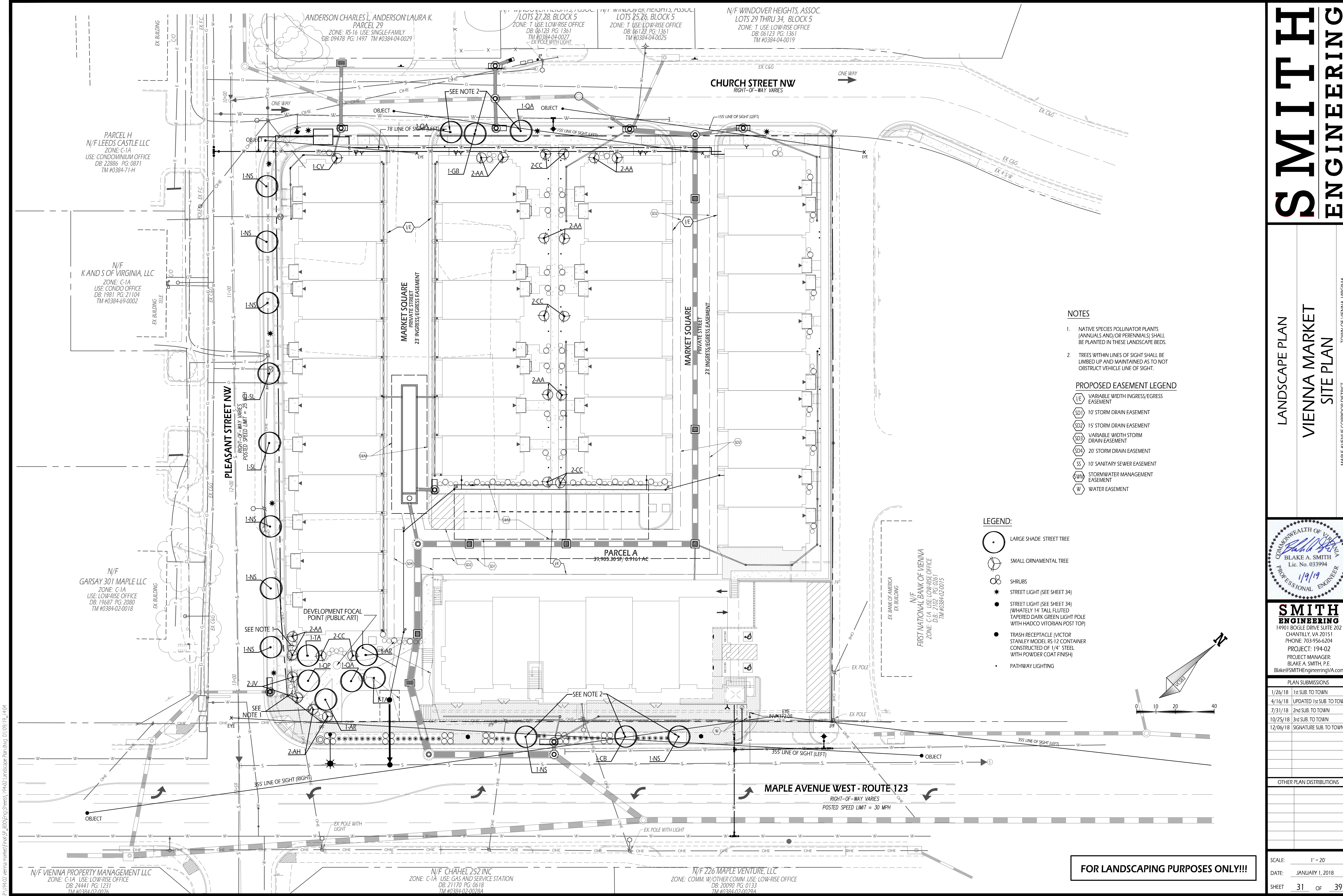


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- NOTES
1. NATIVE SPECIES POLLINATOR PLANTS (ANNUALS AND/OR PERENNIALS) SHALL BE PLANTED IN THESE LANDSCAPE BEDS.
 2. TREES WITHIN LINES OF SIGHT SHALL BE LIMBED UP AND MAINTAINED AS TO NOT OBSTRUCT VEHICLE LINE OF SIGHT.
- PROPOSED EASEMENT LEGEND
- VE VARIABLE WIDTH INGRESS/EGRESS EASEMENT
 - SD1 10' STORM DRAIN EASEMENT
 - SD2 15' STORM DRAIN EASEMENT
 - SD3 VARIABLE WIDTH STORM DRAIN EASEMENT
 - SD4 20' STORM DRAIN EASEMENT
 - SS 10' SANITARY SEWER EASEMENT
 - SWM STORMWATER MANAGEMENT EASEMENT
 - W WATER EASEMENT

- LEGEND:
- LARGE SHADE STREET TREE
 - SMALL ORNAMENTAL TREE
 - SHRUBS
 - STREET LIGHT (SEE SHEET 34)
 - STREET LIGHT (SEE SHEET 34) (WHATEVER 14" TALL FLUTED TAPERED DARK GREEN LIGHT POLE WITH HADCO VICTORIAN POST TOP)
 - TRASH RECEPTACLE (VICTOR STANLEY MODEL RS-12 CONTAINER CONSTRUCTED OF 1/4" STEEL WITH POWDER COAT FINISH)
 - PATHWAY LIGHTING

FOR LANDSCAPING PURPOSES ONLY!!!

LANDSCAPE PLAN

VIENNA MARKET

SITE PLAN

COMMONWEALTH OF VIRGINIA

BLAKE A. SMITH

Lic. No. 033994

1/9/19

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PLAN SUBMISSIONS	
1/26/18	1st SUB. TO TOWN
4/16/18	UPDATED 1st SUB. TO TOWN
7/31/18	2nd SUB. TO TOWN
10/25/18	3rd SUB. TO TOWN
12/06/18	SIGNATURE SUB. TO TOWN

OTHER PLAN DISTRIBUTIONS

SCALE: 1" = 20'

DATE: JANUARY 1, 2018

SHEET 31 OF 39

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LANDSCAPING SPECIFICATIONS VEGETATION PROTECTION TREE AND SHRUB PLANTING MATERIALS

1. THE PERMITTEE SHALL PROTECT THE ABOVE AND BELOW GROUND PORTIONS OF ALL VEGETATION SHOWN ON THE APPROVED PLAN TO BE PRESERVED WITHIN AND CONTIGUOUS TO THE SITE. AFTER VEGETATION HAS BEEN REMOVED WITHIN THE AREA AUTHORIZED TO BE CLEARED UNDER THE PHASE I EROSION AND SEDIMENT CONTROL PLAN, PROTECTIVE DEVICES SHALL BE INSTALLED IMMEDIATELY.
