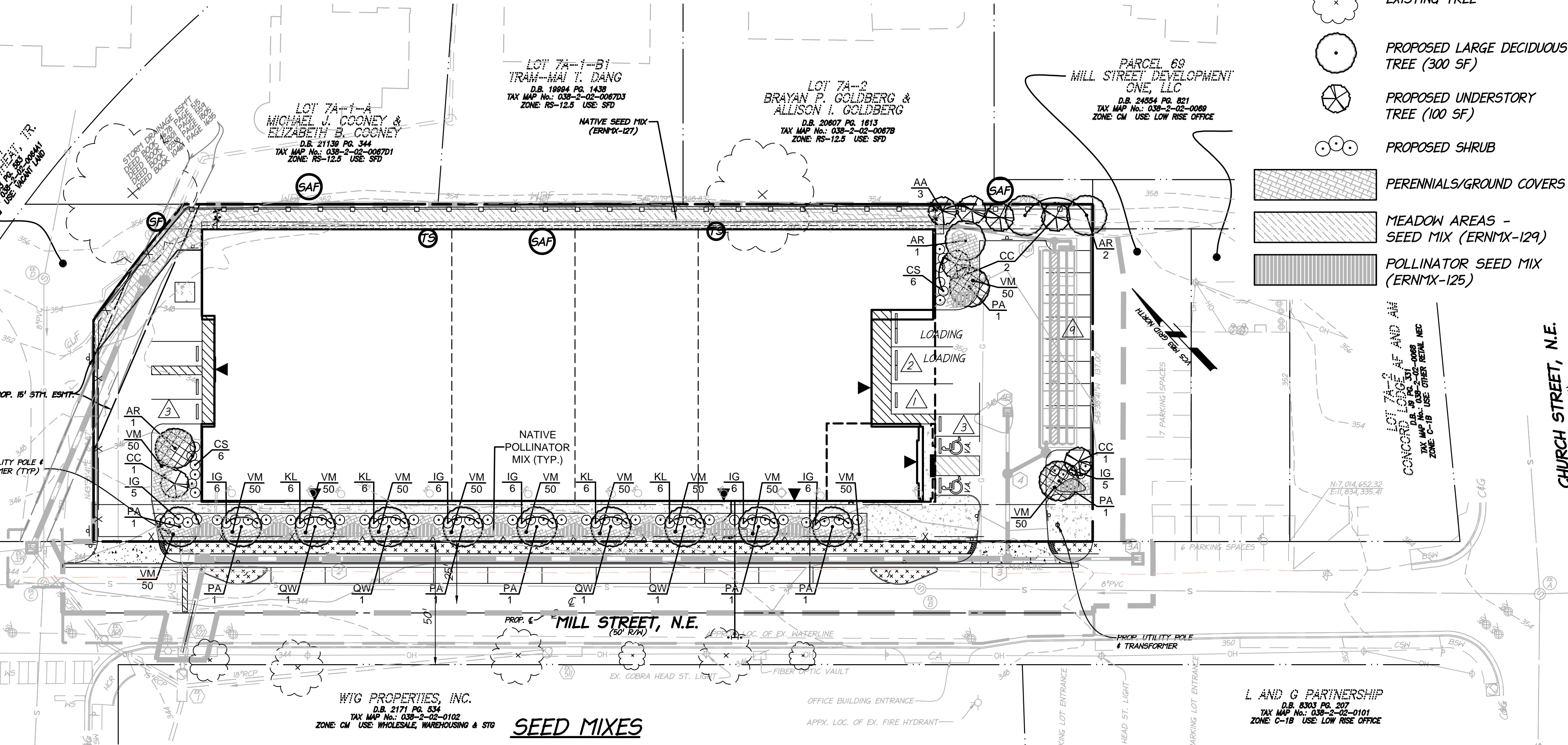
