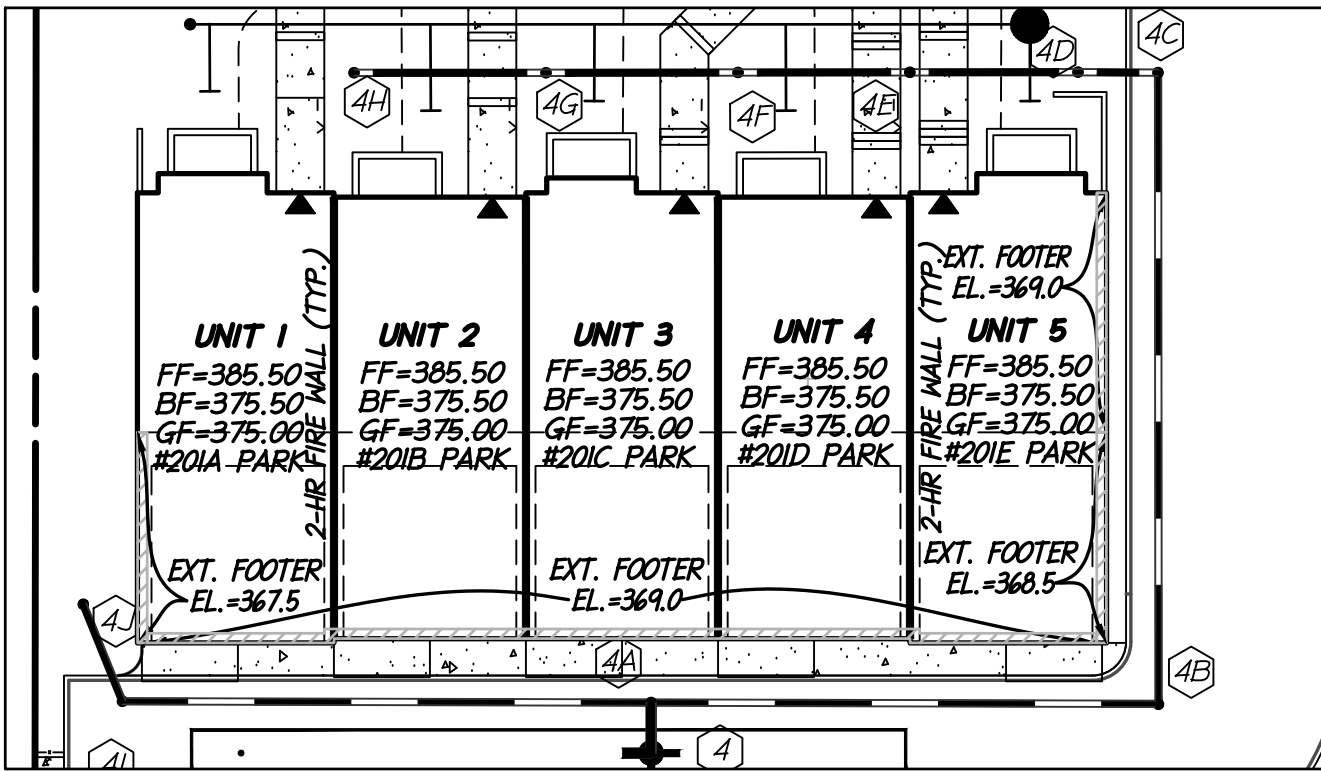
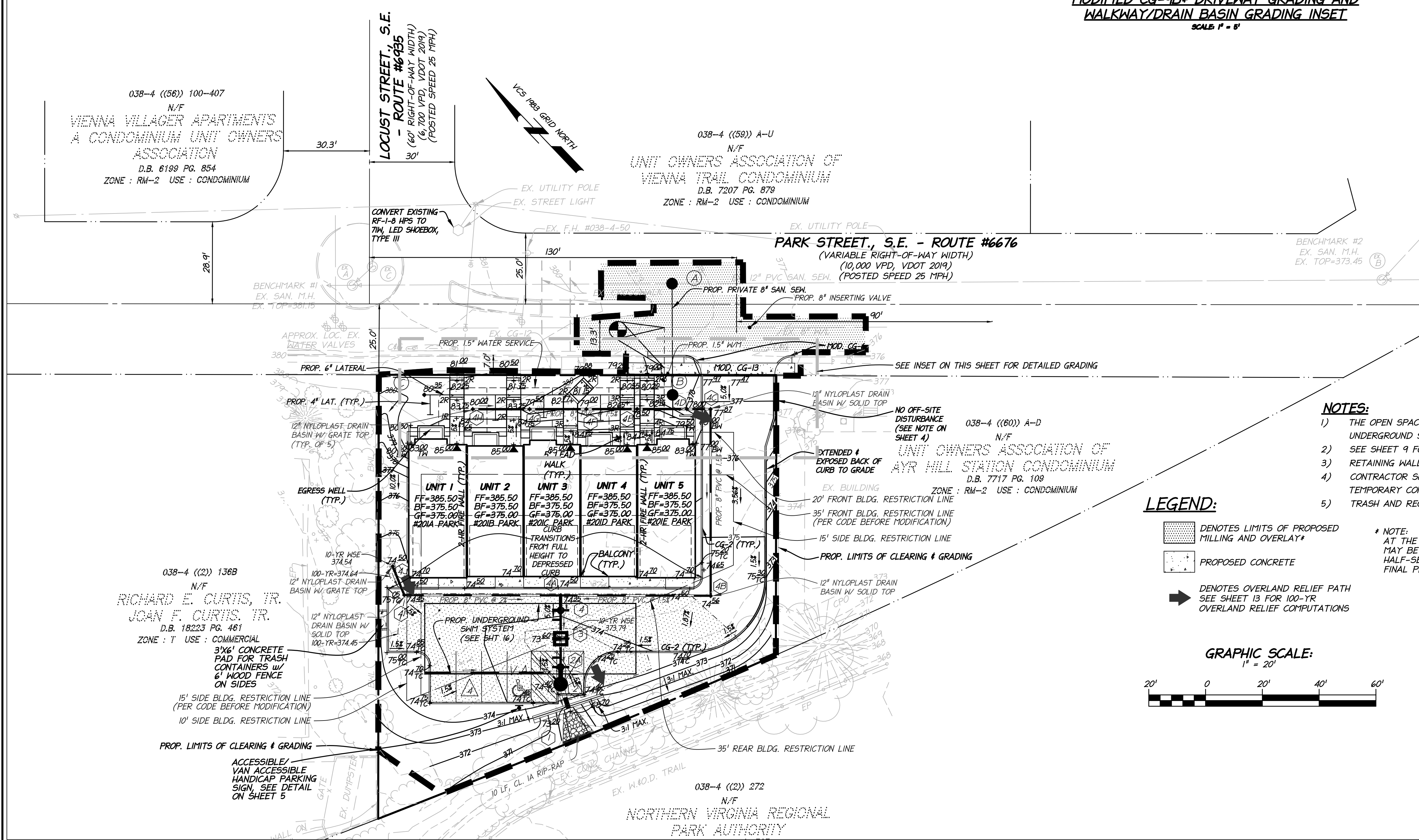