2. ALONG ALL LIMITS OF CLEARING AND GRADING ADJACENT TO AREAS OF VEGETATION TO BE PRESERVED, A DEVICE SHALL BE USED WHICH EFFECTIVELY PROTECTS THE ABOVE AND BELOW GROUND PORTIONS OF THE TREES AND OTHER VEGETATION TO BE PRESERVED. THE DEVICE(S) USED SHALL BE IN CONFORMANCE WITH THE APPROVED PLANS AND ALL CONSTRUCTION PERSONNEL SHALL BE INSTRUCTED TO HONOR THESE DEVICES. THE PROTECTION DEVICES DESCRIBED BELOW ARE PROVIDED AS SUGGESTIONS ONLY.
3. BARRIER FENCE, SNOW FENCE, ORANGE PLASTIC FENCE, WELDED WIRE FENCE, CHAIN LINK FENCE, BOARD FENCE, OR CHICKEN WIRE FENCE MAY BE USED WHEN PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND GRADING AND ERECTED AT A HEIGHT OF 4'. THE FENCING MATERIAL SHALL BE MOUNTED ON 6' TALL STEEL POSTS DRIVEN 1.5' INTO THE GROUND AND PLACED A MAXIMUM OF 6' APART, EXCEPT FOR WELDED WIRE FENCE AND CHAIN LINK FENCE WHERE STEEL POSTS MAY BE PLACED A MAXIMUM OF 10' APART. WHEN BOARD FENCING IS USED IT SHALL BE MOUNTED ON 6' TALL WOODEN STAKES DRIVEN 1.5' INTO THE GROUND AND PLACED A MAXIMUM OF 6' APART.
4. FILTER FABRIC FENCE, SILT FENCE, OR SUPER SILT FENCE, MAY BE USED FOR TREE PROTECTION WHEN PLACED AT THE LIMITS OF GRADING AND CONSTRUCTED AS SPECIFIED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
5. A TEMPORARY PERIMETER DIKE WHICH HAS BEEN CONSTRUCTED FOR EROSION AND SEDIMENT CONTROL, MAY DOUBLE AS A PROTECTIVE DEVICE FOR VEGETATION TO BE PRESERVED. THE DIKE SHALL BE CONSTRUCTED AS SPECIFIED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND SHALL BE CONSTRUCTED ENTIRELY WITHIN THE DISTURBED AREA. IF THE DIKE IS REMOVED BEFORE THE CONSTRUCTION IS COMPLETED, THE INSTALLATION OF SUBSTITUTE TREE PROTECTION AND/OR EROSION AND SEDIMENT CONTROL DEVICES IS REQUIRED.

