MAPLE AVENUE SHOPPING CENTER



LANDSCAPE PLAN REVISION

HUNTER MILL DISTRICT TOWN OF VIENNA FAIRFAX COUNTY, VIRGINIA

OCTOBER 21, 2019

OWNER / APPLICANT

FIRST WASHINGTON REALTY
4350 EAST-WEST HIGHWAY
SUITE 400
BETHESDA, MD 20814
EMILY KLEIDMAN

LANDSCAPE ARCHITECT

VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 JEFF KREPS 703-442-7800

SHEET INDEX:

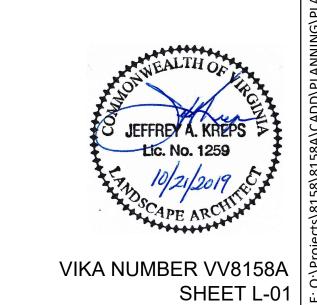
LANDSCAPE ARCHITECTURE

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CENTER PARKING ISLAND - VIEW TO THE SOUTH



CENTER PARKING ISLAND - VIEW TO THE EAST



CENTER PARKING ISLAND - VIEW TO THE WEST



LANDSCAPE ARCHITECT:
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VA 22102
JEFF KREPS
703-442-7800 TRANSPORTATION ENGINEER:

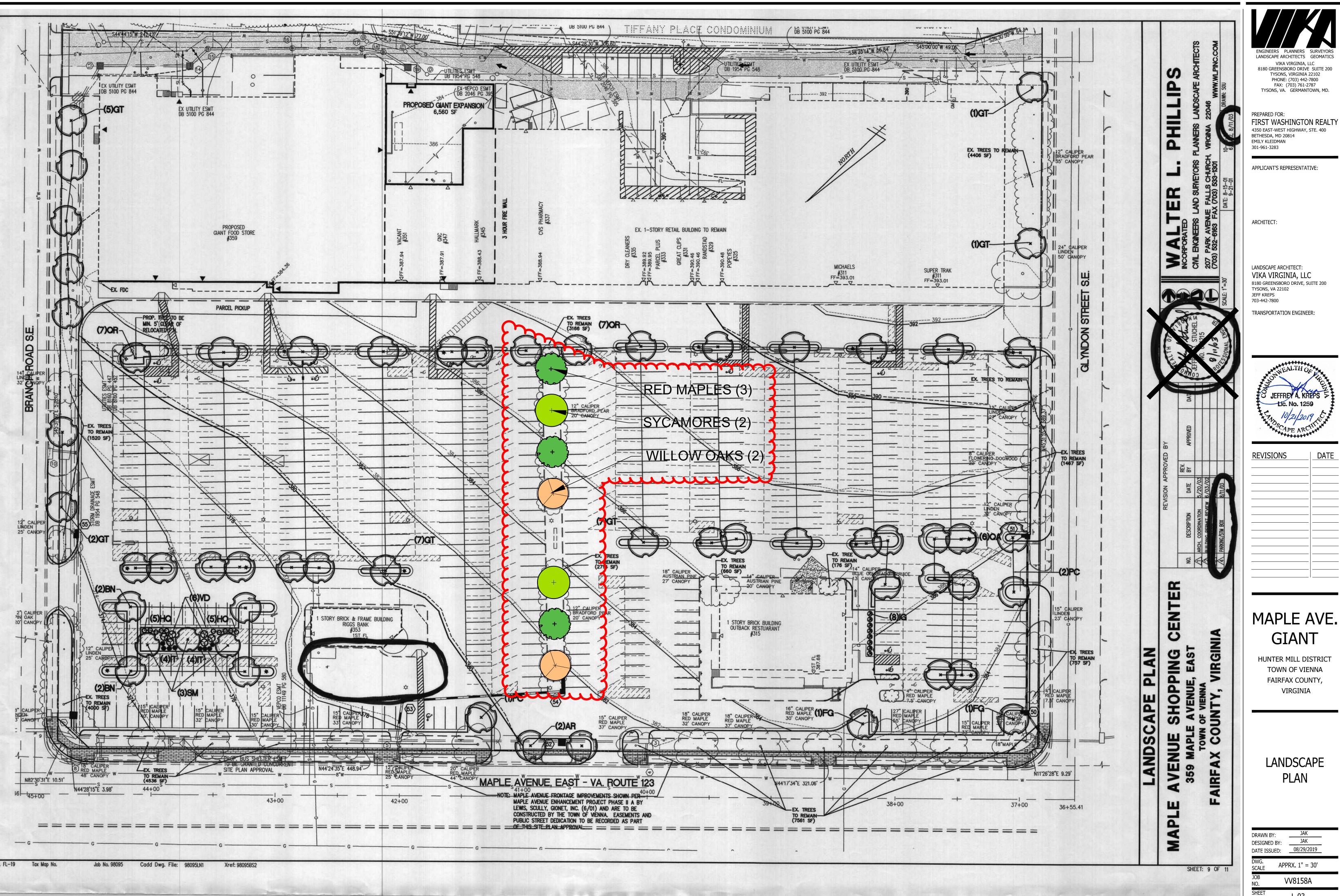
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MAPLE AVE. **GIANT**

