



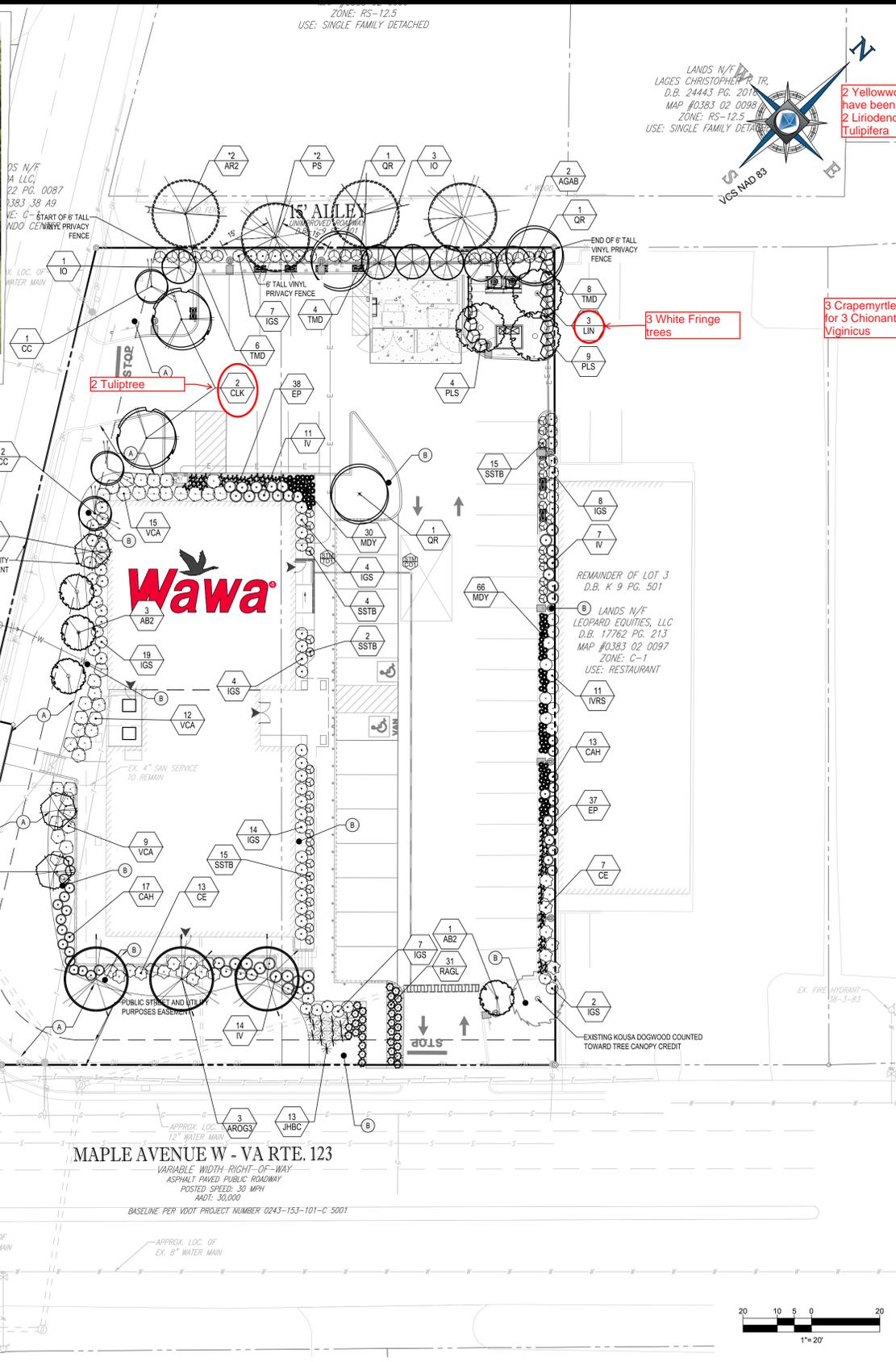
VINYL PRIVACY FENCE

LANDS N/F
SOLTOW DEWEY R. AND BETTY S
D.B. 04215 PG. 0439
MAP #0383 38 A7
ZONE: C-1
USE: CONDO CENTER

LANDS N/F
VILLAGE GREEN OWNERS ASSN INC.
D.B. 04116 PG. 0632
MAP #0383 38 D
ZONE: C-1
USE: PRIVATE OPEN SPACE

LANDS N/F
CRESTAR BANK,
D.B. 08086 PG. 1515
MAP #0383 38 C
ZONE: C-1
USE: CONDO CENTER

LANDS N/F
YOUSEF VIENNA BUILDING LLC
D.B. 17896 PG. 2166
MAP #0383 02 0117
ZONE: C-1
USE: OFFICE



LANDSCAPE SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	CANOPY	TOTAL CANOPY
SHADE TREES							
YR2	2	ACER RUBRUM	RED MAPLE	3-4" CAL / 10-14" (8" CAL IF AVAILABLE)	B-B	-	-
AROG3	3	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	3-3 1/2" CAL	B-B	300	900
CLK	2	CLADASTIS KENTUCKIA	YELLOWWOOD	3-3 1/2" CAL	B-B	300	900
OR	3	QUERCUS RUBRA	RED OAK	3-3 1/2" CAL	B-B	300	1500
SUBTOTAL:	10					TOTAL	3,300
EVERGREEN TREES							
ID	4	ILEX OPACA	AMERICAN HOLLY	6-8"	B-B	100	400
YS	2	PNUS STROBUS	EASTERN WHITE PINE	12-14" HT, (10" CAL IF AVAILABLE)	B-B	-	-
SUBTOTAL:	6						400
ORNAMENTAL TREES							
AB1	4	ACER BURGERSANUM	TRENT MAPLE	1-1 1/2" CAL / 8-10"	B-B	-	-
AG	2	AMBELANCHER X GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2"	B-B	100	400
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL / 8-10"	B-B	100	400