TREE AND SHRUB PLANTING MATERIALS

1. ALL TREE AND SHRUB SIZES SHALL MEET THE STANDARDS SPECIFIED IN THE AMERICAN ASSOCIATION OF NURSERYMENS AMERICAN STANDARD FOR NURSERY STOCK.
2. THE USE OF SUBSTITUTIONS SHALL NOT RESULT IN EXCEEDING THE GENUS AND SPECIES LIMITS TO CURTAIL THE SPREAD OF DISEASE OR INSECT INFESTATION IN A PLANT SPECIES. NO MORE THAN 70% OF THE TREES PLANTED ON SITE ARE TO BE OF ONE GENUS.
3. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND SHALL BE HEALTHY AND VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD, INJURIES, ABRASIONS, DISEASES, INSECT PESTS, AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS AS DETERMINED BY THE DIRECTOR. PLANTS SHALL BE IN CONFORMANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
4. BALLED AND BURLAPPED TREES AND SHRUBS SHALL BE DUG USING STANDARD SIZES WITH FIRM, NATURAL BALLS OF EARTH AND SECURELY WRAPPED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
5. BARE ROOT TREES AND SHRUBS SHALL BE DUG WITH ADEQUATE FIBROUS ROOTS WHICH SHALL BE PROTECTED DURING HANDLING AND PLANTING TO GUARD AGAINST DRYING AND PHYSICAL DAMAGE.
6. CONTAINER GROWN STOCK SHALL HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HOLD ITS SOIL TOGETHER.

DELIVERY AND TEMPORARY STORAGE

1. PLANTS SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION OF LEAVES.
2. TREES AND SHRUBS SHOULD BE PLANTED ON DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT UNPLANTED PLANTS BY KEEPING THEM IN SHADE, WATERED, AND COVERED WITH SOIL, MULCH, OR OTHER ACCEPTABLE MATERIAL.
3. TREES AND SHRUBS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TWO WEEKS.

