

1. PLANTS SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE LANDSCAPE PLAN.
2. NEW PLANTS SHALL BE HEALTHY AND VIGOROUS, TYPICAL OF THE SPECIES AND VARIETY, AND MEET THE MOST RECENT ANSI Z601.
 - a. PERMISSION FOR SMALLER CALIPER (< 2") TREES MAY BE PERMITTED WITH PRIOR APPROVAL BY THE TOWN OF VIENNA URBAN FORESTER.
 - b. TREE CALIPER IS MEASURED AT 6 INCHES ABOVE GROUND AS SPECIFIED IN ANSI Z601.
3. ALL TREES PLANTED IN THE TOWN'S RIGHT-OF-WAY SHALL BE BALLED AND BURLAPPED, TWO (2) INCHES IN CALIPER OR GREATER, SINGLE-STEMMED, AND HAVE GOOD FORM FOR THE SPECIES.
4. SPECIES AND VARIETY SELECTION SHALL BE APPROVED BY THE TOWN OF VIENNA URBAN FORESTER OR TOWN OF VIENNA ARBORIST.
5. TREE INSTALLATION SHALL COMPLY WITH THE LATEST VERSION OF ANSI A300 PART 6 TREE.
6. THE TOWN OF VIENNA URBAN FORESTER SHALL INSPECT AND APPROVE ALL PLANTS REQUIRED ON THE APPROVED SITE PLAN BEFORE INSTALLATION. ADDITIONALLY, THE INSTALLATION LOCATION AND THE CLIMATIC CONDITIONS SHALL BE EVALUATED AND APPROVED BEFORE INSTALLATION.
7. ALL PLANTS SHALL HAVE THEIR CONTAINER REMOVED BEFORE PLANTING AND FOR BALLED AND BURLAPPED TREES, A MINIMUM OF THE TOP HALF OF THE WIRE BASKET AND BURLAP CUT AWAY AND REMOVED FROM THE PLANTING HOLE. ALL TWINE, ROPE, TRUNK PROTECTION, TAGS, RIBBON, ETC., SHALL BE REMOVED FROM THE TREES AND PLANTING HOLES.
8. TREES SHALL BE PLANTED AT THE HEIGHT OF THE SURROUNDING GRADE WITH ROOT FLARES VISIBLE.
9. ALL TREES PLANTED SHALL RECEIVE A 3-INCH-THICK LAYER OF SHREDDED HARDWOOD MULCH, IN A 6-FOOT RING SURROUNDING THE TREE (3-FOOT RADIUS FROM TREE CENTER), WITH A 6-INCH GAP FROM THE TRUNK.
10. STAKING OF TREES SHALL BE REQUIRED IF DEEMED APPROPRIATE BY THE TOWN OF VIENNA URBAN FORESTER. WHEN REQUIRED, STAKING WILL BE INSTALLED TO MEET ANSI A300 STANDARDS.
11. A MINIMUM OF TWO DIFFERENT TREE SPECIES IS PREFERRED WHEN PLANTING 3-5 NEW TREES ON SITE. A MINIMUM OF THREE DIFFERENT TREE SPECIES IS PREFERRED FOR 6-9 NEW TREES INSTALLED ON SITE. A MINIMUM OF FOUR DIFFERENT TREE SPECIES IS PREFERRED FOR 10+ NEW TREE PLANTINGS.
12. TREES SHALL BE ALLOWED TO GROW TO THEIR 20-YEAR CANOPY CREDIT WITHOUT SIGNIFICANT OVERLAP WITH ANOTHER TREE, WHETHER NEWLY PLANTED OR EXISTING. THE 20-YEAR TREE CANOPY COVER AREA VALUE WILL BE USED FOR DRAWING TREES TO SCALE ON THE LANDSCAPE PLAN AND TO DETERMINE MINIMUM SPACING. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ENSURE THAT CONTRACTORS AND INSTALLERS UNDERSTAND THE NECESSARY SPACING REQUIREMENTS FOR TREES AT THE TIME OF INSTALLATION.
13. PLANTS SHALL BE INSTALLED WHEN WEATHER AND SOIL CONDITIONS ARE CONDUCTIVE TO PLANTING. GENERALLY, PLANTS SHALL NOT BE INSTALLED WHEN SOIL IS FROZEN, OR SATURATED WITH WATER OR DURING TIMES OF SUMMER DROUGHT. THE FOLLOWING PLANTING SEASONS ARE DESIRABLE FOR PLANTS TO ACCLIMATE TO THEIR NEW HOME. CONTACT THE VIENNA URBAN FORESTER TO PLANT OUTSIDE OF THE FOLLOWING PLANTING SEASONS.
 - a. SPRING PLANTING SEASON: MARCH 1 - JUNE 15
 - b. FALL PLANTING SEASON: SEPTEMBER 15 - DECEMBER 31

