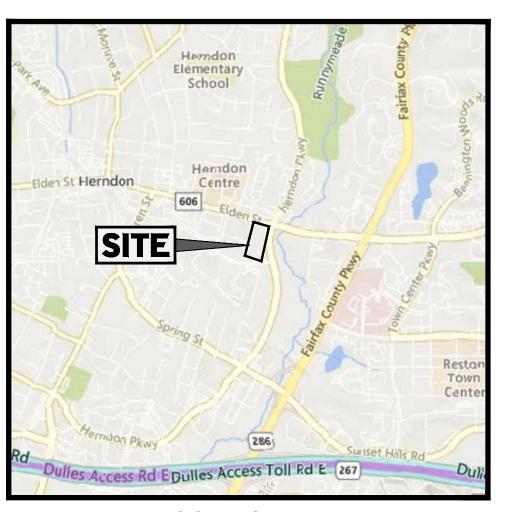
# GENERAL DEVELOPMENT PLAN

# **FOR**

# 315 ELDEN STREET ADAPTIVE REUSE

**LOCATION OF SITE** 315 ELDEN STREET **TOWN OF HERNDON** FAIRFAX COUNTY, VA **DRANESVILLE DISTRICT** 





**LOCATION MAP** SCALE: 2000'

0	WNER/DEVELOPER
	ELDEN STREET OWNER LLC 900 17TH STREET NW
	SUITE 1050 WASHINGTON, DC 20006

TRAFFIC CONSULTANT

**ATTORNEY** WIRE GILL LLP 1750 TYSONS BLVD SUITE 1500 TYSONS, VA 22102 KEN WIRE 703-677-3129

LANDSCAPE ARCHITECT

**CIVIL ENGINEER** BOHLER
12825 WORLDGATE DR, SUITE 700
HERNDON, VA 20170
CONTACT: NICK GEORGAS, PLA
703-709-9500
CONTACT: GREG ELLWOOD, PE
703-709-9500

SHEET INDEX	
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## **MODIFICATIONS REQUESTED**

- 1. MINIMUM PARKING RATE REDUCTION Z.O. 78-100.2: THE ZONING ORDINANCE SECTION 78-100.2 REQUIRES 263 PARKING SPACES TO SERVE THE PROPOSED 170 UNITS. THE REQUEST IS TO ALLOW 184 PARKING SPACES TO SERVE THE PROPOSED 170 UNITS, OR AN OVERALL REDUCTION OF 30.0%.
- 2. MAXIMUM 15-FOOT STRUCTURE SETBACK FROM PUBLIC ROW Z.O 78-51.1E: REQUEST FOR AN INCREASE IN THE MAXIMUM STRUCTURE SETBACK DUE TO EXISTING STRUCTURES ONSITE. EXISTING STRUCTURE SETBACKS RANGE FROM BETWEEN APPROXIMATELY 37 AND APPROXIMATELY 85 FEET FROM PUBLIC
- 3. MINIMUM 18-FOOT STRUCTURE SEPARATION Z.O 78-51.1E: REQUEST FOR A REDUCTION IN THE MINIMUM STRUCTURE SEPARATION TO 11.9 FEET DUE TO EXISTING STRUCTURES. MOST EXISTING STRUCTURES MET THE MINIMUM 18-FOOT STRUCTURE SEPARATION, HOWEVER FEW BUILDINGS MAINTAIN AS LITTLE AS 11.9 FEET SEPARATION.
- 4. MINIMUM 10-FOOT PERIMETER BUFFER STRIP Z.O 78-110.4.D AND 78-110.4.E.3.B: REQUEST FOR A REDUCTION IN THE MINIMUM PERIMETER BUFFER LANDSCAPING REQUIREMENT FROM BOTH PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES TO BETWEEN 0-FEET AND 7.5 FEET DUE TO EXISTING DRIVEWAYS AND PARKING AREAS.A REDUCTION IN PLANTINGS FOR REQUIRED LANDSCAPE BUFFERS AND INTERIOR PARKING LANDSCAPE SUBJECT TO ARTICLE XI OF THE TOWN OF HERNDON ZONING ORDINANCE IS REQUESTED.
- 5. MODIFICATION REQUEST FROM LANDSCAPE STANDARDS Z.O. 78-110.2: MODIFY PLANTING STANDARDS FROM LANDSCAPING, PRIMARILY FOR THE EXISTING BUFFER STRIPS ALONG PUBLIC RIGHT-OF-WAY AND ADJOINING PROPERTY. THE MODIFICATION REQUEST IS A COMPANION TO THE ALREADY SUBMITTED MODIFICATION REQUEST FOR A DECREASE IN THE REQUIRED 10-FOOT PERIMETER BUFFER STRIP REQUIREMENT TO ALLOW A 7.5-FOOT WIDE BUFFER.