PLANTING OF NURSERY STOCK

1. ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA," PREPARED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
 2. IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 2', PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.
 3. THE STAKING AND GUYING OF TREES IS NOT REQUIRED EXCEPT PLANTING IN WINDY LOCATIONS, ON STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN. ALL STAKES AND GUY'S MUST BE REMOVED WITHIN SIX MONTHS OF PLANT INSTALLATION.
 4. ALL TREES AND SHRUBS SHALL BE MULCHED AFTER PLANTING, TO A MINIMUM DEPTH OF 2", BUT NO MORE THAN 3", WITH AN APPROPRIATE MULCH SUCH AS PINE BARK, PINE NEEDLES, WOOD CHIPS, OR SHREDDED BARK. MULCH SHALL COVER THE ENTIRE ROOT AREA AND SAUCER; HOWEVER, MULCH SHALL NOT TOUCH THE TRUNK.
 5. TOPSOIL MIXTURE SHALL BE TWO PARTS EXISTING TOPSOIL MIXED EVENLY WITH ONE PART SPHAGNUM PEAT MOSS OR PEAT HUMUS. EXISTING TOPSOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS AND OTHER DEBRIS OVER 1-1/2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0.
6. PLANTING PROCEDURES FOR TREES AND SHRUBS:
- A. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
 - B. TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, BY LIFTING FROM THE BALL (NEVER FROM THE BRANCHES OR TRUNK); ALL PLANT MATERIAL SHALL BE PLANTED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT WITH THE MOST DESIRABLE SIDE PLACED TOWARDS THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).
 - C. THE TREE OR SHRUB PIT SHALL BE BACKFILLED WITH A SOIL MIXTURE AS PER #5 OF THESE SPECIFICATIONS. THE PIT SHALL BE FILLED HALF-WAY INITIALLY AND TAMPED FIRMLY. ALL ROPES, WIRES, ETC. ON THE ROOT BALL SHALL BE CUT AND THE BURLAP OR BALL WRAP PULLED BACK TO THE EDGE OF THE ROOT BALL. COMPLETE BACKFILLING THE PLANT PIT AND TAMP FIRMLY. BACKFILL SOILS SHALL NOT COVER THE TOP OF THE ROOT BALL AND SAUCER WITH A MINIMUM OF 3" SHREDDED HARDWOOD OR PINK BARK MULCH. WATER THOROUGHLY OR UNTIL PLANT PIT IS FILLED WITHIN ONE HOUR OF PLANTING.

PLANTING OF TRANSPLANTED TREES AND SHRUBS

1. TREES TO BE TRANSPLANTED SHALL BE FULL AND HEALTHY WITHOUT ANY SIGNIFICANT DEFECTS AND SHOULD BE ABLE TO OVERCOME ROOT DISTURBANCE. THE PROPOSED TRANSPLANT LOCATION(S) SHALL APPROXIMATE THE ENVIRONMENTAL TOLERANCES THE SPECIES IS ABLE TO WITHSTAND.
2. RELOCATING DECIDUOUS TREES IS BEST CARRIED OUT IN LATE FALL OR EARLY SPRING. RELOCATING EVERGREEN TREES IS BEST CARRIED OUT IN THE EARLY SPRING.
3. TREES TO BE TRANSPLANTED SHALL BE CROWN CLEANED AND WATERED HEAVILY BEFORE LIFTING. IMMEDIATELY AFTER PLANTING, THE TREE SHALL BE WELL WATERED AND TOP DRESSED WITH 2 - 3" OF MULCH. SOIL MOISTURE LEVELS SHALL BE CHECKED AT LEAST EVERY TWO WEEKS AND TREES SHALL BE WATERED IF NECESSARY.
4. TREES TO BE TRANSPLANTED SHOULD BE PLACED IN THEIR PERMANENT LOCATIONS IMMEDIATELY. IF THIS IS NOT POSSIBLE, ROOT BALLS OF LIFTED BALLED AND BURLAPPED TREES SHOULD BE PLACED IN A STORAGE AREA IN TEMPORARY TRENCHES DUG DEEP ENOUGH TO ENTIRELY SURROUND THE ROOT BALL, OR ENCASED IN A MINIMUM OF 12" OF COMPOSTED MULCH. ROOT BALLS OF TREES LIFTED WITH A TREE SPADE SHALL BE PLACED IN TEMPORARY STORAGE HOLES THAT ARE CREATED WITH THE SAME SIZE TREE SPADE. THE STORAGE AREA SHALL BE WELL PROTECTED FROM CONSTRUCTION EQUIPMENT AND PERSONNEL, LOCATED IN A SHADY ENVIRONMENT, AND HAVE A WATER SOURCE NEARBY. SOIL MOISTURE LEVELS SHALL BE CHECKED AT LEAST EVERY TWO WEEKS AND TREES SHALL BE WATERED IF NECESSARY.

