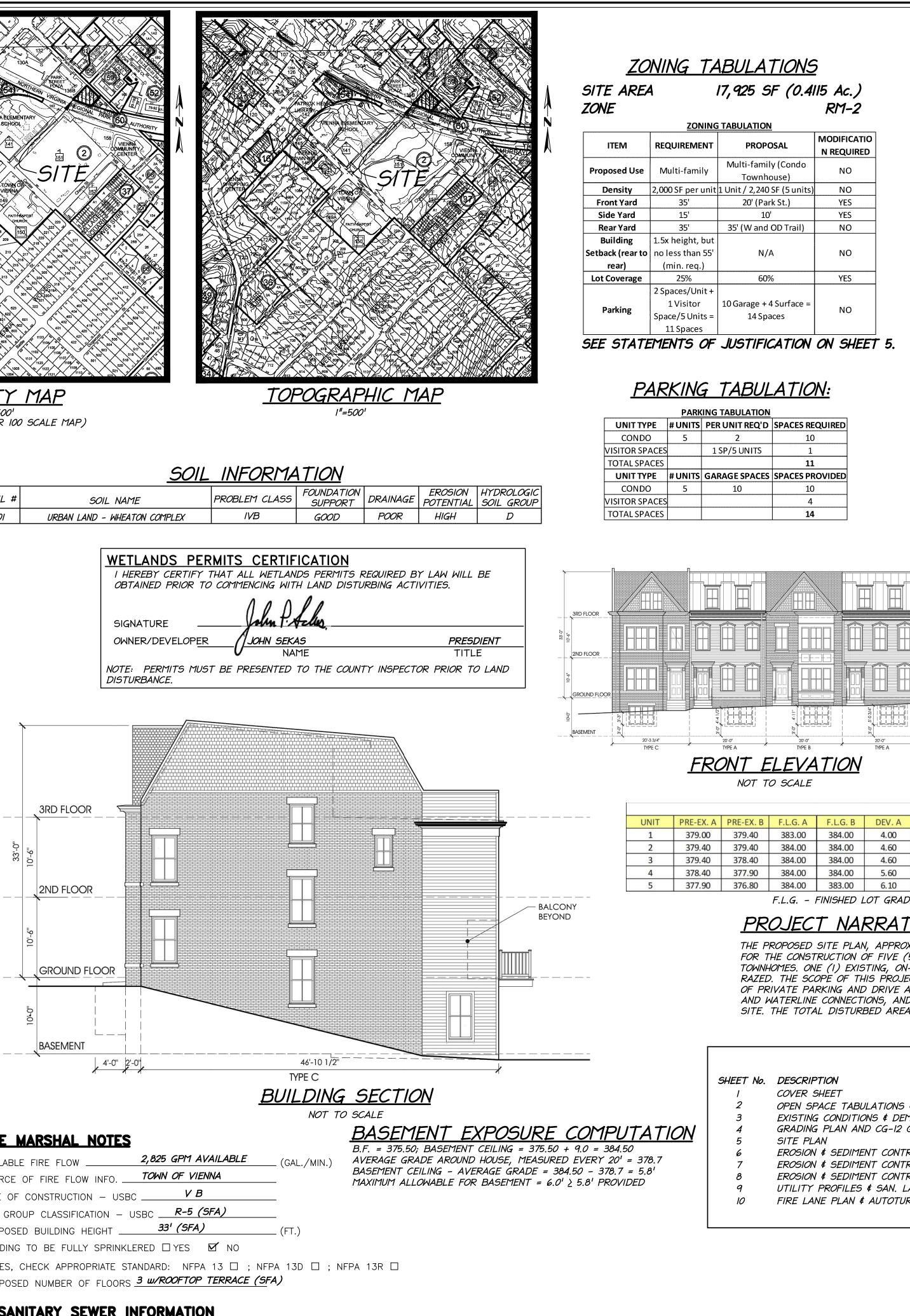


- RIGHT-OF-WAY.
- 22. ALL EXISTING STRUCTURES TO BE REMOVED/RAZED BY SEPARATE PERMIT AS NOTED HEREIN.
- 23. 2" WATER SERVICE LINES SHALL BE UTILIZED.