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6-8"	B-B	100	300
LN	3	LAGERSTROMIA INDICA NATCHEZ	NATCHEZ CRAPMEYRTLE	1-1 1/2" CAL / 8-10"	B-B	-	-
SUBTOTAL:	15					TOTAL	1,100
DECIDUOUS SHRUBS							
CAH	30	CLETHRA ALNIFOLIA HUMMINGBERG	SUMMERSHEET	16-24"	#3 CAN	NA	NA
CE	20	CORNUS ALBA BAMBALD IVORY HALO	TATARAN DOGWOOD	48-72"	B-B	NA	NA
IV	32	IFEA VIRGINICA HENRY'S GARNET	GARNET SWEETSPIRE	24-30"	#5 CAN	NA	NA
IRS	11	ILEX VERTICILLATA RED SPRITE	RED SPRITE WINTERBERRY	30-30"	#5 CAN	NA	NA
RAGL	31	RHUS AROMATICA 'SUNSHINE' / 'SUNSHINE'	GRAPEVINE	12-18"	CONTAINER	NA	NA
VCA	36	VIORUNIA CARLESII	KOREANSPICE VIBURNUM	33-30"	B-B	NA	NA
SUBTOTAL:	160					TOTAL CANOPY AREA	4,800
EVERGREEN SHRUBS							
KS	65	ILEX GLABRA SHARROCK	SHARROCK RIBBERRY HOLLY	24-30"	#5 CAN	NA	NA
PLS	13	PRUNUS LAURICERASUS SCHOPPAEUS	COMMON CHERRY LAUREL	24-30"	#3 CAN	NA	NA
TMD	18	TAXUS MEDIA SIFORMIS	DENDRONIS YEW	24-30"	B-B	NA	NA
SUBTOTAL:	96						
GROUND COVERS							
JHC	13	JUNIPERUS HORIZONTALIS BLUE CHIP	BLUE CHIP CREEPING JUNIPER	15-18" SPRD.	#3 CAN	NA	NA
SUBTOTAL:	13						
PERENNIALS							
EP	75	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER	NA	NA
MDY	96	MONARDA DIDYMA	MONARDA	2 GAL.	CONTAINER	NA	NA
SUBTOTAL:	171						
ORNAMENTAL GRASSES							
SSTB	36	SCHIZACHYRIUM SCOPARIUM THE BLUES	LITTLE BLUE STEM	2 GAL.	CONTAINER	NA	NA
SUBTOTAL:	36						

