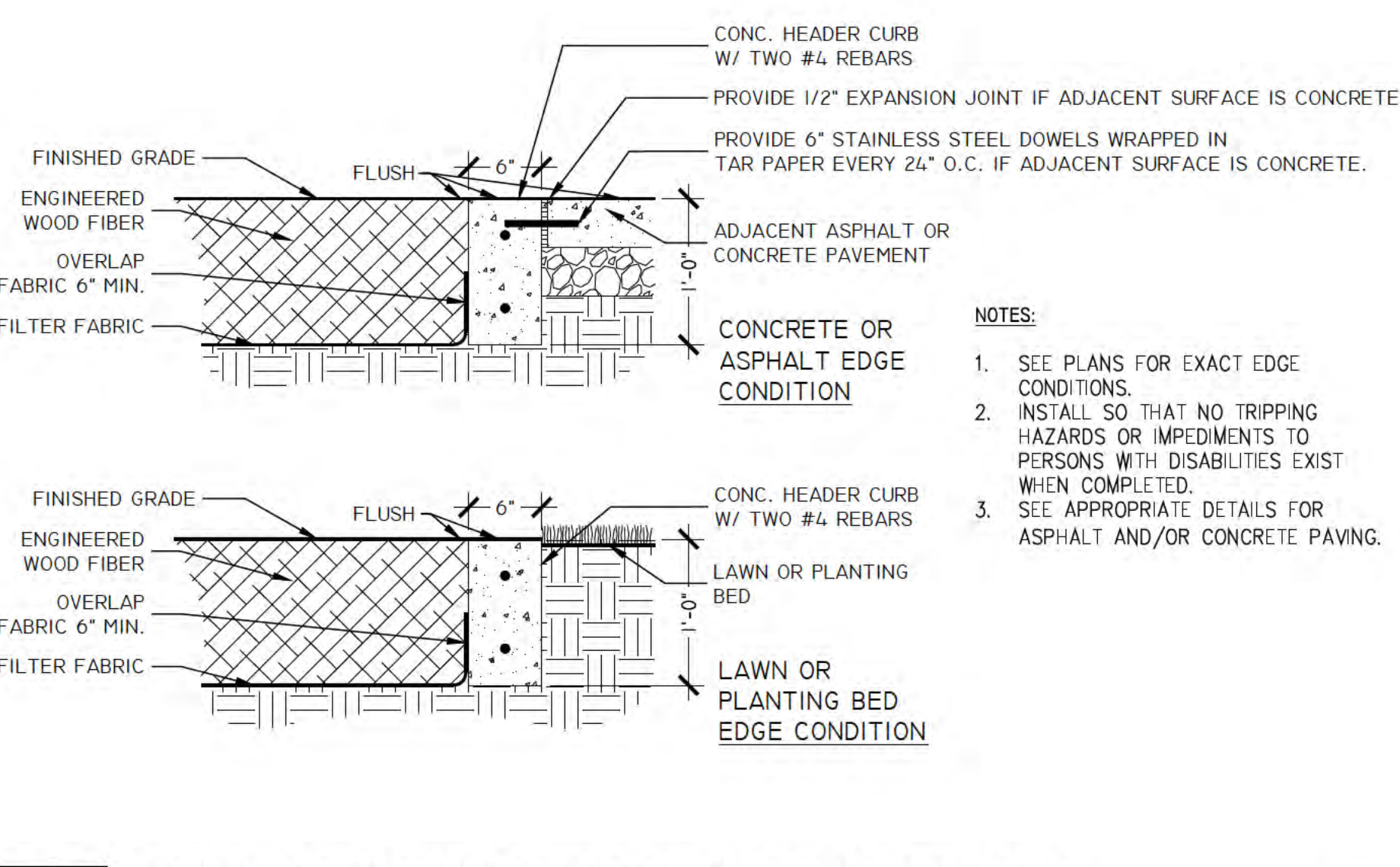
3 POP-UP DRAIN EMITTER
5.4 SECTION 02630.16 1"=1'-0"