P:\PY 2020\20257-I-0 Park Street, S.E. - 20I\ENG\SITER**I6049-I-0-CVR.dwg** 

24. UNITS I-5 SHALL FIELD CONNECT ALL RAIN LEADERS ON THESE UNITS TO THE MANIFOLD PROPOSED ALONG THE FRONT OF THE UNITS.

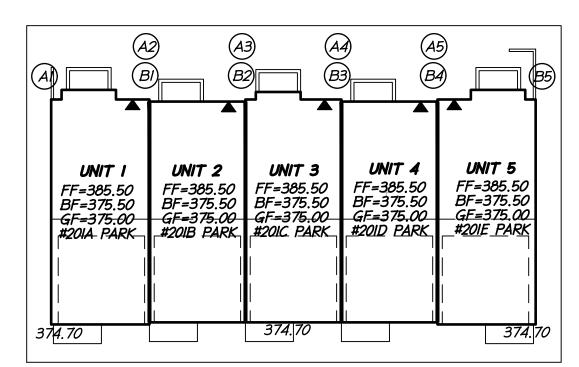


WASTEWATER TREATMENT PLANT \_BLUE PLAINS \_\_\_\_ THIS SITE IS SUBJECT TO \_\_\_\_\_ \_\_ SANITARY SEWER REIMBURSEMENT CHARGES. THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S). THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT STSTEM(5).  $\checkmark$  TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.



- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
- 2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
- PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT 703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ONSITE DURING ALL TOWN TREE REMOVAL.
- 4. TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
- 5. IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
- 6. ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
- FRONT ELEVATION CHECKS ARE REQUIRED.
- WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
- 9. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY.
- IO. EXISTING SANITARY SEWER LATERALS ARE TYPICALLY CAPPED AT OR NEAR THE PROPERTY LINE. THE REUSE OF THE PORTION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE TOWN OWNED SEWER MAIN AND THE CAPPED END MAY BE ALLOWED PROVIDING THAT A LICENSED PLUMBER CERTIFIES THAT THE EXISTING PIECE OF PIPE IS GRADED PROPERLY AND IN LIKE NEW CONDITION. THE REUSE OF A PORTION OF THE EXISTING LATERAL DOES NOT IMPLY THAT THE TOWN IS WARRANTING THE CONDITION IN ANY WAY.





## BUILDING HEIGHT EXHIBIT SCALE : I'' = 20'

SITE ADDRESS

201 PARK STREET, SE

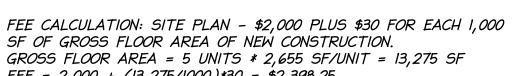
VIENNA, VA 22180

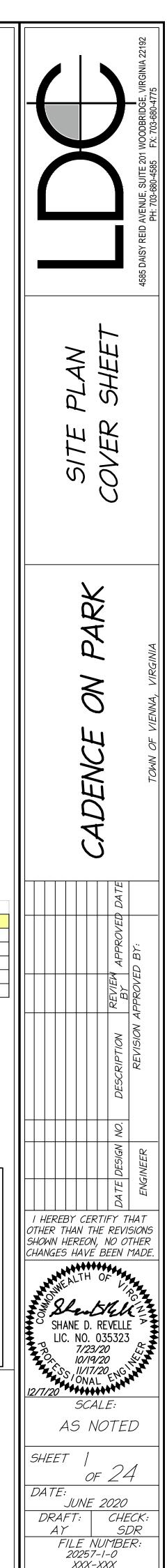
BUIL	DING HEIGHT	COMPUTATION	IS		19	
DEV. B	EX. AVG.	PROP. AVG.	MAX. PERMITTED HT.	PROP. FF	BLDG. HT. PER ARCH.	PROPOSED HT.
4.60	379.20	383.50	418.50	385.50	33.00	418.50
4.60	379.40	384.00	419.00	385.50	33.00	418.50
5.60	378.90	384.00	419.00	385.50	33.00	418.50
6.10	378.15	384.00	419.00	385.50	33.00	418.50
6.20	377.35	383.50	418.50	385.50	33.00	418.50