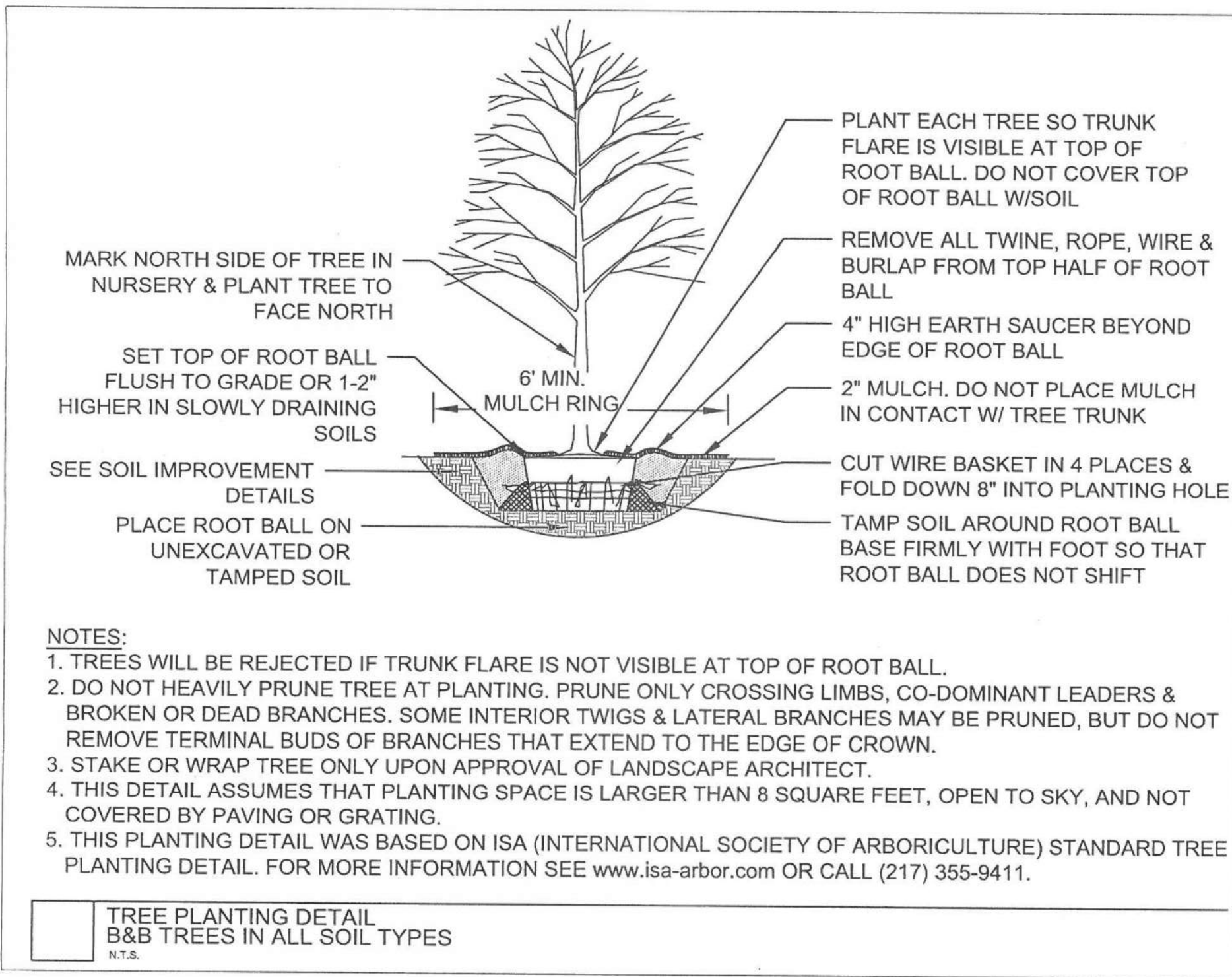