TOWN OF VIENNA TREE PROTECTION PLAN NOTES

- THE FOLLOWING TREE PROTECTION PRACTICES ARE TO BE FOLLOWED. THE INFORMATION LISTED BELOW IS REQUIRED ON THE LANDSCAPE PLAN.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE TO EXPLAIN PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, OR CONTRACTOR'S REPRESENTATIVES WITH THE TOWN ARBORIST OR THEIR REPRESENTATIVE.
- CONTRACTOR ON THE SITE SHALL STAKE CLEARING LIMITS IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION PROTECTION.
- NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
- THE USE OF HEAVY EQUIPMENT IS STRICTLY PROHIBITED WITHIN TREE PRESERVATION AREAS TO INCLUDE THE REMOVAL OF UNWANTED TREES, STRUCTURES, PADS ETC. SHALL BE REMOVED BY HAND.
- THE SEQUENCE OF TREE PRESERVATION MEASURES, IF REQUIRED, SHALL BE AS FOLLOWS:
 - ROOT PRUNING TRENCHING; C. TREE PRUNING AND CHEMICAL TREATMENT;
 - TREE PROTECTION FENCING; D. AERATION SYSTEMS INSTALLED;
- THE PRECEDING MEASURES SHALL BE DIRECTED IN THE FIELD BY THE CONSTRUCTION SUPERVISOR.
- ROOT PRUNING REQUIREMENTS SHALL BE OTHERWISE INSTRUCTED BY THE OFFICE OF THE HEAD ARBORIST. NO ALTERATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY A TOWN REPRESENTATIVE.
- CRITICAL ROOT ZONE SHALL BE DEFINED AS 1.5 RADIUS PER 1" OF DBH. DBH (DIAMETER AT BREAST HEIGHT) SHALL BE MEASURED AT A HEIGHT OF 4.5' FROM HIGHEST POINT OF GROUND AT BASE OF TRUNK.
- THE PROTECTION PROVIDED SHALL CONSIST OF FENCING AROUND THE TREE TO THE DRIP LINE AND THE AREAS ENCLOSED KEPT FREE OF ALL SOIL, EQUIPMENT, AND CONSTRUCTION MATERIAL STORAGE, WHICH INCLUDES FINAL GRADING AND LANDSCAPING EFFORTS.
- ROOT PRUNING REQUIREMENTS: UNLESS OTHERWISE INSTRUCTED BY THE OFFICE OF THE HEAD ARBORIST, ROOT PRUNING MUST BE PERFORMED WHEN THE LIMITS OF DISTURBANCE FALL WITHIN CRITICAL ROOT ZONE OF TREES TO BE SAVED. ROOTS SHALL BE PRUNED TO A MINIMUM DEPTH OF 12" AT OR BEFORE THE LOD.
- TREES THAT ARE DETERMINED BY THE TOWN ARBORIST TO BE IN "POOR" CONDITION SHALL NOT COUNT TOWARDS CANOPY COVERAGE CALCULATIONS.
- ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH THE CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS. CLIMBING OR TREE SPIKES SHALL NOT BE USED TO CLIMB LIVE TREES UNLESS THE TREE IS BEING REMOVED.

WAWA PLANTING SPECIFICATIONS

- THESE PLANTING NOTES SHALL BE FOLLOWED UNLESS THEY DIRECTLY CONFLICT WITH LOCAL JURISDICTIONAL SPECIFICATIONS.
- ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
- PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
- ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
- ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION)
- LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
- ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (GLUFENIC, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
- MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
- RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5/8" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/4" X 5/2" X 16' BY PERMALOC (800-356-9666, WWW.PERMALOC.COM). FOLLOW MANUFACTURER'S INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
- LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
- WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
- ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z90.1
- ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
- ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2) INCHES ABOVE FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
- AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
- ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO THE TANK MAT SHALL BE MULCHED WITH 1-3" RIVER STONE MULCH TO AT LEAST TO A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT ENGINEER.
- TURF SPECIFICATION AND SEEDBED PREPARATION
 - UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WAWA LEASED PREMISES IS TO BE SOD. WHEN REQUIRED FOR BMPs, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4" OF TOPSOIL.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 200 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT IN ADDITION. 300 POUNDS 4-12 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
 - WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWN THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.