MODIFIED CG-9B* DRIVEWAY GRADING AND
WALKWAY/DRAIN BASIN GRADING INSET
SCALE 1" = 5'



EXTENDED FOOTER EXHIBIT
SCALE 1" = 20'



NOTES:

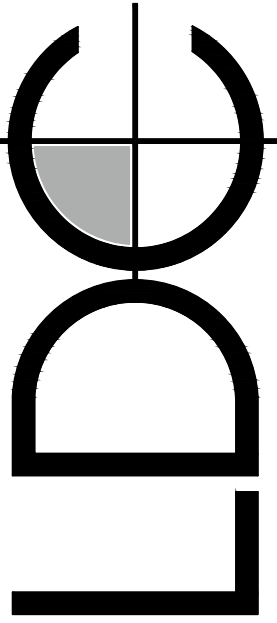
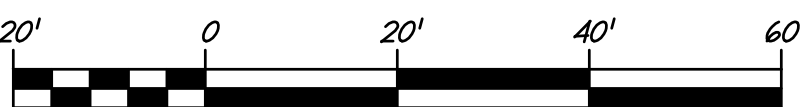
- 1) THE OPEN SPACE SHALL BE CONVEYED TO THE H.O.A. AND SHALL BE MAINTAINED BY THE H.O.A. THE UNDERGROUND STORMWATER MANAGEMENT FACILITY SHALL BE PRIVATELY MAINTAINED BY THE H.O.A.
- 2) SEE SHEET 9 FOR THE SANITARY SEWER AND WATERLINE PLAN AND PROFILE.
- 3) RETAINING WALLS GREATER THAN 2.5' IN HEIGHT SHALL REQUIRE A SEPARATE PERMIT.
- 4) CONTRACTOR SHALL PERFORM INSTALLATION OF THE DRIVEWAY WITHOUT OFF-SITE DISTURBANCE OR A TEMPORARY CONSTRUCTION EASEMENT SHALL BE PROVIDED.
- 5) TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.