SPECIFICATIONS FOR PLANTING

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS. ANY SUBSTITUTIONS IN PLANT MATERIAL AND SIZES SPECIFIED WILL NOT BE ACCEPTED, UNLESS APPROVED BY TOWN ARBORIST PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM THE AMERICAN STANDARD FOR NURSERY, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANTS MUST BE FREE FROM INJURY, INSECT INFESTATIONS AND DISEASE.
- TREES SHALL BE HEALTHY AND VIGOROUS, AND MEET ALL ANSI STANDARDS. ALL NEWLY INSTALLED TREES THAT ARE REQUIRED BY THE TREE CONSERVATION PLAN, WHICH IN THE OPINION OF THE TOWN ARBORIST ARE DEAD OR ARE NOT HEALTHY, SHALL BE REPLACED BY THE CONTRACTOR.
- ALL PLANT MATERIAL MUST BEAR ORIGINAL NURSERY TAGS INDICATING THE GENUS, SPECIES AND IF APPLICABLE, CULTIVARS AND VARIETY. ALL TAGS SHALL BE REMOVED AFTER THE SITE INSPECTOR HAS INSPECTED THE PLANT MATERIAL.
- TEST SOIL DRAINAGE BEFORE PLANTING. DIG A HOLE AS DEEP AS YOUR PLANTING HOLE AND FILL WITH WATER. IF WATER DRAINS AT A RATE LESS THAN ONE INCH PER HOUR, INSTALL DRAINAGE TO CARRY WATER AWAY FROM THE PLANTING HOLE BASE, OR MOVING OR RAISING THE PLANTING SITE.
- TREE PITS SHALL BE A MINIMUM OF TWO (2) AND A HALF (1/2) TIMES THE WIDTH OF THE ROOT BALL AND NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. ON BALLED AND BURLAPED TREES, REMOVE PINNING NAILS OR ROPE LACING, THEN CUT AWAY THE WRAPPING AND THEN BACKFILL. REMOVE THE TOP 12" OF THE WIRE BASKET. REMOVE ALL ROPE, WHETHER JUTE OR NYLON, FROM TRUNKS. FOR CONTAINER MATERIALS, REMOVE THE CONTAINER COMPLETELY. IF ROOTS ARE CIRCLING AROUND THE ROOT BALL EXTERIOR OF CONTAINER PLANTS (TREES, SHRUBS OR PERENNIALS) CUT THROUGH THE ROOTS AND SOIL IN A FEW PLACES. CONTAINER TREE WITH MULTIPLE CIRCLING ROOTS WILL BE REJECTED. PLACE SHRUBS AND PERENNIALS AT THE SAME DEPTH THEY WERE IN THE CONTAINERS.
- WHEN HALF OF THE BACKFILL HAS BEEN RETURNED TO THE PLANTING HOLE, WATER SHALL BE APPLIED TO PROVIDE SETTLEMENT AND ELIMINATE AIR POCKETS. THE TREE SHALL BE THOROUGHLY WATERED AGAIN AFTER THE REMAINING SOIL HAS BEEN PLACED IN THE PLANTING PIT. A THREE (3) TO FOUR (4) INCH DAM OF SOIL SHALL BE CONSTRUCTED AROUND THE PLANTING PIT.
- TWO (2) TO THREE (3) INCHES OF MULCH SHALL BE PLACED OVER THE TREE-PLANTING PIT, BUT SHALL BE KEPT THREE (3) TO FOUR (4) INCHES AWAY FROM THE TRUNK OF THE TREE OR CROWNS OF SHRUBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNKS OF TREES OR CROWNS OF SHRUBS. USE MULCH THAT IS COMPATIBLE WITH THE TYPE OF PLANT USED. IN MULCHING PERENNIALS, USE NO MORE THAN 1-2".