	LAND SURVEYING  PROGRAM MANAGEMENT  LANDSCAPE ARCHITECTURE  SUSTAINABLE DESIGN  PERMITTING SERVICES  TRANSPORTATION SERVICES  THENEDRANDON THIS PLAN ARE PROPRIETARY AND SHALL NOT BE CORED OR LISED ANY PURPOSE WITHOUT PRICE WHITTING
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	REVISIONS					
REV	DATE	COMMENT	DRAWN BY CHECKED BY			
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW GE			
2	02/25/2022	REV. PER COMMENTS	MR GE			



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REVIEW AND APPROVAL. IT IS NOT I	
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PROJECT:

## **GENERAL DEVELOPMENT** PLAN

315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA DRANESVILLE DISTRICT



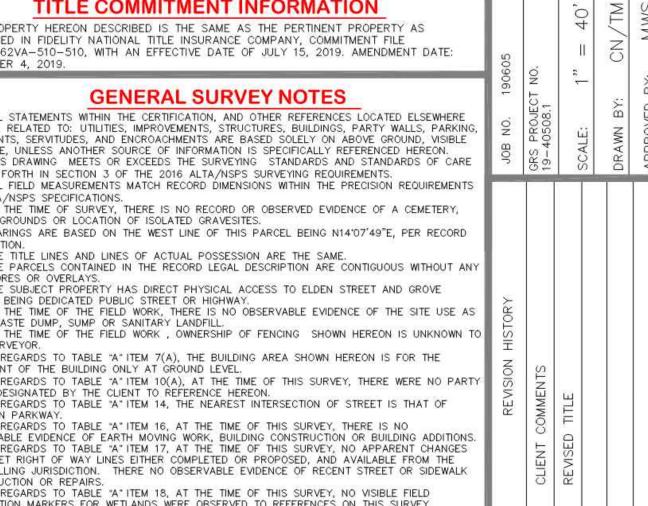
12825 WORLDGATE DR. SUITE 700 HERNDON, VIRGINIA 20170 Phone: (703) 709-9500 Fax: (703) 709-9501 VA@BohlerEng.com