14. A PLANTING SEASON WAIVER SHALL BE ISSUED FOR PROJECTS WHEN CONSTRUCTION IS COMPLETE BUT THE ENVIRONMENTAL CONDITIONS OR PLANTING SEASONS DO NOT ALIGN WITH THE ABOVE LISTED PLANTING REQUIREMENTS. THE WAIVER IS APPLIED WITH A CONDITIONAL OCCUPANCY PERMIT INSPECTION APPROVAL.
 - a. PRIOR TO A PLANTING SEASON WAIVER BEING GRANTED, THE APPLICANT SHALL POST A BOND (CASH OR SURETY) THAT COVERS ANY TREE PLANTINGS REQUIRED FOR CANOPY COVERAGE ON THE SITE.
 - b. THE BOND AMOUNT PER TREE IS SET AT THE UNIT PRICE SCHEDULE4 USED BY FAIRFAX COUNTY FOR 2" CALIPER DECIDUOUS AND/OR 8' EVERGREEN TREES.
 - c. THE BOND AMOUNT FOR TREE REMOVALS REFLECTS THE MOST CURRENT TOWN NEGOTIATED CONTRACT PRICES.
 - d. THE NECESSARY TREES TO MEET THE CANOPY COVERAGE REQUIREMENTS, AS PRESENTED IN THE APPROVED SITE PLAN MUST BE PLANTED DURING THE NEXT AVAILABLE PLANTING SEASON.
 - e. THE BOND WILL BE RELEASED TO THE APPLICANT ONCE A FINAL PLANTING INSPECTION IS COMPLETED.
15. ALL TREES SHALL BE BALLED AND BURLAPPED.

1 TREE IN POORLY DRAINED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

PLANT SCHEDULE

[illegible]

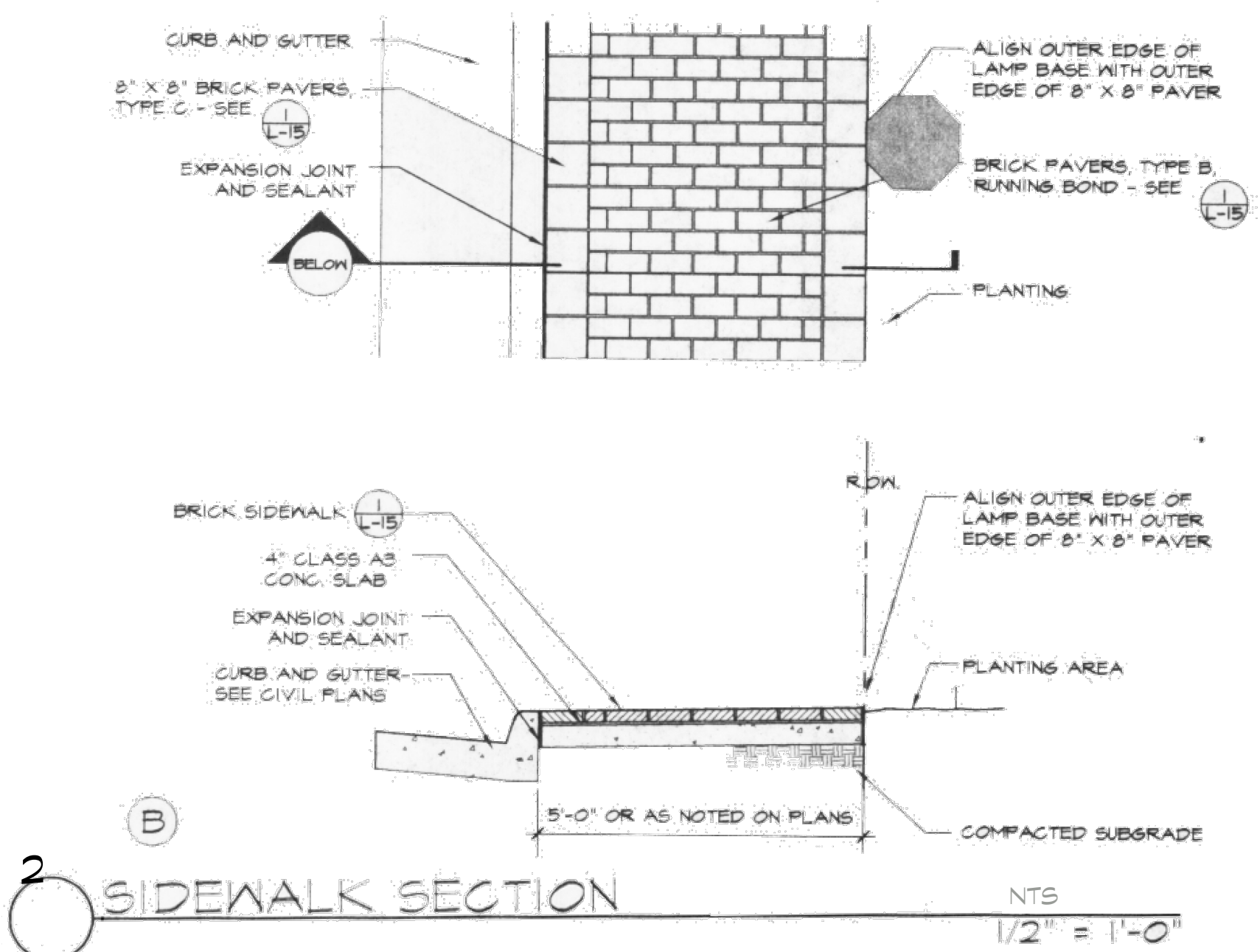
Parking Lot Landscaping Calculations: Front Parking Area	
Parking area (sf)	±9,415
Total parking spaces	26
Interior Islands required/provided	3
Shade trees required/provided	3

