- 2. NEW PLANTS SHALL BE HEALTHY AND VIGOROUS, TYPICAL OF THE SPECIES AND VARIETY, AND MEET THE MOST RECENT ANSI 260.
- 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 Z60.1.
- 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 CLIMACTIC 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 CONDUCIVE 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

ANY TREE PLANTED OUTSIDE OF ACCEPTABLE CONDITIONS AND THE PLANTING SEASONS WITHOUT THE VIENNA URBAN FORESTER'S APPROVAL MAY BE REJECTED.

- 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.

Specifications.  2- See specifications for further requirements related to this detail.  Trunk caliper shall meet ANSI Z60 current edition for root ball size.  Root ball modified as required.  Round-topped	Root ball surface shall be positioned to be one - quarter above finished grade.  Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.
meet ANSI Z60 current edition for root ball size.  Root ball modified as required.	compact. When the planting hole has been backfilled, pour water around the root ball to
required.	
soil berm 4" high x 8" wide above root ball surface shall be constructed around the	Existing site soil added to create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.
root ball. Berm shall begin at root ball periphery.	4" layer of mulch. No more than 1" of mulch on top of root ball. (See specifications for mulch).
	Original grade. Finished grade.
Bottom of root ball rests on existing or recompacted soil.  3x widest dimension of root ball.  SECTION VIEW	Loosened soil. Dig and turn the soil to reduce compaction to the area and depth shown.  Existing soil.
TREE IN POORLY DRAINED SOIL	URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE

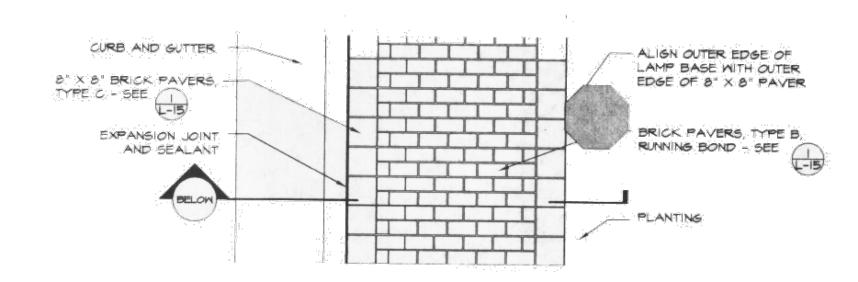
## PLANT SCHEDULE

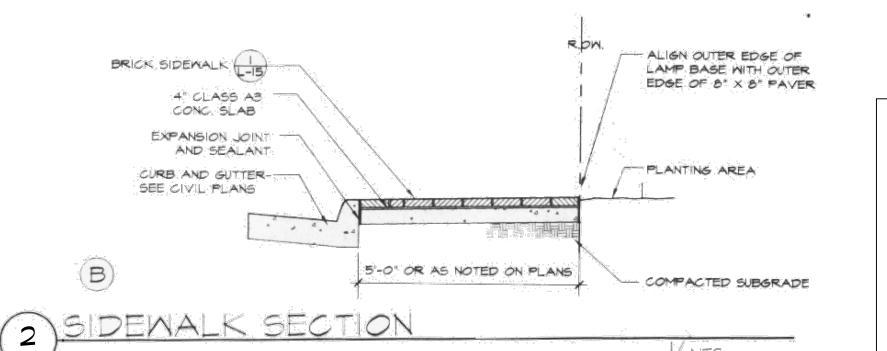
Project Address and/or Munis #:	: 515 Maple Avenue,	Vienna VA		vn approved tree list for CA and Multipliers	Total TF	REES (Units)=	28	Instructions: Delete values from multiper credit cells that tree does not qualify for.				Total CCA= 17,275					
Scientific Name	Common Name	Variety/ Cultivar	Notation on Plan	Notes	Caliper or Height	B&B or Container	Quanitity (Units)	Base 20 Year CCA	Air Quality (1.5)	Water Quality (1.25)	Water Quality SF	Native Tree (Local Ecotype) (1.5)	Wildlife Benefit (1.5)	Wildlife Benefit SF	Improved Cultivars and Varities (1.25)	CCA per tree after Multiplier(s)	Total CCA for all units
DECIDUOUS TREES																	
Acer rubrum	red maple		AR	FULL, SINGLE STEM	2"	ВВ	4	300		1.25	375		1.5	450		825	3,300
Quercus phellos	willow oak		QP	FULL, SINGLE STEM	2"	ВВ	10	300		1.25	375		1.5	450		825	8,250
Nyssa sylvatica	black gum		NS	FULL, SINGLE STEM	2"	ВВ	6	250		1.25	312.5		1.5	375		687.5	4,125
Cercis canadensis	redbud		СС	FULL, MULTI-STEM	2"	С	8	200								200	1,600
SHRUBS																	
Aronia melanocarpa "Low Scape Mound"	dwarf black chokeberry		AM	FULL, MULTI-STEM	18-24"	С	28										
Ilex glabra	inkberry		IG	FULL, MULTI-STEM	18-24"	С	8										
Rhododendron austrinum	Florida flame azalea		RA	FULL, MULTI-STEM	18-24"	С	8										
Thuja occidentalis 'Tater Tot'	Dwarf Arborvitae		ТО	ROUND	18-24"	С	12										
Viburnum plicatum	blackhaw viburnum		VP	FULL, MULTI-STEM	18-24"	С	12										
					то	TAL SHRUBS:	68										
ORNAMENTAL GRASSES																	
Panicum virgatum	switchgrass	"Prarie Sky"	PV		1 GAL	С	6										
Carex pensylvanica	Pennsylvania sedge		СР		1 GAL	С	33										
Schizachyrnium scoparium	little bluestem		SS		1 GAL	С	35										
				тотл	AL ORNAMEI	NTAL GRASS:	74										
PERENNIALS																	
Phlox subulata	moss phlox		PS		1 QT.	С	65										
Echinacea purpurea	Echinacea		EP		1 QT.	С	45										
					TOTAL	PERENNIALS:	110										

## 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

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			

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





NTS

APPROVAL

95 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192 WWW.LDC-VA.COM

Attachment 14

ANDSCAPE DETAILS

AS SHOWN

SEPTEMBER 2025

FILE NUMBER:

25021-1-1

of 41

CHECK:

SHEET: 33

ZG/SB