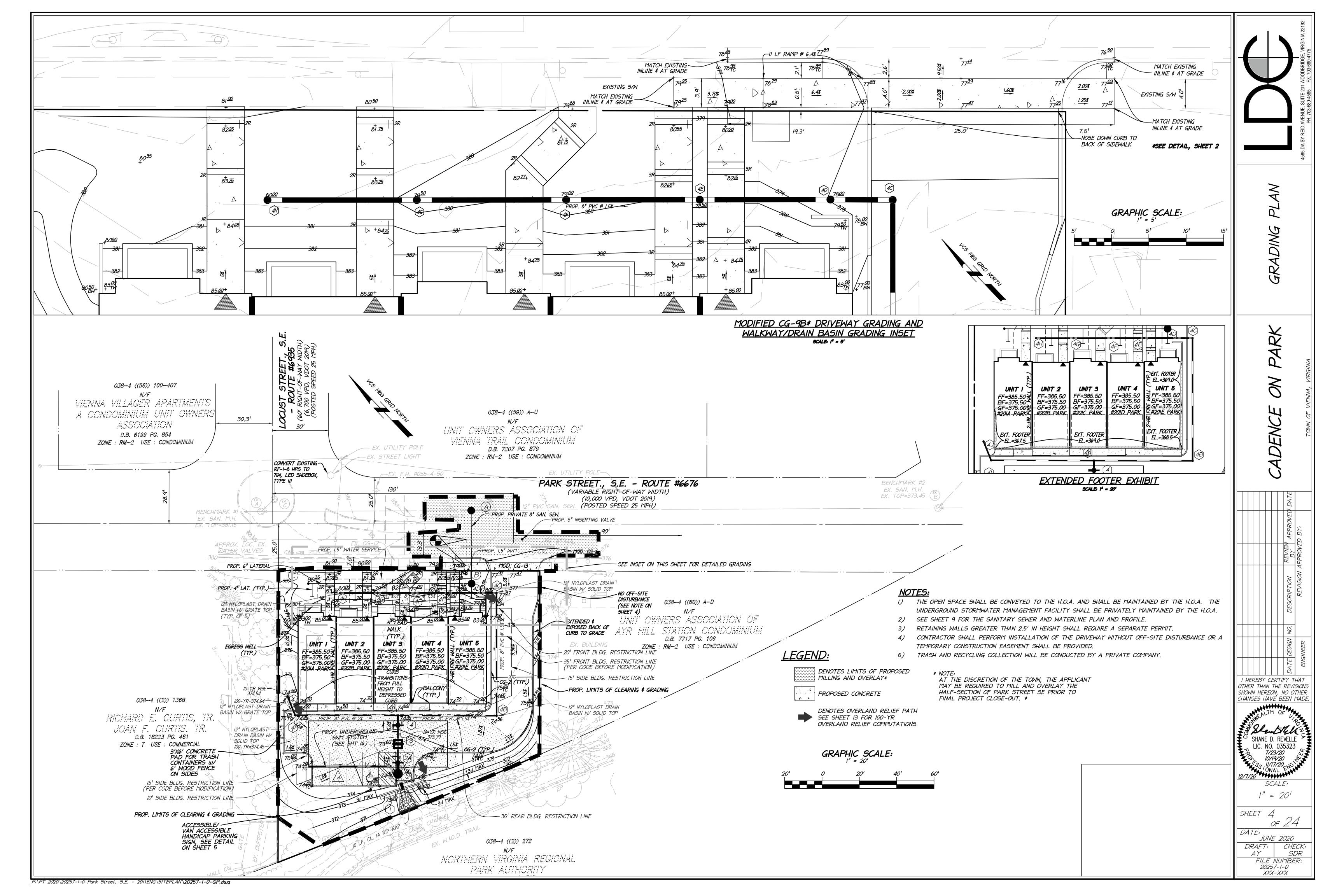
F.L.G. - FINISHED LOT GRADE, DEV. - DEVIATION OF F.L.G. FROM PRE-EXISTING GRADE

# SHEET INDEX SHEET No. DESCRIPTION

	11	STORM SEWER PROFILES AND COMPUTATIONS
DETAILS	12	SWM RELEASE RATES
ITION PLAN	13	OUTFALL ANALYSIS
DING DETAIL	14-15	TR-55 COMPUTATIONS
	16	UNDERGROUND DETENTION #I COMPUTATIONS AND DETAILS
-PHASE I	17-18	SWM ROUTINGS
-PHASE II	19-20	SWM DETAILS
NARRATIVE & DETAILS	5 <i>2</i> 1	VRRM SPREADSHEET
ERAL TABLE	22-23	TREE PRESERVATION PLAN & NOTES
EXHIBITS	24	LANDSCAPE PLAN ¢ DETAILS
	24A	GEOTECHNICAL NOTES