HUNTER MILL DISTRICT TOWN OF VIENNA FAIRFAX COUNTY,

EXISTING CONDITIONS PHOTOS

DRAWN BY:	JAK	
DESIGNED BY:	JAK	
DATE ISSUED:	08/29/2019	
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8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800

FAX: (703) 761-2787 TYSONS, VA. GÉRMANTOWN, MD.

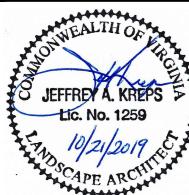
4350 EAST-WEST HIGHWAY, STE. 400 BETHESDA, MD 20814 EMILY KLEIDMAN

APPLICANT'S REPRESENTATIVE:

ARCHITECT:

LANDSCAPE ARCHITECT: VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VA 22102 JEFF KREPS

TRANSPORTATION ENGINEER:



SIONS	DATE

MAPLE AVE. **GIANT**

HUNTER MILL DISTRICT TOWN OF VIENNA FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

RAWN BY:	JAK	
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1. MATERIAL STANDARDS:

ALL PLANT MATERIAL SHALL MEET OR EXCEED PLANT LIST SIZES AND THE SHAPE RELATIONSHIPS AND BALL DIAMETERS AS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. NO MATERIAL SHALL BE ACCEPTED WHICH IS NOT PEST AND DISEASE FREE AND HAS NOT BEEN HARDENED OFF BY ONE FULL SEASON OF SIMILAR CLIMATE AND CONDITIONS.

ALL SHRUBS SHALL BE DENSE, HEAVY TO THE GROUND, AND WELL GROWN, SHOWING EVIDENCE OF HAVING BEEN PRUNED AND SHEARED REGULARLY, AND SHALL HAVE A HEALTHY NORMAL ROOT SYSTEM. PLANTS SHALL BE FRESHLY DUG AND NOT HEELED-IN STOCK FROM COLD STORAGE. ALL PLANTS SHALL BE NURSERY GROWN (EXCEPT AS NOTED BELOW). PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY.

2. LIST OF PLANT MATERIAL:

THE CONTRACTOR WILL VERIFY THE PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNER'S AGENT. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. SUBSTITUTION SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT/OWNER'S AGENT. THIS CONTRACT WILL BE BASED ON THE BIDDER HAVING VERIFIED PRIOR TO BIDDING THE AVAILABILITY OF THE REQUIRED PLANT MATERIAL AS SPECIFIED ON THE PLANT MATERIAL LIST. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION.