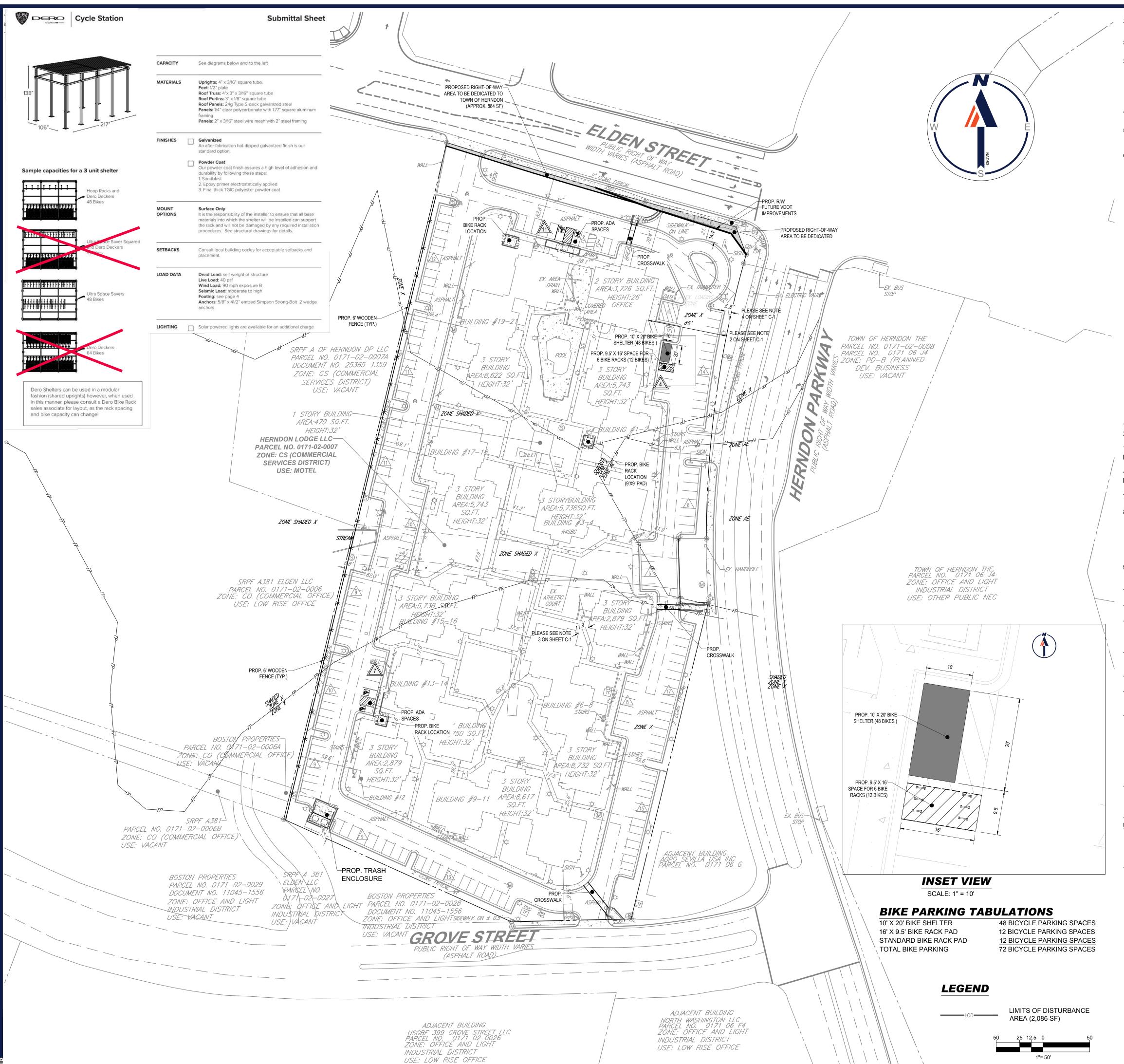
**COVER SHEET** 

#### SHEET 1 OF RECORD DESCRIPTION L=150.26' SCHEDULE B-II ITEMS R=5267.42' -- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY AN THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HERNDON, COUNTY OF CB=S73°05'06"E AGREEMENT DATED OCTOBER 29, 1948, RECORDED ON JANUARY 3, 1949 FAIRFAX, STATE OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS: IN DEED BOOK 669 AT PAGE 4 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY) ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, SITUATE AND BEING MORE PARTICULARLY EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY AN AGREEMENT DATED JUNE 18, 1979, RECORDED ON AUGUST 7, 1979 IN DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GROVE STREET, SAID POINT DEED BOOK 5257 AT PAGE 225 AMONG THE LAND RECORDS OF FAIRFAX MARKING THE SOUTHWESTERLY CORNER OF AGRO SEVILLA USA, INC.; THENCE WITH THE COUNTY, VIRGINIA. (DOES NOT APPEAR TO AFFECT. NO ANCHORS, GUYS NORTHERLY RIGHT-OF-WAY LINE OF GROVE STREET S89"10"35"W, 127.89 FEET TO A POINT MARKING OR STUBS WERE OBSERVED ON THIS SITE) THE MOST EASTERLY CORNER OF OUTLOT "A," NEW DOMINION TECHNOLOGY PARK; THENCE WITH EASEMENT AND RIGHT OF WAY GRANTED TO THE TOWN OF HERNDON BY THE NORTHEASTERLY LINE OF SAID OUTLOT "A" N6510'35"W, 267.28 FEET TO A POINT MARKING THE A DEED OF SANITARY SEWER EASEMENT AND AGREEMENT DATED APRIL SOUTHEASTERLY CORNER OF OUTLOT "B," VACATED BUCHANAN DRIVE; THENCE WITH THE 12, 1984, RECORDED ON APRIL 16, 1984 IN DEED BOOK 5926 AT PAGE EASTERLY LINES OF SAID OUTLOT "B," 381 ELDEN STREET LLC AND ELDEN STREET LLC N14'07'49"E, 894 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.(AFFECTS 744.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELDEN STREET (ROUTE 606); AS SHOWN, LOCATION ESTABLISHED FROM MANHOLES) THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINES OF ELDEN STREET THE FOLLOWING COURSES: \$7216'04"E, 70.98 FEET; WITH A CURVE TO THE LEFT, WHOSE RADIUS IS 5,267,42 FEET AND WHOSE EASEMENT AND RIGHT OF WAY GRANTED TO THE TOWN OF HERNDON BY CHORD IS \$73"05'06"E, 150.26 FEET, AN ARC DISTANCE OF 150.26 FEET; \$73"54'08"E, 101.06 FEET AND DEED OF STORM SEWER EASEMENT AND CONVEYANCE DATED MARCH 20, S 19'50'56"E, 31.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HERNDON PARKWAY; 1986, RECORDED ON MARCH 27, 1986 IN DEED BOOK 6342 AT PAGE THENCE WITH THE WESTERLY RIGHT-OF-WAY LINES OF HERNDON PARKWAY THE FOLLOWING 1661 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. COURSES: S16°04'21 "W, 10.00 FEET; WITH A CURVE TO THE LEFT, WHOSE RADIUS IS 1,100.00 FEET AND WHOSE CHORD IS S08"18'26"W, 297.25 FEET, AN ARC DISTANCE OF 298.16 FEET; N89"27'29"W, 30.00 FEET; S01\*13'28"E, 69.67 FEET AND N87\*00'34"E, 30.00 FEET TO A POINT MARKING THE MOST EASEMENT AND RIGHT OF WAY GRANTED TO THE TOWN OF HERNDON BY DEED OF SANITARY SEWER EASEMENT AND CONVEYANCE DATED MARCH NORTHERLY CORNER OF AGRO SEVILLA USA, INC.; THENCE WITH THE WESTERLY LINE OF AGRO SEVILLA USA, INC. S1417'35"W, 348.74 FEET TO THE POINT OF BEGINNING, CONTAINING 6.3942 ACRES 20, 1986, RECORDED ON MARCH 27, 1986 IN DEED BOOK 6342 AT PAGE 1669 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.(AFFECTS AS SHOWN) BEING THE SAME PROPERTY CONVEYED TO MSCI 2007-TOP27 ELDEN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED FROM DAVID L. LINGERFELT, SUBSTITUTE TRUSTEE, DATED EASEMENT AND RIGHT OF WAY GRANTED TO THE TOWN OF HERNDON BY MAY 30, 2019, RECORDED JULY 8, 2019 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FAIRFAX DEED OF WATERLINE EASEMENT AND CONVEYANCE DATED MARCH 20, 1986, RECORDED ON MARCH 27, 1986 IN DEED BOOK 6342 AT PAGE 1677 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, COUNTY, VIRGINIA IN DEED BOOK 25808, PAGE 1018. APN: 0171 02 0007 VIRGINIA.(AFFECTS AS SHOWN) SRPF A OF HERNDON DP LLC PARCEL NO. 0171-02-0007A DOCUMENT NO. 25365-1359 SITE PICTURE OWN OF HERNDON THE PARCEL NO. 0171-02-0008 BUILDING #17-18 TITLE COMMITMENT INFORMATION THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE VICINITY MAP D.: 30762VA-510-510, WITH AN EFFECTIVE DATE OF JULY 15, 2019. AMENDMENT DATE: LAND AREA L=298.16' R=1100.00' 278,537 SQUARE FEET± CB=S818'26"W **GENERAL SURVEY NOTES** ZONE SHADED X 6.394 ACRES± C=297.25' 1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, ASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. 