PRUNING

1. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-1995 PRUNING STANDARDS.
2. CUTS AND WOUNDS SHALL NOT BE TREATED WITH TREE WOUND DRESSING UNLESS APPROVED BY THE COUNTY.
3. CLIMBING OR TREE SPIRES SHALL NOT BE USED TO CLIMB LIVE TREES UNLESS THE TREE IS BEING REMOVED.
4. IF THE SOIL HAS BECOME COMPACTED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHALL BE AERATED BY VERTICAL MULCHING. THIS TREATMENT IS ACCOMPLISHED BY DRILLING 1" TO 2" DIAMETER HOLES IN THE GROUND TO A DEPTH OF 1', AND FILLING THE HOLES WITH COMMERCIALY AVAILABLE ORGANIC MATTER PRODUCTS, HUMUS, COMPOSTED MANURE OR OTHER COMPOSTED PRODUCTS. THIS PROCEDURE SHALL BE REPEATED EVERY 18" TO 24"

NEWLY PLANTED VEGETATION

1. ANY VEGETATION REQUIRED BY THE CONSERVATION PLAN OR THE COUNTY, WHICH IN THE OPINION OF THE INSPECTOR IS DEAD OR IS NOT HEALTHY, SHALL BE REPLACED BY THE CONTRACTOR.
2. TREES SHALL BE RESTAKED BY THE CONTRACTOR IF NECESSARY. ALL STAKES AND SUPPORTING WIRES SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING.

SEEDING SPECIFICATIONS

- I. SEEDING
ALL SEEDING SHALL BE PERFORMED PER SEEDING CHART. NO SEEDING SHALL BE DONE ON FROZEN GROUND OR WHEN TEMPERATURE IS 32 DEGREES FAHRENHEIT OR LOWER.
- II. MULCHING
FOLLOWING SEEDING, APPLY A ONE INCH LAYER OF STRAW TO HASTEN GERMINATION. STRAW MULCH SHALL BE ANCHORED BY EITHER A MULCH TILLER, ASPHALT EMULSION, CHEMICAL MULCH BINDER, TWINE OR NETTING.
- III. FINAL ACCEPTANCE
FINAL ACCEPTANCE AND WARRANTY PER AGREEMENT BETWEEN OWNER AND CONTRACTOR.