10' BUFFER (215' long) (PER ZONING SECTION 18-512-BUFFER BETWEEN ZONES)			
Plant Category	Minimum Required per 100'	Total Required	Total Provided
Oversory Canopy Trees	3	7	7
Undersory Canopy Trees	3	7	7
Shrubs	4	9	9
Total Trees		14	14

LANDSCAPE STRIP				
Plant Category	Minimum Required per 35'	Minimum Required per 25'	Total Required	Total Provided
Canopy Tree	1		7	7
Shrub		3	10	10
Total Plants			17	17

Recommended Turf Grass Blend Ratio for Part Sun/ Part Shade Areas (Along Street Frontages)			
Grass Type	Recommended Cultivar Example	% by Weight	Notes
Tall Fescue (Turf-type)	'Titan RX', 'Rhambler SRP', or 'Falcon IV'	40%	Deep roots, drought & sun tolerant, adaptable to moderate shade
Fine Fescue (Creeping Red Fescue)	'Chewings', 'Boreal', or 'Creeping Red II'	25%	Excellent shade tolerance, soft texture
Fine Fescue (Hard or Sheep Fescue)	'Beacon Hard', 'SR-3100 Hard'	10%	Very low maintenance, shade-tolerant and drought-hardy
Kentucky Bluegrass	'Midnight', 'NuDestiny', or 'Blue Velvet'	15%	Adds density, rich color, repairs bare spots by spreading
Perennial Ryegrass	'Fiesta 4', 'Palmer IV', or 'CSI'	10%	Quick germination, early green color, erosion control

Recommended Turf Grass Blend Ratio for Mostly Shade Areas (Rear Yard)			
Grass Type	Recommended Cultivar Example	% by Weight	Notes
Tall Fescue (Turf-type)	'Titan RX', 'Rambler SRP', or 'Falcon IV'	30%	Deep roots, drought & sun tolerant, adaptable to moderate shade
Fine Fescue (Creeping Red Fescue)	'Chewings', 'Boreal', or 'Creeping Red II'	40%	Excellent shade tolerance, soft texture
Fine Fescue (Hard or Sheep Fescue)	'Beacon Hard', 'SR-3100 Hard'	30%	Very low maintenance, shade-tolerant and drought-hardy

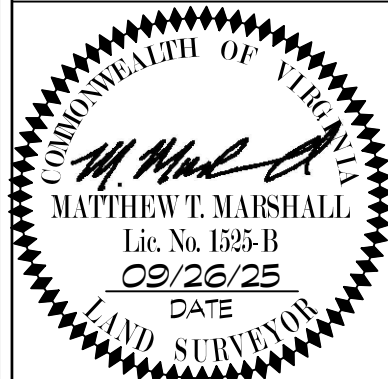


APPROVAL

515 MAPLE AVENUE EAST

[illegible]

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET: 33
OF 41

DATE: SEPTEMBER 2025	
DRAFT: ZG/SB	CHECK: MTM
FILE NUMBER: 25021-1-1	