2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS. 3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS ZONE AE OF ALTA/NSPS SPECIFICATIONS. PARKING SPACES 4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES. THE BEARINGS ARE BASED ON THE WEST LINE OF THIS PARCEL BEING N14'07'49"E, PER RECORD ILLEGIBLE REGULAR= 183 HANDICAP= 4 THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. TOTAL= 187 THE PARCELS CONTAINED IN THE RECORD LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY AP, GORES OR OVERLAYS. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ELDEN STREET AND GROVE STREET, BEING DEDICATED PUBLIC STREET OR HIGHWAY. AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS SRPF A381 ELDEN LLC PARCEL NO. 0171-02-0006 SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL **ZONING DATA** AT THE TIME OF THE FIELD WORK , OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN " THIS SURVEYOR. REQUIRED PARKING REQUIREMENTS O. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE ZONING ITEM FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL ZONING DISTRICT HOTEL: 1 SPACE PER GUEST 11. IN REGARDS TO TABLE "A" ITEM 10(A), AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON. OMMERCIAL SERVICES ROOM MINIMUM. 2. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF PERMITTED USE HOTEL 13. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. 14. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES MINIMUM LOT AREA (SQ.F. NO MINIMUM N STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE ONTROLLING JURISDICTION. THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK MAX BUILDING COVERAGE CONSTRUCTION OR REPAIRS. 15. IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED TO REFERENCES ON THIS SURVEY. NO MINIMUM MAX BUILDING HEIGHT PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM 45' MAXIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST. 17. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES BENEFITING SUBJECT BUILDING SETBACKS CONTACT: LISA GILLERAN 50' MINIMUM 100' MAXIMUM PROPERTY EITHER OBSERVED OR DISCLOSED BY TITLE COMMITMENT. 7.5' MINIMUM PHONE: (703)435-6800 7.5' MINIMUM REPORT DATE: 6/11/2019 GRS# 19-40508.2 ALTA/NSPS LAND TITLE SURVEY RESIDENCE INN FLOOD NOTE FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY 315 ELDEN STREET (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X, SHADED X AND AE ON FLOOD INSURANCE RATE MAP NUMBER 51059C0130E, WHICH BEARS AN EFFECTIVE DATE OF 09/17/2010 AND IS & IS NOT IN FAIRFAX COUNTY HERNDON, VA 20170 A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR SURVEYOR'S CERTIFICATE A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. TO: MSCI 2007-TOP27 ELDEN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY; LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVARE NATIONAL SETTLEMENT SERVICE; FIDELITY NATIONAL TITLE INSURANCE COMPANY; GRS GROUP: SIGNIFICANT OBSERVATIONS THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT A SIDEWALK ENCROACHES ON SUBJECT PROPERTY BY ±0.5' AT MOST. IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6 (b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/15/2019. DATE OF PLAT OR MAP: 10/31/2019 LEGEND SOLITRO Lic. No. 0403003342 SQUARE FEET PARKING SPACE(S) CONCRETE SURFACE DRAINAGE INLET TRANSFORMER NO PARKING AREA SRPF A 381 ELDEN LLC PARCEL NO. 0171-02-0027 BOSTON PROPERTIES PARCEL NO. 0171-02-0029 DOCUMENT NO. 11045-1556 11/5/19 AIR CONDITIONER HANDICAP PARKING SPACE CLEAN OUT REGISTERED SURVEYOR: KIMBERLY D. SOLITRO PROFESSIONAL LAND SURVEYOR NO.: 0403003342 CABLE RISER WATER VALVE BOSTON PROPERTIES PARCEL NO. 0171-02-0028 DOCUMENT NO. 11045-1556 STATE OF VIRGINIA FLAG POLE SANITARY MANHOLE CABLE BOX MANHOLE CABLE VAULT **ALTA SURVEY** LIGHT POLE UTILITY VAULT SURVEYED BY: FIRE HYDRANT TRAFFIC SIGNAL POLE (BY OTHERS REPUBLIC SIGN TRAFFIC SIGNAL CONTROL BOX METAL FENCE CONCRETE CURB AND GUTTER NATIONAL WOOD FENCE PLASTIC FENCE

**GROVE STREET** 



DATED 2019 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.