3. PLANT BED PREPARATION:

APPROXIMATELY ONE WEEK PRIOR TO BEGINNING PLANTING OPERATIONS, ALL PLANT BEDS SHOULD BE WATERED TO GERMINATE ANY WEED SEED. TWO TO FIVE DAYS LATER, SPRAY PLANT BEDS WITH "ROUNDUP" OR OTHER APPROVED SYSTEMIC WEED KILLER, APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE OF DILUTION AND COVERAGE. AT THE TIME OF PLANTING, THOROUGHLY TILL ALL PLANT BEDS TO A DEPTH OF 6" AFTER APPLYING A MINIMUM OF 3" OF ACCEPTABLE GRADE PEAT MOSS. PEAT MOSS OR OTHER ACCEPTABLE DECOMPOSED ORGANIC MATTER SHOULD ALSO BE ADDED TO THE PLANTING PITS SUFFICIENT TO RAISE THE ORGANIC CONTENT TO A MINIMUM OF 5%.

4. SOIL MIX:

SOIL MIX WILL BE 1/3 EXISTING SOIL, 2/3 TOPSOIL / PEAT OR EQUAL ORGANIC MATERIAL, THOROUGHLY MIXED AND HOMOGENIZED. IF CLAY SOILS EXIST, IT IS TO BE REPLACED WITH A MINIMUM OF 6" OF TOPSOIL. ACCEPTANCE OF SOIL SHALL BE DEPENDENT ON THE RESULTS OF A SOIL TEXT TO INCLUDE PERCENTAGE OF ORGANIC MATTER, PH, AND SOLUBLE SALTS TO THE CITY / COUNTY ARBORIST PRIOR TO SOIL PREPARATION AND PLANTING. SOIL SHALL BE FILLED TO TOP OF CURB. ENTIRE TREE AND SHRUB CORRIDORS, RATHER THAN INDIVIDUAL PITS SHALL BE LOOSENED TO THE DEPTH OF THE ROOT SYSTEMS OF THE PLANTS TO BE INSTALLED.

5. PLANTING:

BACKFILLING SHALL BE DONE WITH 1/3 EXISTING SOIL FREE OF STONES, SUBSOIL, CLAY LUMPS, STUMPS, ROOTS, WEEDS, BERMUDA GRASS, LITTER. TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE, SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THE CONTRACTOR SHALL NOTIFY THE OWNER AND AWAIT INSTRUCTIONS FOR POSSIBLE EXTRA WORK BEFORE PLANTING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE DRAINAGE FROM ALL PLANTS. THE PLANT SHALL BE SET PLUMB AND STRAIGHT, AND SHALL BE STAKED AT THE TIME OF PLANTING. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING. PLANTS SHALL BE PLANTED AS TO BEAR SAME RELATION TO FINISH GRADE AS THEY DID TO THEIR NURSERY FIELD GROWN GRADE. SAUCERS SHALL BE FORMED ABOVE EXISTING GRADE AND AROUND THE OUTER RIM OF PLANT

ALL TREES SHALL BE PLANTED VERTICALLY AND BACKFILL COMPACTED WITH WATER AND RODDING TO REMOVE ALL VOIDS AND TO SEAT ROOT BALL. SEE TREE PLANTING DETAILS. TREES TRANSPLANTED BY MACHINE SHALL BE MOVED BY MACHINES THAT PROVIDE A MINIMUM BALL DIAMETER OF 9" PER 1" OF TREE CALIPER. HOLES ARE TO BE DUG BY THE SAME SIZE MACHINE AS THE ONE TRANSPORTING THE PLANT. THE PLANT MATERIAL SHALL BE TRANSPLANTED IN APPROXIMATELY THE SAME GROWING CONDITIONS AS IT IS PRESENTLY GROWING, IN ITEMS OF SOIL TYPE AND MOISTURE CONTENT. FERTILIZE AND DESCRIBED IN THESE PLANS AND SPECIFICATIONS.

SHRUBS AND TREE-FORM SHRUBS SHOULD BE TURNED IN PLANT PIT TO OBTAIN BEST FOLIAGE RELATIONSHIP TO RELOCATION PRIOR TO STARTING BACKFILL. GROUND COVERS SHALL BE PLANTED AFTER MULCH HAS BEEN INSTALLED. NO PLANTS EXCEPT SPREADING GROUND COVERS OR ESPALIER MATERIAL SHALL BE PLANTED CLOSER THAN 30" TO BUILDINGS, WALKS, OR CURBS.