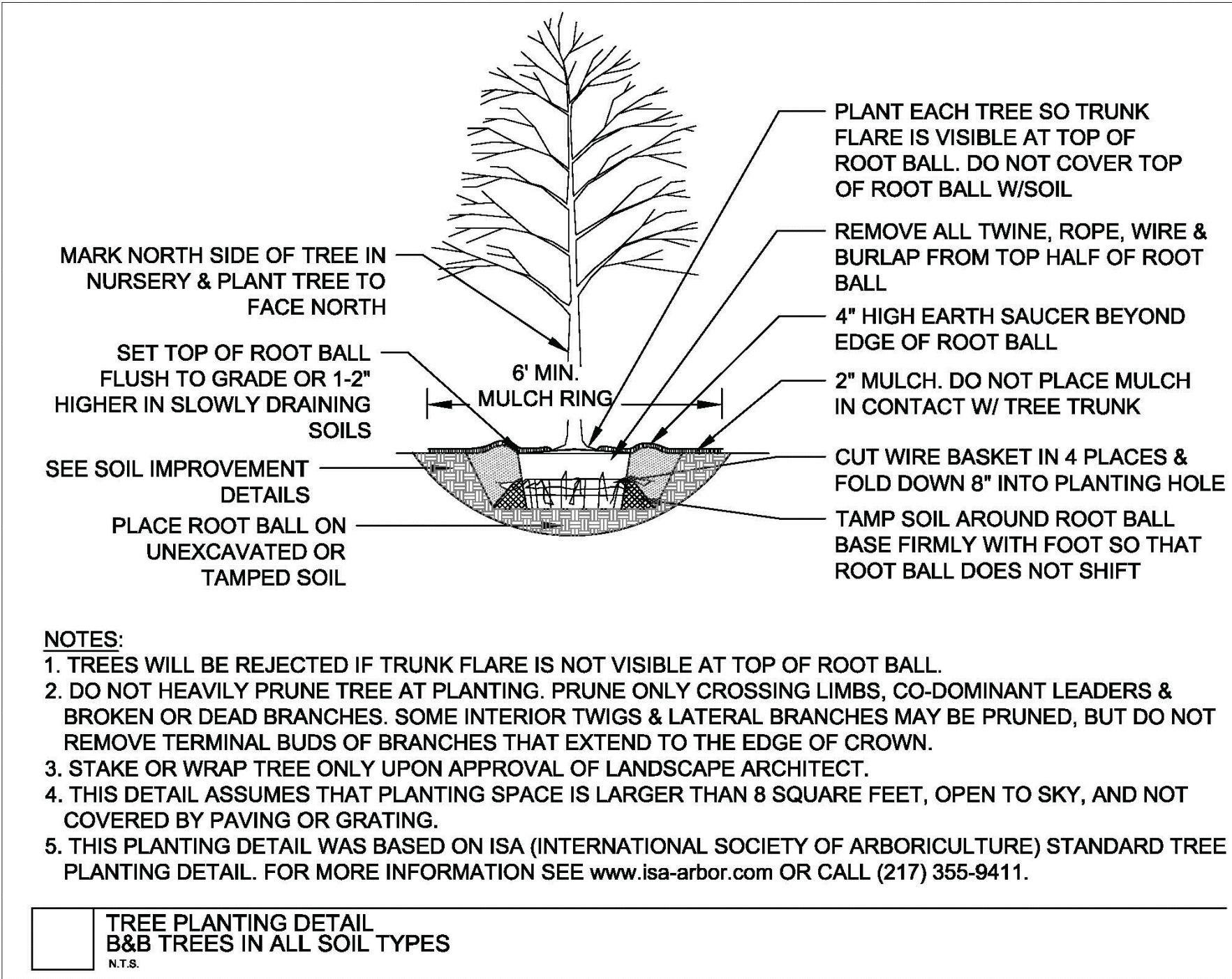
LAWNS WITHOUT SOIL TESTING

FERTILIZER AND LIME APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, FERTILIZER AND LIME MATERIALS MAY BE APPLIED IN AMOUNTS SHOWN UNDER #2 AND #3 BELOW.

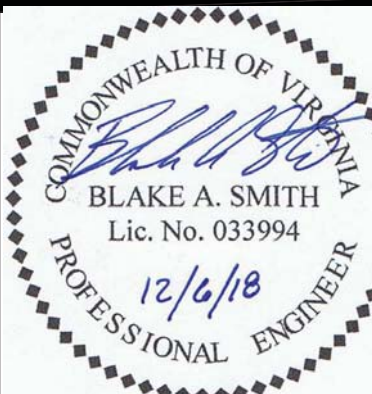
1. PRIOR TO SODDING, THE SURFACE SHALL BE CLEARED OF ALL VEGETATION, TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH THE PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
2. WHERE THE SOIL IS ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND AGRICULTURAL LIMESTONE SHALL BE SPREAD AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET.
3. SLOW RELEASE OF NITROGEN AT THE RATE OF 3.5 POUNDS PER 1,000 SQUARE FEET SHALL BE APPLIED TO THE PREPARED SOIL JUST PRIOR TO SOD INSTALLATION. THIS MATERIAL SHALL BE APPROXIMATELY 1/3 IMMEDIATELY AVAILABLE AND 2/3 WATER INSOLUBLE NITROGEN. UREA FORMALDEHYDE (UF) AN DISOBUTYLIDENE UREA (IBUD) MEET THESE STANDARDS.