**GENERAL NOTES:** 

THIS PLAN IS BASED ON AN ALTA SURVEY BY GRS GROUP. ENTITLED "ALTA/NSPS LAND TITLE SURVEY. RESIDENCE INN. 315 ELDEN STREET, FAIRFAX COUNTY, HERNDON, VA 20170." PROJECT #: 19-40508.1. DATE: 11/5/19.

2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.

3. OWNER / DEVELOPER / APPLICANT

**ELDEN STREET OWNER LLC** 900 17TH STREET NW, SUITE 1050 WASHINGTON, DC 20006 PETER KLEEBLATT (240-380-3602)

PARCEL DATA:

TAX MAP: #0171-02-0007 - 278,537 SF.

EXISTING ZONE: CS (COMMERCIAL SERVICES DISTRICT) PROPOSED ZONE: PD-UR (PLANNED DEVELOPMENT URBAN RESIDENTIAL DISTRICT)

6.	BULK REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
	A. MIN. LOT AREA	NONE	278,537 SF (6.394 ACRES)
	B. MAXIMUM BUILDING SETBACK FROM R.O.W.*		
	FRONT SETBACK (ELDEN STREET)	15'	±83'
	FRONT SETBACK (HERNDON PARKWAY)	15'	±85'
	REAR SETBACK (GROVE STREET LINE)	15'	±57'
	C. MINIMUM LANDSCAPE BUFFER⁺		
	FRONT SETBACK (ELDEN STREET)	10'	±14.4'
	FRONT SETBACK (HERNDON PARKWAY)	10'	±6.8'
	REAR SETBACK (WEST PROPERTY LINE)	10'	±6.8'
	REAR SETBACK (GROVE STREET LINE)	10'	±7.2'
	D. MINIMUM DISTANCE BETWEEN BUILDINGS AND DEVELOPMENT BOUNDARIES	18'	±60'
	E. RIGHT-OF-WAY VDOT DEDICATION AREA	NONE	±0.02 ACRES
	F. TOWN OF HERNDON DEDICATION AREA	NONE	±884 SF
	G. DENSITY (DWELLING UNITS/ACRE)	28 UNITS/ACRE	28 UNITS/ACRE
	H. MAX. BUILDING HEIGHT	40'	35' MAX
	I. OPEN SPACE (SEE SHEET C-5 FOR OPEN SPACE PLAN)	20% (8% RECREATION AREA)	40% (8%)
	J. LOADING (ONE FOR GSF BELOW 40,000)	1	1
	K. MINIMUM LOT WIDTH	NONE	±320
	L. MINIMUM DISTANCE BETWEEN BUILDINGS^	18'	±11.9'

\*MODIFICATION REQUESTED FOR MAXIMUM BUILDING SETBACK DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 2 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.

\*MODIFICATION REQUESTED FOR MINIMUM LANDSCAPE BUFFER DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 4 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.

^MODIFICATION REQUESTED FOR MINIMUM DISTANCE BETWEEN BUILDINGS DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 3 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.

7. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE REZONING AREA.

BE SUBMITTED UNDER A SEPARATE COVER.

8. THE PROPERTY IS LOCATED IN ZONE AE (AREA DETERMINED TO BE INUNDATED BY THE 100-YEAR FLOOD PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 130 OF 450" MAP NUMBER 51059C0130E, MAP EFFECTIVE DATE SEPTEMBER 17,2010. SEE SHEET C-4 FOR FLOODPLAIN MAP. SEE SHEET C-4A SHOWING A DRAFT OF THE REVISED FEMA FLOODPLAIN MAPS TO BE APPROVED BY END OF 2022. A SPECIAL EXCEPTION AND APPLICATION ARE TO