- TREES SHALL BE PLANTED AT THE HEIGHT OF THE SURROUNDING GRADE WITH ROOT FLARES VISIBLE. SHOULD SOIL HAVE BEEN PILED OVER THE ROOT FLARE DURING THE DIGGING PROCESS, THIS SOIL SHALL BE REMOVED SO THAT THE FLARE IS SLIGHTLY ABOVE GRADE.
- PRUNING AT THE TIME OF PLANTING SHALL BE DONE ONLY TO REMOVE BROKEN BRANCHES LEADERS.
- REMOVE TAGS AND LABELS FROM TREES AND SHRUBS TO PREVENT GIRDLING BRANCHES AND TRUNKS.
- STAKES SHALL BE USED ONLY IN AREA OF HIGH TRAFFIC OR HIGHLY WINDY LOCATIONS. A TREE-STAKING DIAGRAM SHOULD BE PROVIDED IF STAKING IS NECESSARY. STAKE FOR MAXIMUM OF ONE YEAR. ALLOW TREES A SLIGHT AMOUNT OF FLEX RATHER THAN HOLDING THEM RIGIDLY IN PLACE. USE GUYING OR ATTACHING THAT WON'T DAMAGE THE BARK. TO PREVENT TRUNK GIRDLING, REMOVE ALL GUYING MATERIAL AFTER ONE YEAR.
- IF GUYING WILL BE CARRIED OUT, THEN THE MATERIAL SHALL ONLY BE A WIDE FABRIC TAPE SUCH AS ARBORTIE OR EQUIVALENT, INSTALLED PER MANUFACTURES INSTRUCTIONS.
- PLANTING SEASON - PLANTING SHALL BE DONE ONLY WITHIN THE FOLLOWING DATES:
  - DECIDUOUS TREES - MARCH 15 TO MAY 30 OR SEPTEMBER 15 TO DECEMBER 15 (OAKS AND BLACK GUM TO BE SPRING DUG AND PLANTED ONLY).
  - EVERGREEN TREES - MARCH 1 TO MAY 15 OR SEPTEMBER 15 TO NOVEMBER 15.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF ACCEPTANCE TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION. IN THE EVENT THAT A PLANT DIES OR IN THE JUDGMENT OF THE TOWN ARBORIST, FAILS TO FLOURISH; THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE ABOVE NOTED SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS DURING THIS ONE-YEAR WARRANTY PERIOD. THIS MAINTENANCE SHALL INCLUDE PROVIDING WATER ON A WEEKLY BASIS WHEN NATURAL RAINFALL IS LESS THAN ONE INCH A WEEK. DRIP IRRIGATION SYSTEMS AND WATER RESERVOIR DEVICES CAN FACILITATE WATERING. ROOT BALLS OF TREES SHOULD BE SLOWLY AND THOROUGHLY SOAKED AT TIME OF WATERING. FOR PLANTING BEDS (I.E., TREES, SHRUBS AND PERENNIALS), WATER SLOWLY AND DEEPLY PUTTING DOWN 1"-2" OF WATER IN A 6-12 HOUR PERIOD. THIS SHOULD GIVE A PENETRATION OF 12-18" DEPTH.
- PLANT MATERIAL SHALL NOT BE STORED ON SITE FOR A PERIOD LONGER THAN 3 DAYS FROM THE TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE PROTECTED FROM DRYING DURING TRANSPORTATION AND DURING STORAGE ON SITE. ANY PLANT THAT IS NOT PLANTED ON THE DAY OF DELIVERY WILL BE PLACED IN A HOLDING AREA. THE TREE OR SHRUB WILL BE STORED VERTICALLY AND ITS ROOTS WILL BE COVERED WITH A MOISTURE HOLDING MEDIUM (WOOD CHIPS, SAW-DUST, ECT.) UNTIL PLANTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLANTING PLAN.