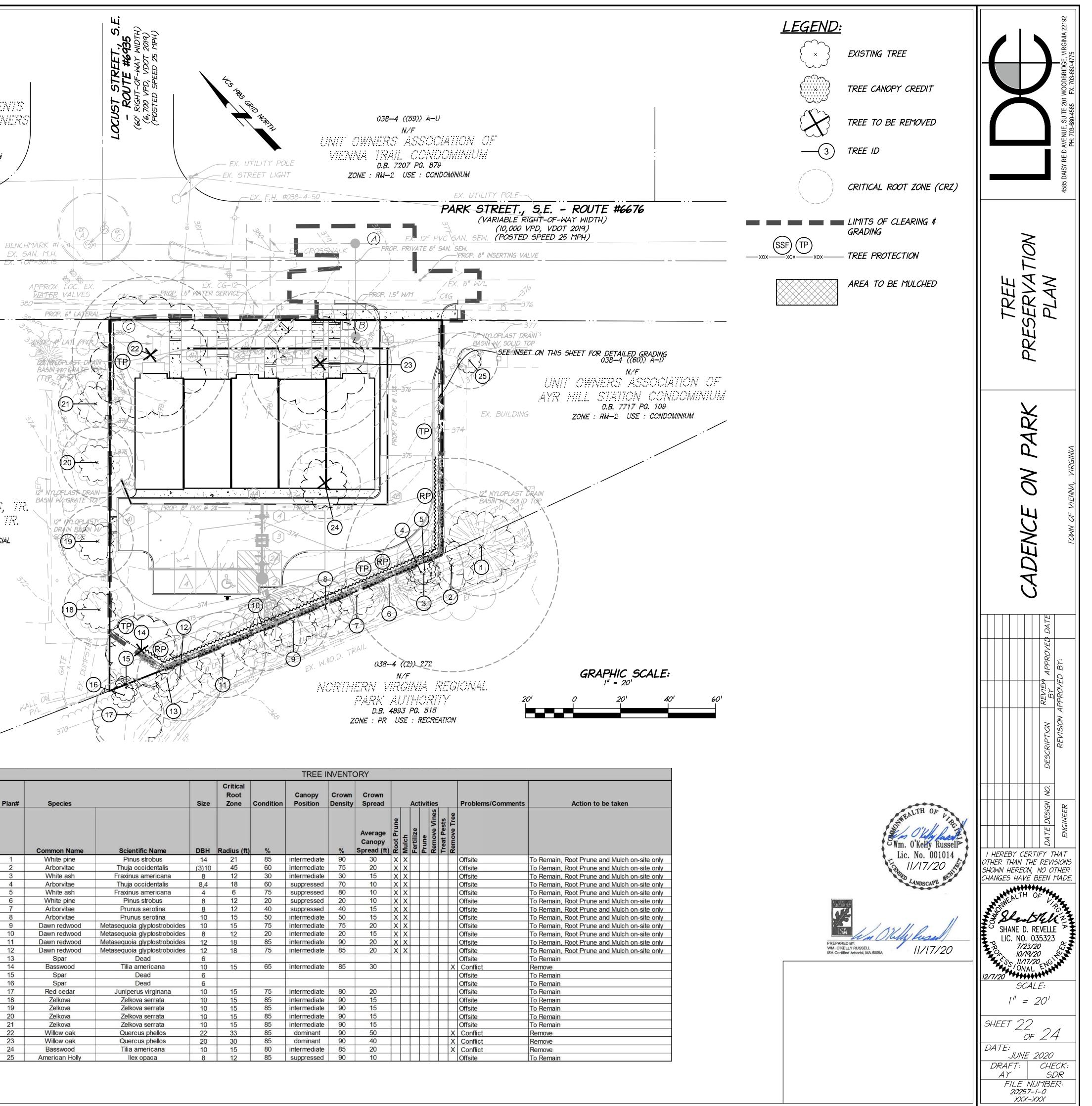




038-4 ((56)) 100-407 N:/F VENNA VILLAGER APARIMENIS A CONDOMINIUM UNIT OWNERS ASSOCIATION D.B. 6199 PG. 854 ZONE : RM-2 USE : CONDOMINIUM