SEEDING OR SODDING SOIL PREPARATION

1. EXISTING SOIL OR TOPSOIL STORED ON SITE AND SPREAD AT A 3'-4" DEPTH OVER AREAS TO BE SEEDDED SHALL BE USED FOR ESTABLISHMENT OF TURF. ALL SUBGRADE AREAS SHALL BE SEEDDED AND SHALL BE LOOSEENED BY DISCING OR BY SCARPING TO A DEPTH OF NO LESS THAN 4 INCHES. ALL ESTABLISHED/EXISTING SITE GRADES COULD CAUSE DRAINAGE PROBLEMS. THE AREA TO BE SEEDDED SHALL BE FREE FROM ROOTS, BRUSH, STONES AND TRASH LARGER THAN 1-1/2" IN DIAMETER OR LENGTH.
2. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A STATE LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY.
 - A. FERTILIZER: ALL FERTILIZER SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. FERTILIZER SHALL BE DISTRIBUTED EVENLY OVER THE ENTIRE AREA TO BE SEEDDED.
 - B. LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE) APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SEEDDED.
3. ALL LIME AND FERTILIZER SHALL BE UNIFORMLY MIXED INTO THE TOP 4 INCHES OF SOIL BY DISCING, HARROWING OR OTHER APPROVED METHODS. ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM FERTILIZING, TILLING OR OTHER CAUSES SHALL BE LEVELED PRIOR TO SEEDING.



PLANT SCHEDULE									
SYMBOL	TYPE	ABBREVIATION	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE (HEIGHT/CALIPER)	TREE COVER CREDIT (SF)	TREE CANOPY SUBTOTAL (SF)	REMARKS
	LARGE SHADE STREET TREES	AR	ACER RUBRUM	RED MAPLE	2	2.5" CAL	1250	2500	
		NS	NYSSA SYLVATICA	BLACK GUM	8	2.5" CAL	1250	10000	
		GB	GINKGO BILOBA	GINKGO	1	2.5" CAL	1250	1250	
		SL	TILIA TOMENTOSA	SILVER LINDEN	2	2.5" CAL	1250	2500	
		QA	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2	2.5" CAL	1250	2500	
		TA	TILIA AMERICANA	AMERICAN LINDEN	2	2.5" CAL	1250	2500	
		QP	QUERCUS PHELLOWS	WILLOW OAKS	1	2.5" CAL	1250	1250	
		QA	QUERCUS ALBA	WHITE OAKS	1	2.5" CAL	1250	1250	
		CB	CARPINUS BETULUS	EUROPEAN HORNBEAM	1	2.5" CAL	1250	1250	
		CC	CERCIS CANADENSIS	EASTERN REDBUD	8	2.5" CAL	250	2000	
	ORNAMENTAL TREES	AA	AMELANCHIER ARBOREA	SERVICE BERRY	10	2.5" CAL	250	2500	
		JV	JUNIPERUS VIRGINIANA	EASTERN CEDAR	2	2.5" CAL	250	500	
		AH	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2	2.5" CAL	250	500	
		CV	CRATAEGUS VIRIDIS	WINER KING HAWTHRON	1	2.5" CAL	250	250	
	SHRUBS	-	EUONYMUS JAPONICUS HYDRANGEA QUERCIFOLIA PRUNUS LAUROCERASUS CELECTRA ANNIFOLIC	JAPANESE EUONYMUS OAKLEAF HYDRANGEA OTTO LUYKEN RUBY SPICE SUMMERSWEET	128	24-36" CONT.	-	-	UPON INSTALLATION THE OWNER MAY CHOOSE FROM THE SPECIES LISTED HERE TO MEET THE EXACT QUANTITY PROVIDED THAT A MINIMUM OF 4 SPECIES ARE DISTRIBUTED EVENLY IN THE RESPECTIVE PLANTING AREAS.
	GRASS AND/OR PERENNIALS	-	VARIES			24-36" CONT.	-	-	THE FULL-GROWN HEIGHT SHALL NOT EXCEED 36"
TOTAL CANOPY PROVIDED:								30,750	



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