



MAPLE VILLAGE LLC,
D.B. 24291 PG. 1629
MAP #0383 38 A6
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

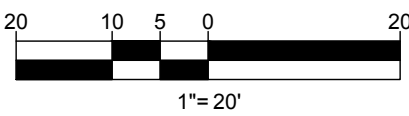
LANDS N/F
CRESTAR BANK,
D.B. 08086 PG. 1515
MAP #0383 38 C
ZONE: C-1
USE: CONDO CENTER

MAPLE AVENUE W - VA RTE. 123

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
POSTED SPEED: 30 MPH
AADT: 30,000

BASELINE PER VDOT PROJECT NUMBER 0243-153-101-C 5001

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



| SECTION | REQUIREMENTS | CALCULATIONS/PROPOSED | COMPLIANCE |
|--|---|--|------------|
| SEC. 17-15.1. PLANTING AND REPLACEMENT OF TREES | <p>A. THE PRELIMINARY PLAT 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:</p> <ol style="list-style-type: none"> 1. 20 PERCENT TREE CANOPY IN THE RS-16, RS-12.5 AND RS-10 ZONES. 2. 15 PERCENT IN THE RM-2 AND RTM ZONES. 3. 10 PERCENT TREE CANOPY IN THE T, C-1, C-1A, C-2, CMP AND CM ZONES | <p><u>20 YEAR CANOPY CALCULATIONS</u></p> <p>GROSS SITE AREA: 37,581 SF</p> <p>CANOPY COVERAGE REQUIRED ZONE C-1(10%) 3,758 SF</p> <p>EXISTING TREE CANOPY PRESERVED 0 SF</p> <p>PROPOSED CANOPY FROM LANDSCAPING 5,500 SF</p> <p>TOTAL CANOPY PROVIDED 5,500 SF (14.6% CANOPY PROVIDED)</p> | COMPLIES |


1. ALL TPO/SOL 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 CONTRACTOR.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AREAS ARE TO BE COVERED BY AN AUTOMATIC SPRINKLER SYSTEM (SEE IRRIGATION SPECIFICATION).
5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND NOTIFICATION OF THE CITY.
6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. (SEE www.merpalco.com OR (800-668-5555) FOR MORE INFORMATION.)
7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5 1/2" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS.
9. (SEE www.merpalco.com) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS LOCATED AT THE END OF THIS SECTION.
10. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER TO BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALLS.
11. 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 OF 12" TO 18".
12. ALL PROPOSED LANDSCAPES 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 THE FOLLOWING:
13. 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, SPECIES, PLANTING, STAKING AND LABELING.
14. ALL PLANTING CONTAINERS AND BAYETS 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 EACH LAYER. 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. MULCH SHALL BE INSTALLED AROUND ALL PLANTINGS AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
15. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PREVENTATIVE HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
16. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND EXISTING DRIVEWAYS SHALL BE MULCHED WITH MULCH TO THE EDGING OF THE MULCHED AREAS. UNDERGROUND MULCH AT A MINIMUM DEPTH OF 4" IN 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 W/IN THE TANK MAT.
17. MULCHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
18. A. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WAWA LEASED PREMISES IS TO BE SOD. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE "A" AND 16" X 16" AND 1/2" DEEP. SEEDS TO BE PREPARED.
19. A. UNLESS LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT.
20. A. UNLESS SOIL PH IS 5.4-6.2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
21. WORK LINE AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING OR OTHER EQUIPMENT. SOIL SHOULD BE FIRMED TO THE SURFACE OF THE SOIL.
22. SOIL 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.
23. IF THERE IS A CONCERN THAT THERE IS A PROBLEM WITH THE SOIL, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
24. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. CONTRACTOR SHALL REPAIR PLANTS, DEAD UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS 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 CONTRACTOR SHALL MAINTAIN THE LAWN THROUGHOUT THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETES.

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

| | |
|--------------|---------|
| PROJECT No.: | S184507 |
| DRAWN BY: | CJM |
| CHECKED BY: | TWD |
| DATE: | 1/25/19 |
| SCALE: | 1"=20' |
| CAD I.D.: | LP0 |

FOR



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

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

C-700