> 038-4 ((2)) 136B N:/F RICHARD E. CURTIS, TR. JOAN F. CURVIS. 77. D.B. 18223 PG. 461 ZONE : T USE : COMMERCIAL

P:\PY 2020\20257-1-0 Park Street, S.E. - 201\ENG\SITEP**\20257-1-0-LND.DWG** 



Plan#     Species     Size     Zone     Condition     Canopy Position     Crown Density     Crown Spread     Activities     Problems/Comments       1     While pine     Pinus strobus     14     21     85     intermediate     90     30     X     X     0     Offsite     To Remain, Ro       1     While pine     Pinus strobus     14     21     85     intermediate     90     30     X     X     0     Offsite     To Remain, Ro       3     While ash     Fraxinus americana     8     12     30     intermediate     30     15     X     X     0     Offsite     To Remain, Ro       4     Arborvitae     Thuja occidentalis     8,4     18     60     suppressed     70     10     X     X     0     Offsite     To Remain, Ro       5     White ash     Fraxinus americana     8     12     suppressed     80     10     X     X     0     Offsite     To Remain, Ro       6     White ash	
Common NameScientific NameDBHRadius (ft)%Average (Canopy)Z (Spect of the second secon	Action to
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23 Willow oak Quercus phellos 20 30 85 dominant 90 40 X Conflict Remove	
24 Basswood Tilia americana 10 15 80 intermediate 85 20 X Conflict Remove	
25 American Holly Ilex opaca 8 12 85 suppressed 90 10 0ffsite To Remain	

# **Planting Standards**

- Newly planted trees shall be healthy and vigorous and meet all ANSI standards. All newly installed trees, as 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.
- New plantings shall be a minimum of 2-2.5" caliper for deciduous trees and 6'-8' in height for
- evergreens
- Deer protection fencing shall be installed around newly planted trees.
- A minimum of TWO different tree species is required when planting 3-5 new trees on site. A minimum of THREE different tree species is required for 6-9 new trees installed on site. A minimum of FOUR different tree species is required for 10+ new tree plantings.
- Large shade trees shall be installed no closer than 30' on center. Medium shade trees and medium evergreen trees shall be installed no closer than 20' on center. Small ornamental and small evergreen trees shall be installed no closer than 15' on center.
- Plantings shall be installed only within the following listed planting seasons.
  - Spring Planting Season: March 15-May 30
  - Fall Planting Season: September 15-November 30
  - Any tree planted outside of these dates will be rejected by the Town arborist upon inspection.
- A planting season waiver is required for trees/shrubs that must be installed outside of the 7. accepted planting seasons to meet canopy coverage or other requirements as specified in the approved plans for final occupancy. Consideration and approval of a planting season waiver shall be at the discretion of the Town arborist or his/her designee.
- If a planting season waiver is granted, the applicant shall post a bond (cash or surety) that covers any tree plantings required for canopy coverage on the site.
  - Applicant shall use the current Town of Vienna Tree Preservation and Planting Specifications Manual to compute the cost for proposed trees for canopy coverage.
  - If required tree plantings are not provided within the following planting season, the owner/applicant will be notified and the entire bond will be forfeited to the Town of Vienna. The Town will use the bond money to complete required tree plantings. Any additional charges for completing the plantings shall be borne by the applicant.
  - Bond will be released upon a passing inspection by the Town arborist.