9. NO ENVIRONMENTAL QUALITY CORRIDOR IS KNOWN TO EXISTING ON THIS SITE. FLOODPLAIN IS KNOWN TO EXIST ON THIS SITE.

10. MINOR IMPROVEMENTS SHOWN ON REZONING PLAN ARE SUBJECT TO FINAL ENGINEERING.

11. SITE LIGHTING WILL CONFORM TO TOWN OF HERNDON CODE SEC. 78-130.9 AT TIME OF SITE PLAN.

12. ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, APPLICABLE FAIRFAX COUNTY CODE, AND STATEWIDE FIRE PREVENTION

13. THE PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THE MODIFICATIONS LISTED ON THE COVER.

14. PROPOSED DUMPSTER SHOWN ON THIS SHEET SHALL MEET FAIRFAX COUNTY PFM DESIGN STANDARDS.

15. MAILBOXES WILL BE LOCATED INSIDE THE BUILDING CLOSEST TO THE INTERSECTION OF HERNDON PARKWAY AND ELDEN STREET.

16. BIKE RACKS TO BE PLACED THROUGHOUT THE PROPERTY AND ALONG EACH PUBLIC R.O.W. PER Z.O. 78-51.1.G.9. EACH BIKE RACK PAD CONTAINS TWO (2) BIKE RACKS. EACH RACK SECURES TWO (2) BIKES. THREE (3) BIKE PADS HAVE BEEN PROVIDED, PROVIDING STORAGE FOR A TOTAL OF 12 BIKES. AN ADDITIONAL 16' X 9.5' BIKE PAD CONTAINS SIX (6) BIKE RACKS WHICH WILL PROVIDE FOR A TOTAL OF 12 BIKES. A SECURE, WEATHER PROTECTED BIKE SHELTER WHERE A MINIMUM OF FORTY-EIGHT (48) BIKES CAN BE STORED ON-SITE HAS BEEN PROVIDE. BETWEEN THE ENCLOSED SHELTER, ADJACENT BIKE PARKING, AND BIKE PARKING THROUGHOUT THE SITE, A TOTAL OF 72 BIKE PARKING SPACES HAVE BEEN PROVIDED.

17. IF PROPOSED LAND DISTURBANCE REACHES 2,500SF OF DISTURBANCE, STORMWATER MANAGEMENT MEASURES MEETING TOWN OF HERNDON REQUIREMENTS FOR QUANTITY AND QUALITY WILL BE REQUIRED. APPROXIMATE DISTURBANCE PROVIDED WITH THIS APPLICATION IS 2,086 SQUARE FEET.

18. PARKING REQUIREMENTS AND UNIT DISTRIBUTION BELOW:

TOTAL UNITS:	170 **\	VORKFORCE DWELLING UNITS	S (WDU):	** A MINIMUM OF 50% OF
EFFICIENCY/STUDIO ONE BEDROOM UNITS TWO BEDROOM UNITS PARKING:	28 98 44	EFFICIENCY/STUDIO ONE BEDROOM UNITS TWO BEDROOM UNITS	MIN 6 MIN 20 MIN 10	OVERALL UNIT TOTAL TO BE WDU. A MINIMUM OF 20% OF EACH UNIT TYPE TO BE WDU.
PARKING REQUIREMENTS	<u>UNITS</u>	REQUIRED	EXISTING	PROPOSED
EFFICIENCY/STUDIO UNIT (1/UNIT)	30	28		
ONE BEDROOM UNIT (1.5/UNIT)	98	147		
TWO BEDROOMS OR MORE (2/UNIT)	46	44		
TOTAL PARKING		263 (7ADA)	187 (4 ADA)	184 (8 ADA)**^
LOADING (1/20 000)		1	1	1

\*THE REDUCTION IN THE AMOUNT OF REQUIRED PAVEMENT WILL PRESERVE THE ROOT ZONES OF EXISTING HEALTHY TREES WITH A DIAMETER AT BREAST HEIGHT OF TEN INCHES OR GREATER, ALLOW FOR UP TO 5% PARKING REDUCTION PER SEC. 78-111.5(B)

<sup>†</sup>A MODIFICATION REQUEST SEEKING A PARKING RATE REDUCTION IS INCLUDED WITH ZONING MAP AMENDMENT APPLICATION PACKAGE.

^PLEASE SEE NOTE 1 ON SHEET C-1. WATER AND SEWER DEMAND CALCULATIONS

(TOTAL BUILDING COVERAGE - 121,441 SF)

WATER DEMAND (PER 1000 SQ.FT OF GSF)

EX. HOTEL USE - 210 GPD/1000SF = 254,940 GPD PROP. APT USE = 180 GPD/1000SF = 218,520 GPD MAX DEMAND = 254,940 X 1.6 = 407,904 GPD MAX DEMAND = 218,520 X 1.6 = 349,632 GPD

SEWER DEMAND = WATER DEMAND X 1.15

EX. HOTEL USE = 254,940 X 1.15 = 293,181 GPD PROP. APT USE = 218,520 X 1.15 = 251,298 GPD ABOVE CALCULATION SHOWS APPROXIMATELY 14-15% REDUCTION IN FLOWS FROM CHANGE IN USE

REVISIONS						
REV	DATE	COMMENT	DRAWN BY CHECKED BY			
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW GE			
2	02/25/2022	REV. PER COMMENTS	MR GE			



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EVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC'</u>

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PROJECT No.: DRAWN BY: CHECKED BY:

CAD I.D.:

PROJECT: **GENERAL DEVELOPMENT** 

PLAN

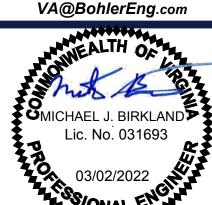
315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA DRANESVILLE DISTRICT