SEED MIXES

Native Pollinator Mix w/o Grasses (ERNMX-125)	
Seed Rate - 4-8 lb. Per Acre	
Mix Composition (Subject to seed availability)	
Species (Common name)	Mix %
Echinacea purpurea (Purple Coneflower)	15.0%
Coreopsis lanceolata (Lanceleaf Coreopsis)	12.0%
Rudbeckia hirta (Blackeyed Susan)	12.0%
Chamaecrista fasciculata (Partridge Pea)	10.0%
Verbena hastata (Blue Vervain)	8.0%
Asclepias tuberosa (Butterfly Milkweed)	6.0%
Helioopsis helianthoides (Oxeye Sunflower)	6.0%
Tradescantia virginiana (Virginia Spiderwort)	6.0%
Zizia aurea (Golden Alexanders)	5.0%
Penstemon digitalis (Tall White Beardtongue)	4.0%
Aster novae-angliae (New England Aster)	3.5%
Senna hebecarpa (Wild Senna)	2.4%
Pyranthemum tenuifolium (Narrowleaf Mountainmint)	2.0%
Solidago nemoralis (Gray Goldenrod)	1.8%
Aster umbellatus (Flat Topped White Aster)	1.5%
Eupatorium perfoliatum (Boneset)	1.5%
Monarda fistulosa (Wild Bergamot)	1.5%
Gaum canadense (White Avena)	1.0%
Tradescantia virginiana (Virginia Spiderwort)	1.0%
Total	100.0%

Conservation Shade Mix (ERNMX-129)	
Seed Rate - 4 lb. Per 1,000 Square Feet	
Mix Composition (Subject to seed availability)	
Species (Common name)	Mix %
Festuca rubra (Creeping Red Fescue)	30.0%
Festuca rubra ssp. commutata (Chewings Fescue)	30.0%
Lolium multiflorum (Annual Ryegrass)	20.0%
Poa pratensis, 'Kelly' (Kentucky Bluegrass, 'Kelly')	10.0%
Poa trivialis (Rough Bluegrass)	10.0%
Total	100.0%

FRONT YARD LANDSCAPING TABULATION:

TOTAL FRONT YARD AREA: 6,484 SF (0.15 AC)  
TOTAL LANDSCAPED AREA IN FRONT YARD: 2,978 SF (0.07 AC)  
PERCENTAGE OF FRONT YARD LANDSCAPED: 2,978/6,484 = 46%

TREE CANOPY COVER REQUIREMENTS

GROSS SITE AREA 54,716 SF (1.26 AC)  
DEDUCTION OF R.O.W. DEDICATION ±0 SF (0.00 AC)  
ADJUSTED SITE AREA 54,716 SF (1.26 AC)  
ZONING: CM  
TREE CANOPY COVER REQUIRED (54,716 SF X 10%) 5,472 SF  
EXISTING TREE CANOPY CREDIT (0 SF X 1.25) 0 SF  
TREE CANOPY COVER PROVIDED: 5,500 SF  
LANDSCAPE TO BE PROVIDED 0 SF  
TREE SAVE AREA  
TOTAL 5,500 SF

SEEDING NARRATIVE

- SEEDING SHALL BE DONE IN THE DESIGNATED AREAS AS NOTED ON THIS PLAN.
- BEFORE SEEDING, REMOVE ALL DEAD VEGETATION FROM THE SITE.
- SEEDING SHALL BE DONE BY HAND, BROADCAST SPREADER OR HYDROSEEDING.
- THE LANDSCAPE CONTRACTOR SHALL FOLLOW THE SEED DISTRIBUTOR'S RECOMMENDED TIME FOR SEEDING.
- NO APPLICATION OF FERTILIZER SHALL BE USED DURING THE ESTABLISHMENT OF THE SEED MIXTURE.
- SEEDING RATE OF ERNMX-129 IS 4 LB./ 1,000 S.F. A COVER SEED OF GRAIN OATS IS RECOMMENDED FROM JAN. 1 - AUG. 1, AT A RATE OF 30LB./ 1 AC. AND A COVER SEED OF GRAIN RYE IS RECOMMENDED FROM AUG. 1 - DEC. 31, AT A RATE OF 30LB./ 1 AC.
- MONITORING OF WEEDS AND EVASIVE PLANT MATERIAL SHALL BE DONE SEASONALLY.