### PLANTING NOTES

- 1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS. THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PLANTING MUST APPROVE ADJUSTMENTS TO LOCATIONS OF PLANT MATERIAL DUE TO FIELD CONDITIONS. ANY SUBSTITUTIONS IN PLANT MATERIAL AND SIZES SPECIFIED WILL NOT BE ACCEPTED, UNLESS APPROVED BY PROJECT LANDSCAPE ARCHITECT 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. ALL PLANT MATERIAL MUST BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL PHONE AT LEAST THREE (3) DAYS PRIOR TO INSTALLATION FOR INSPECTION OF THE MATERIAL AND FOR INSPECTION OF THE PLANTING OPERATION . TEST SOIL DRAINAGE BEFORE PLANTING. DIG A HOLE AS DEEP AS YOUR PLANTING HOLE AND FILL WITH WATER. IF WATER DRAINS AT A RATE
- LES THAN ONE INCH PER HOUR. INSTALL DRAINAGE TO CARRY WATER AWAY FROM THE PLANTING HOLE BASE. OR MOVING OR RAISING THE PLANTING SITE (BERM CONSTRUCTION)
- 1. EXAMINE SOIL FOR COMPACTION BEFORE PLANTING. IF SOILS ARE COMPACTED IN AN AREA WHERE A GROUP OF PLANTS ARE TO BE INSTALLED, INCORPORATED SEVERAL INCHES OF A COMBINATION OF ORGANIC MATERIALS SUCH AS COMPOSTED YARD WASTE, FINELY SHREDDED PINE BARK MULCH (SUPERFINES) OR SHREDDED, COMPOSTED LEAF MULCH (LEAF-GRO) AND TILL TO A DEPTH OF TWELEVE (12) TO EIGHTEEN (18) INCHES OVER THE ENTIRE AREA. DO NOT TILL IF PLANTING IS WITHIN A TREE PRESERVATION AREA. APPLY THE ORGANIC MATTER AT A RATE OF ONE-QUARTER ORGANIC MATTER TO THREE-QUARTERS EXISTING SOIL. DO NOT INCORPORATE SMALL QUANTITIES OF SAND - COMPACTION WILL INCREASE AND DRAINAGE DECREASES. FOR SINGLE TREE PLANTINGS, BACKFILL PLANTING HOLES WITH UNAMENDED SOIL. INCREASE THE WIDTH OF THE TOP OF THE PLANTING HOLE IN AREA WHERE SOIL HAS BEEN COMPACTED. DO NOT INCORPORATE ORGANIC MATTER SUCH AS PEAT MOSS INTO BACKFILL FOR INDIVIDUAL PLANTING HOLES.
- 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. SELECT TREES GROWN IN CONTAINERS WITH VERTICAL RIBS OR A COPPER-TREATMENT ON THE INTERIOR WALL. THESE CONTAINER MODIFICATION AND TREATMENTS MINIMIZE CIRCLING ROOT FORMATION. 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. FOR BARE ROOT PERENNIALS PLANT WITH THE SOIL EVEN WITH THE TOP OF THE CROWN. DIG THE HOLE WIDE ENOUGH TO ALLOW THE ROOTS TO SPREAD OUT IN THE SOIL. PUSH THE SOIL BACK INTO THE HOLE OVER THE ROOTS AND AROUND THE TOP OF THE PI ANT
- 6. 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.
- 7. 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. AVOID MULCH THAT HAS NOT BEEN NITROGEN COMPOSTED, AS THE PH OF THE SOIL COULD CHANGE AS THE MULCH DEGRADES. PINE BARK MULCH WILL NOT CHANGE THE PH OF THE SOIL AS IT DEGRADES. THIS IS THE BEST TYPE OF MULCH FOR USE WITH PERENNIALS. IN MULCHING PERENNIALS, USE NO MORE THAN 1-2". FOR MEDITERRANEAN TYPE OF PERENNIALS, SUCH AS LAVENDER, OR FOR PEONIES OR IRIS, USE NO MULCH AT ALL
- 3. 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. 9. PRUNING AT THE TIME OF PLANTING SHALL BE DONE ONLY TO REMOVE BROKEN BRANCHES OR DOUBLE (CO DOMINANT) LEADERS.
- 10. REMOVE TAGS AND LABELS FROM TREES AND SHRUBS TO PREVENT GIRDLING BRANCHES AND TRUNKS. 11. 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. 12. 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

- 13. 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 THEPROJECT LANDSCAPE ARCHITECT, FAILS TO FLOURISH; THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE ABOVE NOTED SPECIFICATIONS.
- 14. 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
- 15. PLANT MATERIAL SHALL NOT BE STORED ON SITE FOR A PERIOD LONGER THAN 3 DAYS FROM THE TIME OF DELIVERY 16. ALL PLANT MATERIAL SHALL BE PROTECTED FROM DRYING DURING TRANSPORTAION 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.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLANTING PLAN.

P:\PY 2020\20257-1-0 Park Street, S.E. - 201\ENG\SITER**\20257-1-0-LND.dwg** 