**BOHLER** 

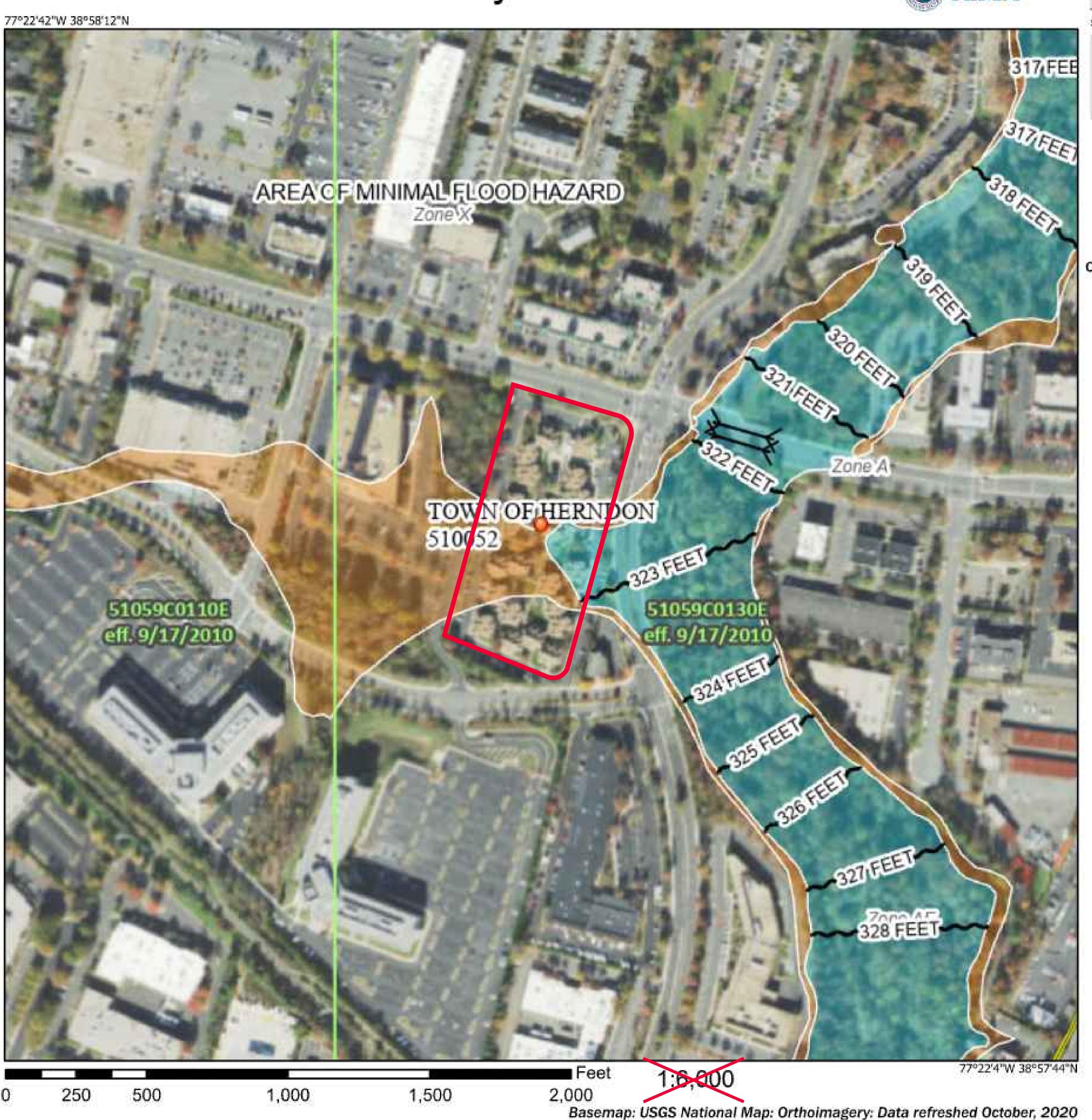
12825 WORLDGATE DR. SUITE 700 HERNDON, VIRGINIA 20170 Phone: (703) 709-9500 Fax: (703) 709-9501



**GENERAL DEVELOPMENT** PLAN

# National Flood Hazard Layer FIRMette





## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT.