6. STAKING AND GUYING:

STAKING AND GUYING SHALL BE PREFORMED ONLY IF NOTED AS REQUIRED ON THE PLANS. IF REQUIRED, THE STAKES AND GUYS ARE TO BE REMOVED WITH THE FIRST YEAR'S PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE TREE DUE TO IMPROPER USE OF STAKING AND GUYING TECHNIQUES. IF THE OWNER FINDS IMPROPER APPLICATION OF THE STAKING AND GUYING AND IS DETRIMENTAL TO THE TREE, THE OWNER MAY REQUEST COMPENSATION FROM THE CONTRACTOR.

MULCH:

File No. FL-19

Tax Map No.

ALL PLANT BEDS AND SAUCERS SHALL BE THOROUGHLY MULCHED WITH SHREDDED HARDWOOD. MULCH SHALL BE A MINIMUM OF 4" AND NOT TO EXCEED 6". ONE THOROUGH WEEDING AND REPLENISHING OF MULCH SHALL BE REQUIRED IMMEDIATELY PRIOR TO THE INSPECTION AT THE END OF THE GUARANTEE PERIOD.

8. NO BARE SPOTS:

ALL AREAS SHALL BE COVERED BY BUILDINGS, PAVING, PLANTING, GRASS OR MULCH, WITH THE EXCEPTION OF THE "NATURAL" AREAS IF NOTED ON PLANS. THESE "NATURAL" AREAS SHALL BE CLEANED OF ALL UNSIGHTLY AND HAZARDOUS DEBRIS (CANS, BOTTLES, TRASH, ETC.) WHILE LEAVING LEAVES AND OTHER NATURAL GROUND COVERS. ALL UNMOWED AREAS SHALL BE MARKED WITH WHITE STAKES SPACED AT 20' O/C UNTIL VISIBLE MOWING EDGE IS ESTABLISHED. NO AREAS ARE TO BE LEFT BARE.

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MAINTENANCE:

THE CONTRACTOR SHALL BE RESPONSIBLE, DURING THE CONTRACT AND UP TO THE TIME OF ACCEPTANCE, FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION. THIS MAY BE ACCOMPLISHED BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, RESTAKING AND CLEANING UP; AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF ACCEPTANCE. THIS MAINTENANCE SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

10. SCHEDULE AND APPROVALS:

THE LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SCHEDULE OF OPERATIONS AND WRITTEN REQUESTS FOR APPROVALS IN ACCORDANCE WITH PROJECT SPECIFICATIONS OR AS OTHERWISE AGREED UPON WITH THE OWNER.

11. GUARANTEE:

ALL PLANTS SHALL BE GUARANTEED FOR A MAXIMUM OF ONE YEAR OR FOR THE DURATION OF ONE FULL GROWING SEASON, BEGINNING APRIL 1 AND ENDING NOVEMBER 1, AFTER PLANTING, AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. GUARANTEE SHALL COVER BOTH LABOR AND MATERIALS. EARTH SAUCERS AND STAKES AND GUYS SHALL BE REMOVED AND TREES AND SHRUBS MULCHED TO 3" DEPTH JUST PRIOR TO EXPIRATION OF THE ONE-YEAR GUARANTEE. THE OWNER SHALL BE NOTIFIED IN WRITING WHEN THIS WORK IS TO OCCUR.

ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AS ORIGINALLY PLANTED AND SHALL BE OF SIZE EQUAL TO THAT ATTAINED BY ADJACENT PLANTS OF THE SAME KIND AT TIME OF REPLACEMENT. ALL COSTS OF REPLACEMENT PLANTING SHALL BE BORNE BY THIS