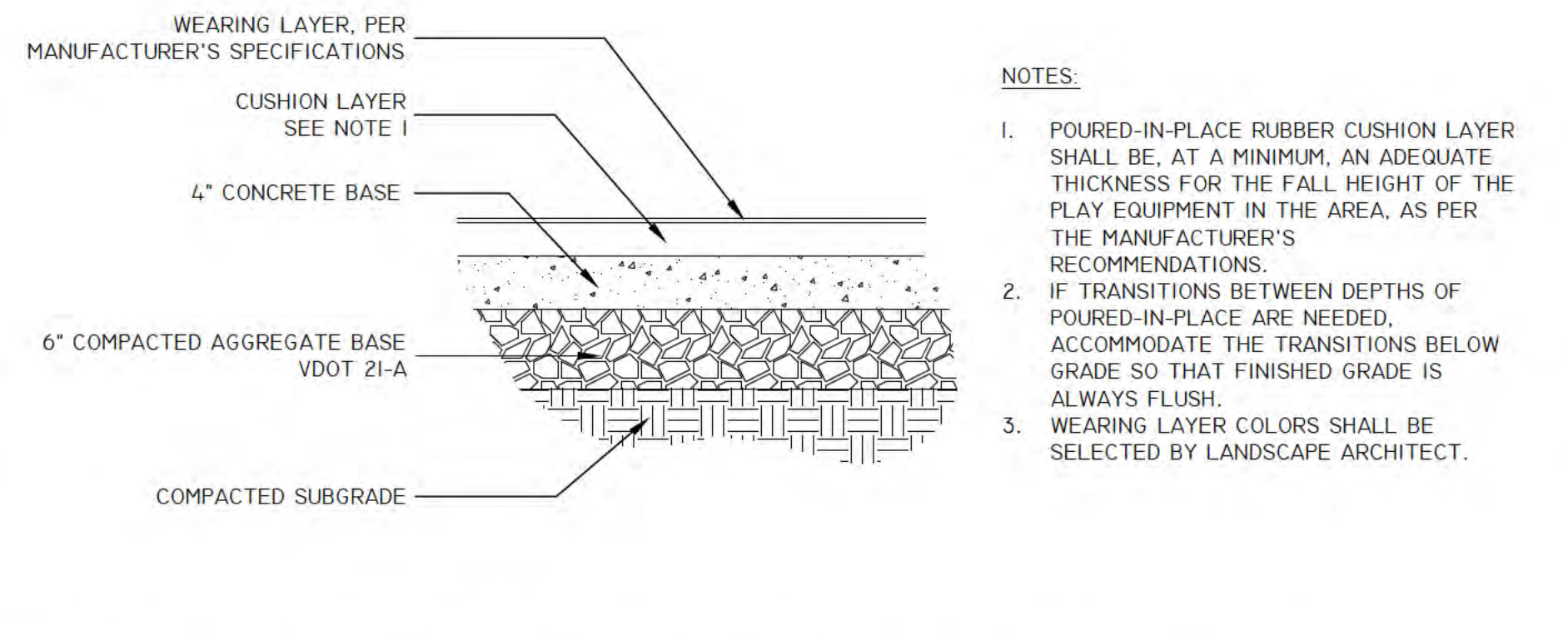
4 SAND PLAY AREA WITH SEATWALL AND CONCRETE CURB
5.4 SECTION 3/4"=1'-0"