TOWN OF VIENNA NEW PLANTING NOTES

- NEWLY PLANTED TREES SHALL BE HEALTHY AND VIGOROUS, AND MEET ALL ANSI STANDARDS. ALL NEWLY INSTALLED TREES THAT ARE REQUIRED BY THE TREE CONSERVATION PLAN, WHICH IN THE OPINION OF THE TOWN ARBORIST ARE DEAD OR ARE NOT HEALTHY, SHALL BE REPLACED BY THE CONTRACTOR.
- NEW PLANTINGS SHALL BE A MINIMUM OF 2'-0" 2'-5" CALIPER FOR DECIDUOUS TREES AND 6'-8" HEIGHT FOR EVERGREENS.
- A MINIMUM OF TWO DIFFERENT TREE SPECIES WILL BE REQUIRED WHEN PLANTING 3-5 NEW TREES ON SITE.
- A MINIMUM OF THREE DIFFERENT TREE SPECIES WILL BE REQUIRED FOR 6-9 NEW TREES INSTALLED ON SITE.
- A MINIMUM OF FOUR DIFFERENT TREE SPECIES WILL BE REQUIRED FOR 10+ NEW TREE PLANTINGS ON SITE.
- "LARGE SHADE TREES" SHALL BE INSTALLED NO CLOSER THAN 30' ON-CENTER.
- "MEDIUM SHADE TREES" AND "MEDIUM EVERGREEN TREES" SHALL BE INSTALLED NO CLOSER THAN 20' O.C.
- "SMALL ORNAMENTAL AND SMALL EVERGREEN TREES" SHALL BE INSTALLED NO CLOSER THAN 15' O.C.
- PLANTING SHALL BE DONE ONLY WITHIN THE FOLLOWING LISTED DATES. ANY TREE PLANTED OUTSIDE OF THESE PLANTING SEASONS WILL BE REJECTED BY THE TOWN ARBORIST UPON INSPECTION:
 - FALL PLANTING SEASON: MARCH 15 - MAY 30
 - FALL PLANTING SEASON: SEPTEMBER 15 - NOVEMBER 30
- IF NOT COMPLETED DURING THE ACCEPTED PLANTING SEASONS, A PLANTING SEASON WAIVER WILL BE REQUIRED FOR TREES/SHRUBS THAT MUST BE INSTALLED FOR CANOPY COVERAGE OR OTHER REQUIREMENTS AS SPECIFIED ON THE APPROVED PLANS FOR FINAL OCCUPANCY. CONSIDERATION AND APPROVAL OF A PLANTING SEASON WAIVER SHALL BE AT THE DISCRETION OF THE HEAD ARBORIST, OR HIS/HER DESIGNEE.
- IF A PLANTING SEASON WAIVER IS GRANTED, THE APPLICANT SHALL POST A BOND (CASH OR SURETY) COVERING ANY TREE PLANTING REQUIRED FOR CANOPY COVERAGE FOR THE SITE.

KEYNOTE LEGEND

- (A) LAWN SOD AREA
- (B) DOUBLE SHREDDED HARDWOOD MULCH BED

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED	COMPLIANCE
TOWN OF VIENNA COMPLIANCE CHART			
20 YEAR CANOPY CALCULATIONS			
	GROSS SITE AREA:	37,581 SF	
	CANOPY COVERAGE REQUIRED ZONE C-1(10%):	3,758 SF	
	EXISTING TREE CANOPY PRESERVED:	0 SF	COMPLIES
	PROPOSED CANOPY FROM LANDSCAPING:	4,800 SF	
	TOTAL CANOPY PROVIDED:	4,800 SF (12.8%) CANOPY PROVIDED	
SEC. 17-15.1. PLANTING AND REPLACEMENT OF TREES	THE PRELIMINARY PLAN REQUIRED BY THIS ARTICLE SHALL BE ACCOMPANIED BY A PLAN PROVIDING FOR THE PLANTING AND REPLACEMENT OF TREES ON SITE DURING DEVELOPMENT TO THE EXTENT THAT, AT MATURITY OF 20 YEARS, MINIMUM TREE CANOPIES OR COVERS WILL BE PROVIDED IN THE RESPECTIVE ZONING DISTRICTS OF THE TOWN AS FOLLOWS: <ol style="list-style-type: none"> 20 PERCENT TREE CANOPY IN THE RS-16, RS-12.5 AND RS-10 ZONES. 15 PERCENT IN THE RM-2 AND RTH ZONES. 10 PERCENT TREE CANOPY IN THE T, C-1, C-1A, C-2, CMP AND CM ZONES. 		

Red line by George Jossa 7/9/2020

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRAFFIC SERVICES
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REVISIONS			
REV.	DATE	COMMENT	BY
1	3/15/19	REV. PER TOWN COMMENTS	CJM
2	4/26/19	REV. PER TOWN COMMENTS	CJM
3	5/21/19	REV. PER IFC SET	CJM

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NOT APPROVED FOR CONSTRUCTION

PROJECT No: S184507
 DRAWN BY: CJM
 CHECKED BY: TWJ
 DATE: 1/25/19
 SCALE: 1"=20'
 CAD I.D.: LP2

PROJECT: **PROP. SITE PLAN DOCUMENTS**

FOR **Wawa**

LOCATION OF SITE
 465 MAPLE AVE W
 TAX MAP #0383-02-0100
 TOWN OF VIENNA, VIRGINIA

BOHLER ENGINEERING
 12825 WORLDGATE DRIVE, SUITE 700
 HERNDON, VIRGINIA 20170
 Phone: (703) 709-9500
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 VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
 TRAVIS W. D'AMICO
 Lic. No. 048497
 5/21/19
 PROFESSIONAL ENGINEER

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NUMBER: **C-700**