CANOPY/SHADE TREE LIST (2019 Revision)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
				ALTERNATION OF THE PARTY OF THE			
AR	3	Acer rubrum 'Red Sunset'	Red Maple	2-2-½" cal.	B&B	See Plan	Full, strong central leader
PA	2	Platanus occidentalis	American Sycamore	2-2-½" cal.	B&B	See Plan	Full, strong central leader
QP	2	Quercus phellos	Willow Oak	2-2-½" cal.	B&B	See Plan	Full, strong central leader
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EY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS		
BN	BETULA NIGRA RIVER BIRCH	3" cal. 7'-8' B&B	4	SEE DECIDUOUS TREE PLANTING DETAIL	314	1256
FG	FAGUS GRANDIFOLIA AMERICAN BEECH	3" cal. 7'-8' B&B	2	SEE DECIDUOUS TREE PLANTING DETAIL	177	354
GT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER THORNLESS HONEYLOCUST	3" cal. 7'-8' B&B	23	SEE DECIDUOUS TREE PLANTING DETAIL	314	7222
HQ	HYDDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	24"-36" SPR. CONT.	10	SEE SHRUB PLANTING DETAIL	00	00
IG	ILEX GLABRA INKBERRY HOLLY	18"-24" SPR. CONT.	8	SEE SHRUB PLANTING DETAIL	00	00
IV	ITEA VIRGINICA VIRGINIA SWEETSPIRE	15"-18" SPR. CONT.	8	SEE SHRUB PLANTING DETAIL	00	00
PC	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	3" cal. 7'-8' B&B	3	SEE DECIDUOUS TREE PLANTING DETAIL	254	762
QR	QUERCUS RUBRA RED QAK	3" cal. 7-8' B&B	14	SEE DECIDUOUS TREE PLANTING DETAIL	254	3556
SM	SALIX MONTSUDANA "TORTUOSA" CORK\$CREW WILLOW	3" cal. 7'-8' B&B	3	SEE DECIDUOUS TREE PLANTING DETAIL	177	531
VD	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	24"-30" SPR. B&B	6	SEE SHRUB PLANTING DETAIL	00	00
QA	QUERCUS ALBA WHITE OAK	3"-CAL. 7-8'-B&B	6	SEE DECIDUOUS TREE PLANTING DETAIL	254	1524
AR	ACER RUBRUM RED MAPLE	3" cal. B&B	2	SEE DECIDUOUS TREE PLANTING DETAIL	314	628

TREE CANOPY COMPUTATIONS: REQUIRED TREE COVER (10%) = 0.1 X 10.4375 X 43,560 = 45,466 SF EX. TREE COVER TO REMAIN (SEE SH ADDITIONAL PLANTINGS

ALL TREES PLANTED SHALL MEET THE THE AMERICAN ASSOCIATION OF NURSERYMEN.

THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMENS ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

REVISED CANOPY COVERAGE CALCULATIONS (BASED ON ABOVE)

REQUIRED TREE CANOPY COVERAGE =	45,466 SF
ORIGINAL CANOPY TO BE PRESERVED (FROM ABOVE) =	30,283 SF.
EX. CANOPY REMOVED =	5,880 SF
EXISTING CANOPY TO REMAIN =	24,403 SF
TOTAL CANOPY TO BE PROVIDED THROUGH PLANTING =	21,063 SF

15,833 SF ORIGINAL CANOPY TO REMAIN (FROM ABOVE LIST) = 5,230 SF TOTAL <u>NEW CANOPY COVERAGE REQUIRED =</u> TOTAL NEW CANOPY PROVIDED WITH THIS REVISION = 2,100 SF (7 LARGE SHADE TREES WITH 300 SF CCA)

*TOTAL CANOPY DEFICIT =

3,130 SF (OR 11 CANOPY-SIZED TREES)

(2019 LANDSCAPE REVISION)

PROPOSED CANOPY TREES



WILLOW OAK (2)

SYCAMORE (2)

m

NOTES :

- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT DID TO
- NURSERY FIELD GROWTH GRADE - STAKE DECIDUOUS TREES UNDER
- 12' ONLY IF NOTED ON PLANS - PRUNE ONLY TO REMOVE DAMAGED
- REMOVE ALL STAKES WITHIN THE FIRST YEAR'S PLANTING

OR BROKEN BRANCHES

- PLASTIC CHAIN REMOVE TOP 1/3 OF BURLAP FROM BALL AND CUT/REMOVE ALL ATTACHED STRING AND ROPE (IF WIRE BASKET IS USED IN CONJUNCTION WITH BURLAP BALL THEN CUT THE TOP 2/3 OF THE - BASKET AND REMOVE CUTTINGS FROM

4" SHREDDED HARDWOOD MULCH (DO NOT MOUND NEAR TRUNK)

PLANTING HOLE.