LEGEND:

- DENOTES LIMITS OF PROPOSED MILLING AND OVERLAY*
- DENOTES OVERLAND RELIEF PATH SEE SHEET 13 FOR 100-YR OVERLAND RELIEF COMPUTATIONS

* NOTE:
AT THE DISCRETION OF THE TOWN, THE APPLICANT MAY BE REQUIRED TO MILL AND OVERLAY THE HALF-SECTION OF PARK STREET SE PRIOR TO FINAL PROJECT CLOSE-OUT. *

GRAPHIC SCALE:



GRADING PLAN

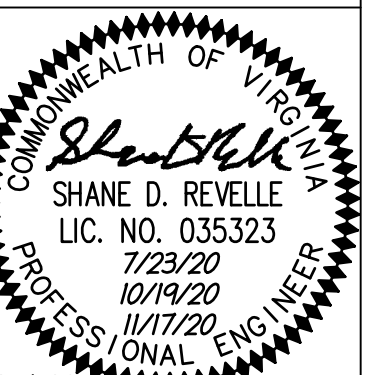
CADENCE ON PARK

4555 DUNN RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-684-4555 FAX: 703-684-4715

TOWN OF VIENNA, VIRGINIA

DATE	DESIGN	REVISION	REVIEW	APPROVED	DATE
12/7/20	1				

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



SHEET 4 OF 24
DATE: JUNE 2020
DRAFT: AY
CHECK: SDR
FILE NUMBER: 20257-1-0
XXX-XXX

CADENCE ON PARK

[illegible]

COMMONWEALTH OF VIRGINIA

Shane D. Revelle

SHANE D. REVELLE

LIC. NO. 035323

7/23/20

10/19/20

11/7/20

PROFESSIONAL ENGINEER

12/7/20

SHEET 22
OF 24

DRAFT: AY	CHECK: SDR
FILE NUMBER: 20257-1-0 XXX-XXX	

CRITICAL ROOT ZONE (CRZ)

- TREE PROTECTION

 AREA TO BE MULCHED

[illegible]

PREPARED BY:
WM. O'KELLY RUSSELL
ISA Certified Arborist, M.

11/17/20

1. 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.
2. New plantings shall be a minimum of 2-2.5" caliper for deciduous trees and 6'-8' in height for evergreens.
3. Deer protection fencing shall be installed around newly planted trees.
4. 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.
5. 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.
6. Plantings shall be installed only within the following listed planting seasons.
 - **Spring Planting Season:** March 15-May 30
 - **Fall Planting Season:** September 15-November 30Any tree planted outside of these dates will be rejected by the Town arborist upon inspection.
7. A **planting season waiver** is required for trees/shrubs that must be installed outside of the 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.
8. 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.

- 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 SPECIES 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 PROVIDE AT LEAST THREE (3) DAYS PRIOR TO INSTALLATION FOR INSPECTION OF MATERIAL TO THE PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ORIENTATION FROM THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 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 (BERM CONSTRUCTION)
- EXAMINE SOIL FOR COMPACTION BEFORE PLANTING. IF SOILS ARE COMPACTED IN AN AREA WHERE A GROUP OF PLANTS ARE TO BE INSTALLED, INCORPORATE 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 TWELVE (12) TO EIGHTEEN (18) INCHES OVER THE ENTIRE AREA. DO NOT TILL IF PLANTING IS WITHIN A TREE PRESERVATION AREA. APPLY THE ORGANIC MATERIAL TO THE SURFACE OF THE SOIL TO THE DEPTH OF THE 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 BURLAPPED 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 PLANT.
- 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 HOLE. THREE TO FOUR (4) INCH DRAIN 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. 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.
- TREES SHALL BE PLANTED AT THE HEIGHT OF THE SURROUNDING GRADE WITH ROOT FLARES VISIBLE. SHOULD SOIL HAVE BEEN GRADED OVER THE ROOT FLARE DURING THE DIGGING PROCESS, THIS SOIL SHALL BE REMOVED SO THAT THE FLARE IS SLIGHTLY ABOVE GRADE. SHOULD THE ROOT FLARE BE EXPOSED, IT SHALL BE COVERED WITH MULCH OR BRANDED OR DOUGLASS (CO DOMINANT) 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 ABORTORIE OR EQUIVALENT, INSTALLED PER MANUFACTURERS INSTRUCTIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED 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 PROJECT LANDSCAPE ARCHITECT, 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.
- PLANT MATERIAL SHALL BE STORED PROTECTED FROM THE ELEMENTS AND DAMAGE 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.