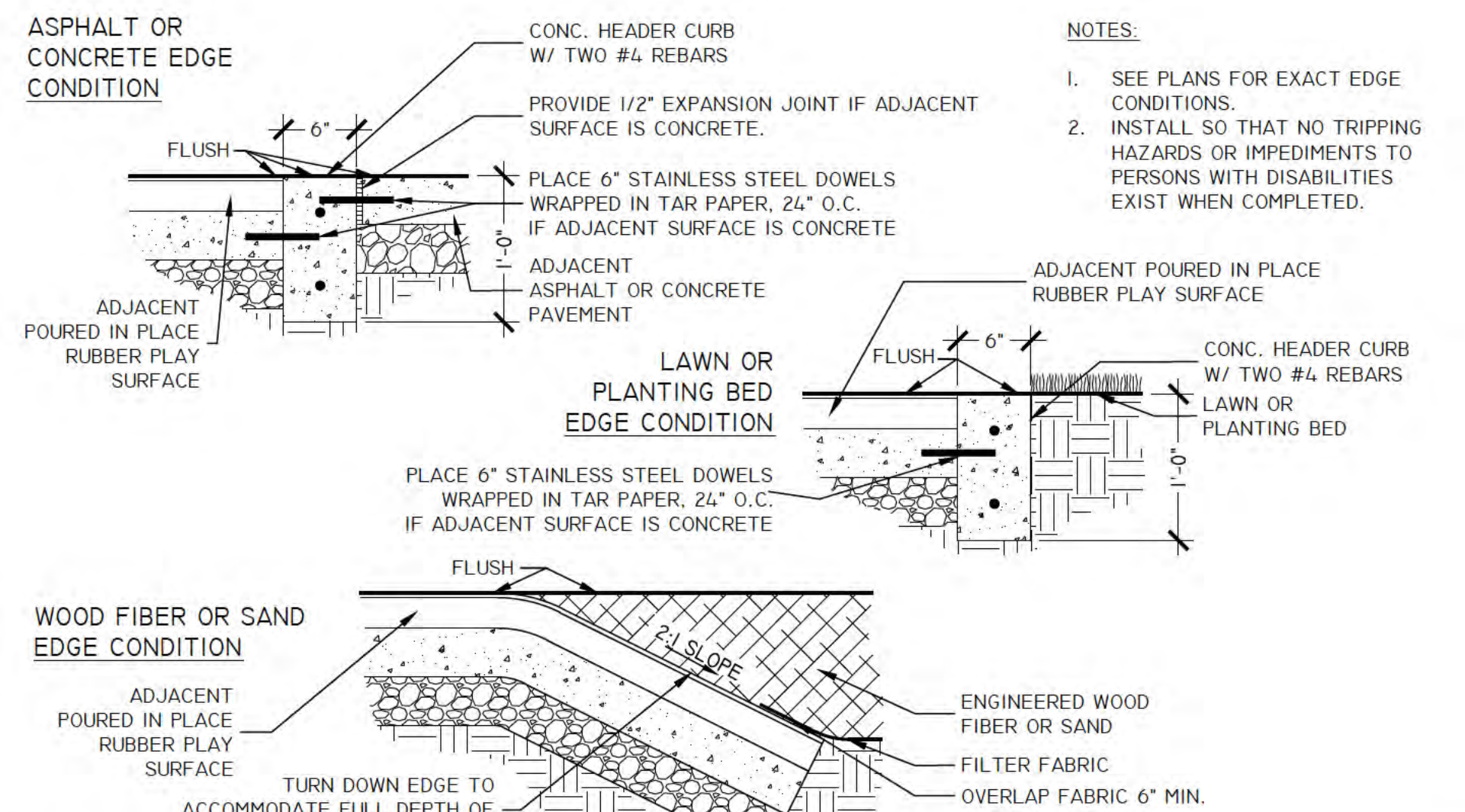
5 ENGINEERED WOOD FIBER PLAY SURFACE
5.4 SECTION 02791.1 1/2"=1'-0"