LEGEND:

- LIMITS OF CLEARING AND GRADING
- EXISTING TREE
- PROPOSED LARGE DECIDUOUS TREE (300 SF)
- PROPOSED UNDERSTORY TREE (100 SF)
- PROPOSED SHRUB
- PERENNIALS/GROUND COVERS
- MEADOW AREAS - SEED MIX (ERNMX-129)
- POLLINATOR SEED MIX (ERNMX-125)

Plant List for 10 Year Canopy Table		Planting Schedule					
Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	10 Year Canopy Coverage (sq. ft.)	10 Year Credit total
<b>Overstory Trees</b>							
AR	Acer rubrum (Red maple)	4	2-2.5' Cal.	B&B	As Shown	300	1200
PA	Platanus x acerifolia (London planetree)	8	2-2.5' Cal.	B&B	As Shown	300	2400
QW	Quercus phellos (Willow Oak)	4	2-2.5' Cal.	B&B	As Shown	300	1200
<b>Understory Trees</b>							
AA	Amelanchier arborea (Downy serviceberry)	3	2-2.5' Cal.	B&B	As Shown	100	300
CC	Cercis canadensis (Redbud)	4	2-2.5' Cal.	B&B	As Shown	100	400
<b>Shrubs</b>							
CS	Cornus stolonifera 'Arctic Fire' ('Arctic Fire' Red-Osier dogwood)	12	18-24" Ht.	cont.	As Shown	n/a	Full to ground
IG	Ilex glabra (Inkberry)	40	18-24" Ht.	cont.	As Shown	n/a	Full to ground
KL	Kalmia latifolia 'Elf' (Dwarf Mountain Laurel)	24	18-24" Ht.	cont.	As Shown	n/a	Full to ground
<b>Perennials</b>							
VM	Periwinkle (Vinca minor)	650	2" PP	cont.	12" O.C.	n/a	Full to ground
Totals (Sq. Ft.)						Sub-total	5500

NOTE:

NO TREES BEYOND R.O.W. DUE TO CONFLICT WITH PIPE

TREE PRESERVATION NOTE:

NO TREES ARE BEING PRESERVED ONSITE. THE EXISTING VEGETATION CONSISTS OF BAMBOO ALONG THE REAR PROPERTY LINE.

SIGHT DISTANCE NOTE:

STREET TREES WILL HAVE THEIR LOWER BRANCHES LIMBED TO A HEIGHT OF 5.5' TO MAINTAIN A CLEAR SIGHT DISTANCE

ZONING WAIVER & MODIFICATION

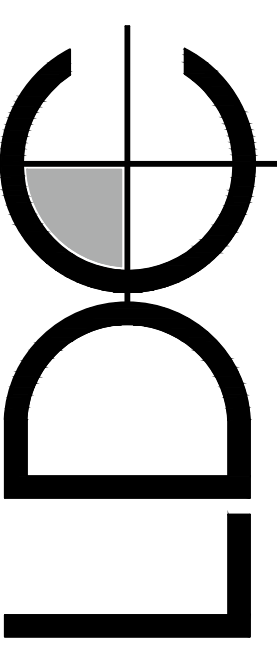
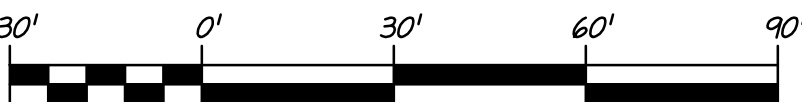
SEE ZONING ORDINANCE WAIVER & MODIFICATION LETTER ON SHEET 2 FOR THE MASONRY SCREEN WALL AND TREE CANOPY COVER.



PREPARED BY:  
WM. O'KELLY RUSSELL  
ISA Certified Arborist, MA-5000A

2/24/20

GRAPHIC SCALE:



LANDSCAPE PLAN

MILL STREET  
SELF-STORAGE

4688 DASH REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-689-4666 FX: 703-689-4775

TOWN OF VIENNA, VIRGINIA

DATE	APPROVED BY:
REVIEW	ENGINEER
DESCRIPTION	REVISION
DESIGN NO.	APPROVED BY:

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



SCALE:

1" = 30'

SHEET 24  
OF 25

DATE: AUGUST 2, 2019  
DRAFT: CBS CHECK: PDR  
FILE NUMBER: 16220-2-0