4" MOUNDED MULCH SAUCER AROUND PIT 3-2"x2" OAK STAKES

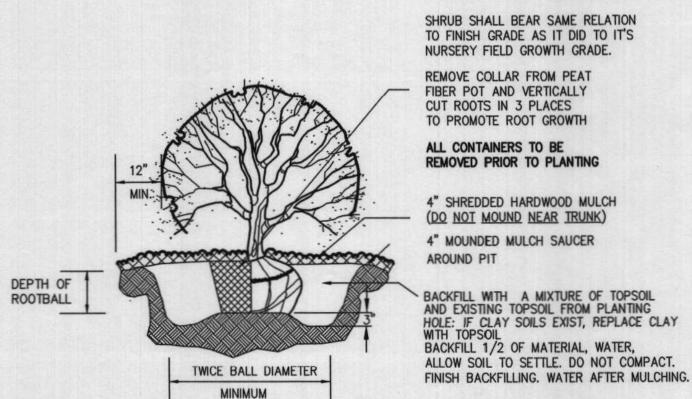
SET 18" BELOW TREE PIT, 120° APART IN UNDISTURBED GROUND DO NOT DRIVE STAKES INTO ROOTBALL.

BACKFILL WITH A MIXTURE OF TOPSOIL AND EXISTING TOPSOIL FROM PLANTING HOLE: IF CLAY SOILS EXIST, REPLACE CLAY BACKFILL 1/2 OF MATERIAL, WATER, ALLOW SOIL TO SETTLE. DO NOT COMPACT. FINISH BACKFILLING LIGHTLY TAMP SOIL UNDER BALL

12" MIN. MULCH LINE PAST CANOPY OF SHRUB AT TIME OF FINAL INSPECTION

DECIDUOUS TREE PLANTING NOT TO SCALE

TWICE BALL DIAMETER



SHRUB PLANTING NOT TO SCALE

QUALITY SHREDDED TOPSOIL OLD FILL AND COMPACTED MATERIAL TO BE REMOVED. CG-6, CG-6R OR CG-2 PER PL AT FACE OF PROP. CURB AND GUTTER.

4" MIN. 21A EXISTING PAVEMENT SURFACE PATCH EX. PAVEMENT TO FACE OF CURB AND GUTTER FOLLOWING CURB CONSTRUCTION. 1" SM-2A OVERLAY AT END OF CONSTRUCTION -(OR BUILD UP EX. PAVEMENT ELEVATION PER PAVEMENT AND BASE MATERIAL IN LANDSCAPE AREA

NOTE: PROPOSED CURB TO BE PLACED GENERALLY TO MATCH EXISTING GRADE EXCEPT AS INDICATED BY SPOT ELEVATIONS ON PLANS.

TO BE REMOVED AND SURFACE BELOW EXISTING

PAVEMENT SECTION TO BE SCARIFIED.

LANDSCAPE ISLAND PLACEMENT DETAIL

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LANDSCAPE ARCHITECTS GEOMATICS

VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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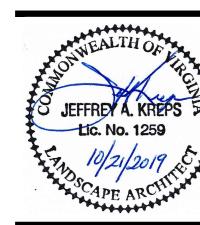
EMILY KLEIDMAN

301-961-3283

ARCHITECT:

LANDSCAPE ARCHITECT: VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VA 22102 1FFF KRFPS 703-442-7800

TRANSPORTATION ENGINEER:



REVISIONS	_DATE_

MAPLE AVE. **GIANT**

HUNTER MILL DISTRICT TOWN OF VIENNA FAIRFAX COUNTY, VIRGINIA

LANDSCAPE DETAILS & CALCULATIONS

JAK DESIGNED BY: 08/29/2019 DATE ISSUED: SCALE

VV8158A L-04