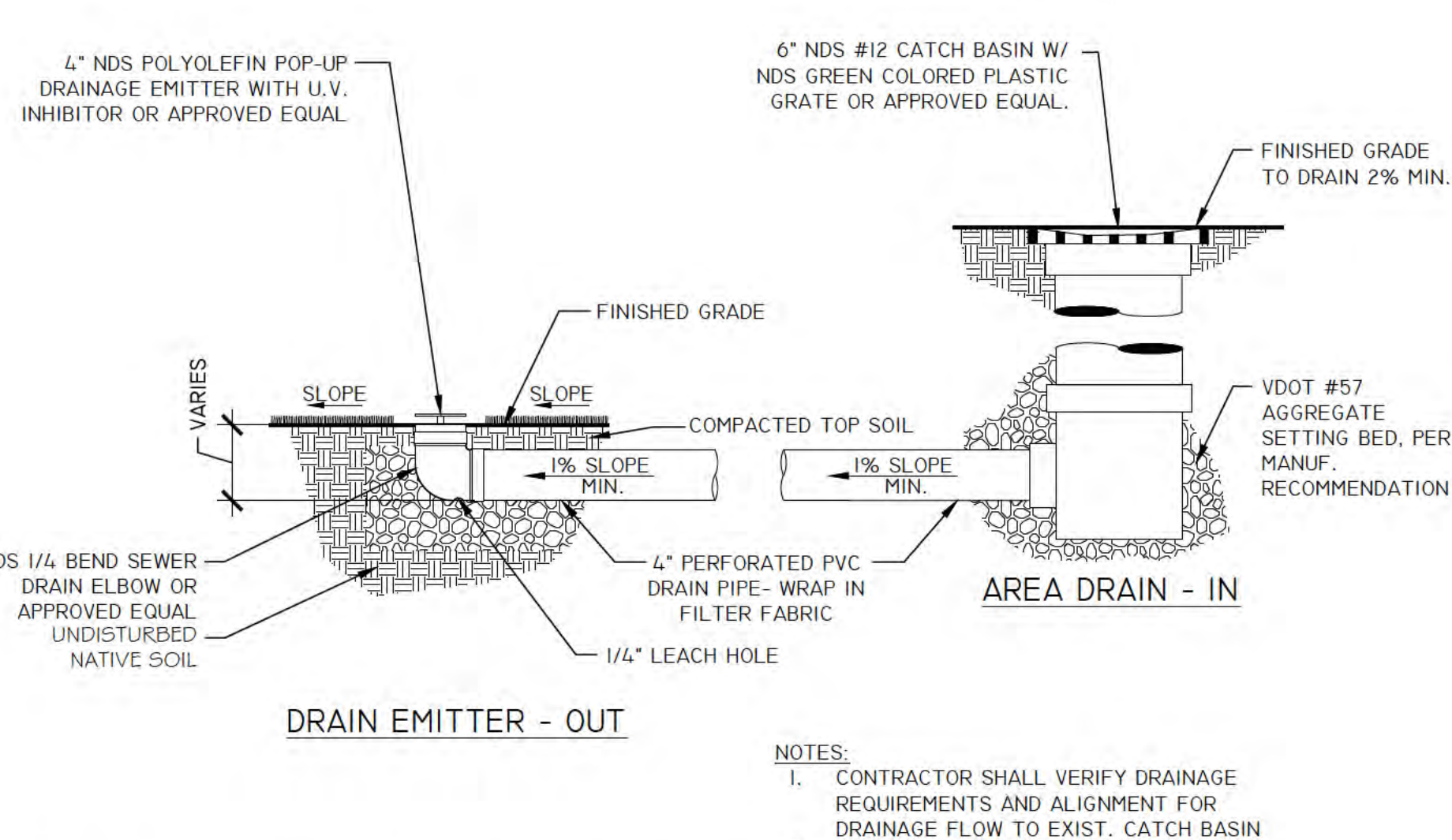
6 ENGINEERED WOOD FIBER EDGE CONDITIONS
5.4 SECTION 02791.3 1"=1'-0"



7 100% RECYCLED POURED IN PLACE PLAY SURFACE
5.4 SECTION 1"=1'-0"



8 POURED IN PLACE EDGE CONDITION
5.4 SECTION 02791.8 1"=1'-0"

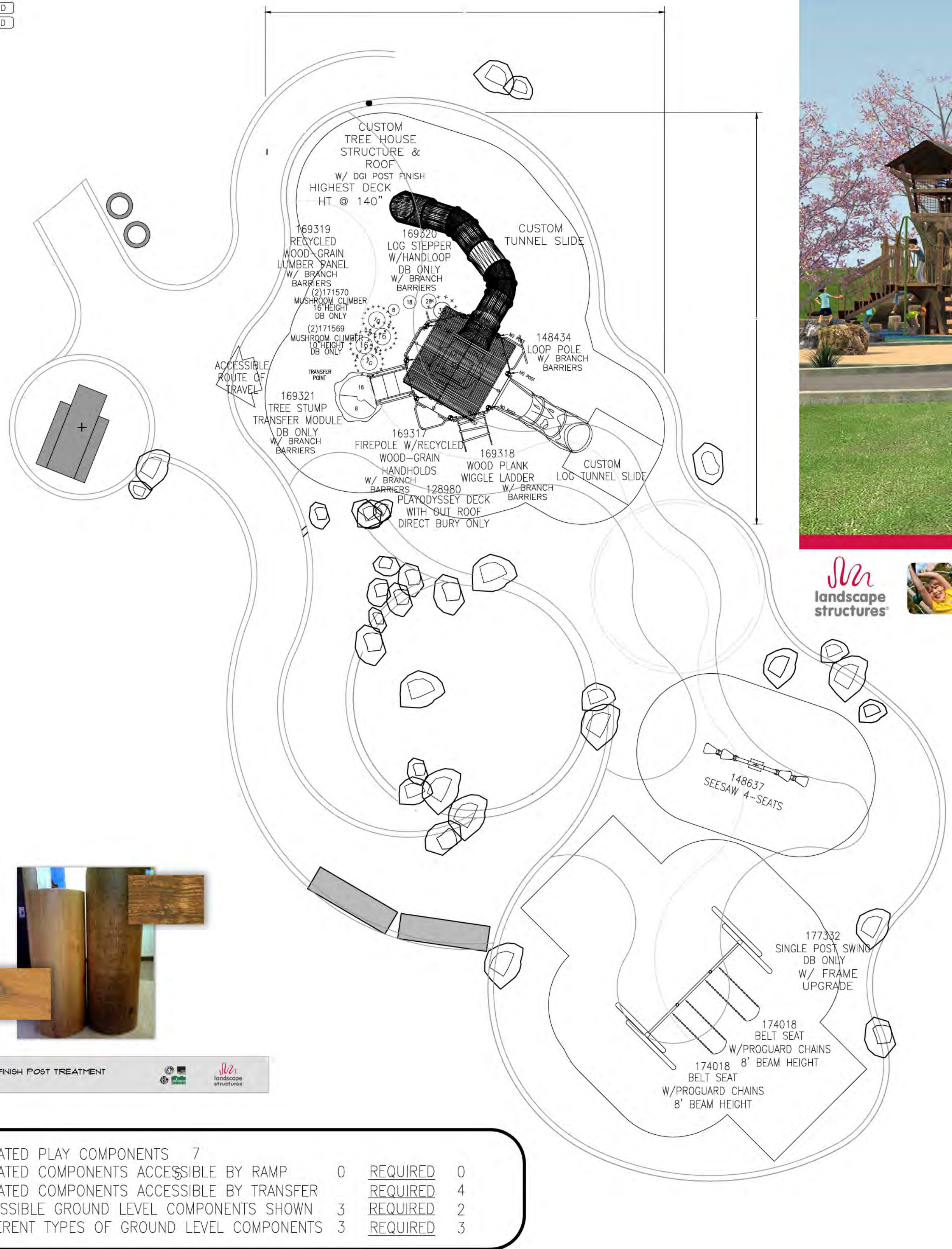


9 AREA DRAIN AND POP UP DRAINAGE EMMITTER
5.4 SECTION NTS



Revisions	Date

NON STANDARD
NON STANDARD



D51 FLAT WOOD FINISH POST TREATMENT

TOTAL ELEVATED PLAY COMPONENTS	7		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER		REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3

Custom product manufacturing time for this project will be 12 weeks from the time of LSI order acceptance.



Better playgrounds.
Better world.
playlsi.com



- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE THE LAYOUT OF PLAY EQUIPMENT AND OTHER IMPROVEMENTS IN THE FIELD FOR APPROVAL BY THE PROJECT OFFICER.
- THE CONTRACTOR SHALL CERTIFY THAT THE COMPLETED PLAY AREA MEETS ALL APPLICABLE ASTM, CPSC, AND ADA STANDARDS, AND SHALL BE RESPONSIBLE FOR CORRECTING ANY NONCOMPLIANCE. THE CONTRACTOR SHALL DEMONSTRATE THAT EQUIPMENT TO BE INSTALLED IS IPEMA CERTIFIED.
- PLAY EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLAY EQUIPMENT FOR PROJECT OFFICER'S APPROVAL PRIOR TO ORDERING.



IT IS THE MANUFACTURERS OPINION AND INTENT THAT THE USE AND LAYOUT OF THESE COMPONENTS CONFORM WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD ASTM F1487

THIS PLAY AREA & EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION).

ACCESSIBLE/PROTECTIVE SURFACING TO BE A COMBINATION OF UNITARY AND LOOSE FILL MATERIALS.

DESIGNED BY:
ALS

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LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials
10/25/13	62792-1-3	ALS
11/19/2012	62792-1-2	TSR

SCALE:

NORTH ARROW

Glencarlynn Park
Arlington, VA

Sparks@Play
Issac Sparks

SYSTEM TYPE:
PlayBooster
DRAWING #:
62792-1-4



DEPARTMENT OF PARKS
AND RECREATION

Park Development Division
2100 Clarendon Boulevard, Suite 414
Arlington, VA 22201
Phone: 703.228.3323
Fax: 703.228.3328

ITB # 515-14

Project Name and Location
**GLENCARLYNN
PARK at
ARLINGTON
FOREST**

301 S. Harrison St.
Arlington, VA 22204

Sheet Title

**PLAY
EQUIPMENT
CONSTRUCTION
DETAILS
BY-RIGHT
DEVELOPMENT**

Seal



Approvals Date

[Signature] 11.06.13
DESIGN TEAM SUPERVISOR

Revisions Date

Designed: KvB
Drawn: KvB
Checked: BG

Scale: AS NOTED
Date: 02/06/2013; rev 07.18.13
rev 09.09.13 bid 11.06.13

Sheet
L5.5

1 5-12 PLAY FEATURE
L5.5

NTS