SPECIAL FLOOD
HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE. AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

NO SCREEN Area of Minimal Flood Hazard Zone X

OTHER AREAS OF FLOOD HAZARD

Area with Reduced Flood Risk due to Levee. See Notes. Zane X

Area with Flood Risk due to Levee Zone D

OTHER AREAS

Area of Undetermined Flood Hazard Zone D

GENERAL - - - Channel, Culvert, or Storm Sewer

STRUCTURES | 111111 Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

1 - - Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

OTHER - Profile Baseline
FEATURES Hydrographic Feature

Digital Data Available

No Digital Data Available

MAP PANELS

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/20/2021 at 10:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



	REVISIONS					
REV	DATE	COMMENT	DRAWN BY			
1	01/05/2022	REV. PER 1ST SUB COMMENTS	AW GE			
2	02/25/2022	REV. PER COMMENTS	MR GE			



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PROJECT No: \$212

DATE: CAD I.D.:

## GENERAL DEVELOPMENT PLAN

315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA DRANESVILLE DISTRICT



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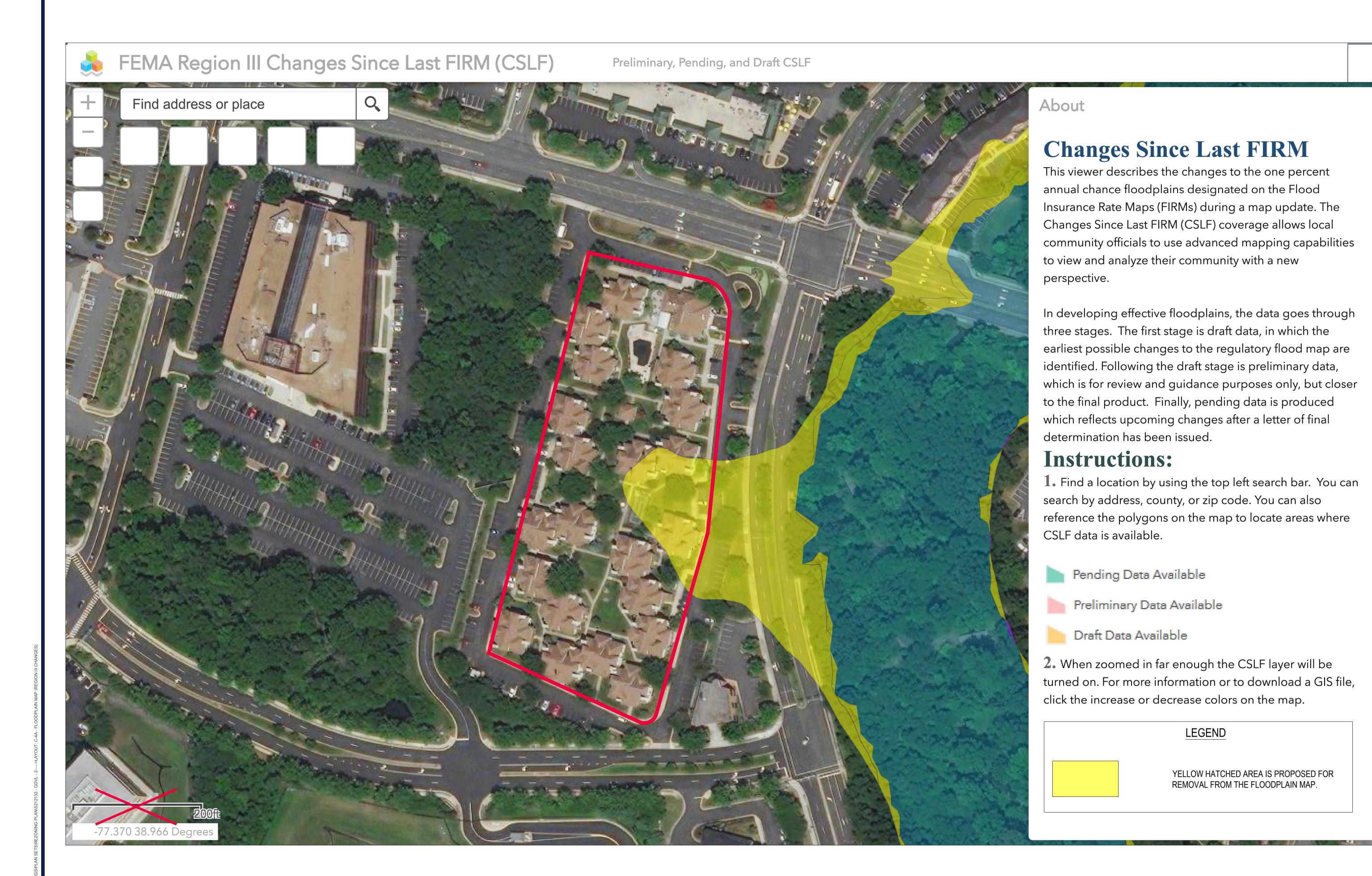
MICHAEL J. BIRKLAND Lic. No. 031693

HEET TITLE:

FLOODPLAIN MAP

SHEET NUMBER

C-4



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

# REVISIONS EV DATE COMMENT DRAWN BY CHECKED BY CHECKED BY CHECKED BY 1 01/05/2022 REV. PER 1ST SUB COMMENTS AW 2 02/25/2022 REV. PER COMMENTS MR GE GE



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PROJECT No.: S212\*

DRAWN BY: A
CHECKED BY:
DATE: 12/30/20
CAD I.D.: GDVL

OJECT:

## GENERAL DEVELOPMENT PLAN

**—** FOR **—** 

315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA DRANESVILLE DISTRICT

# **BOHLER**//

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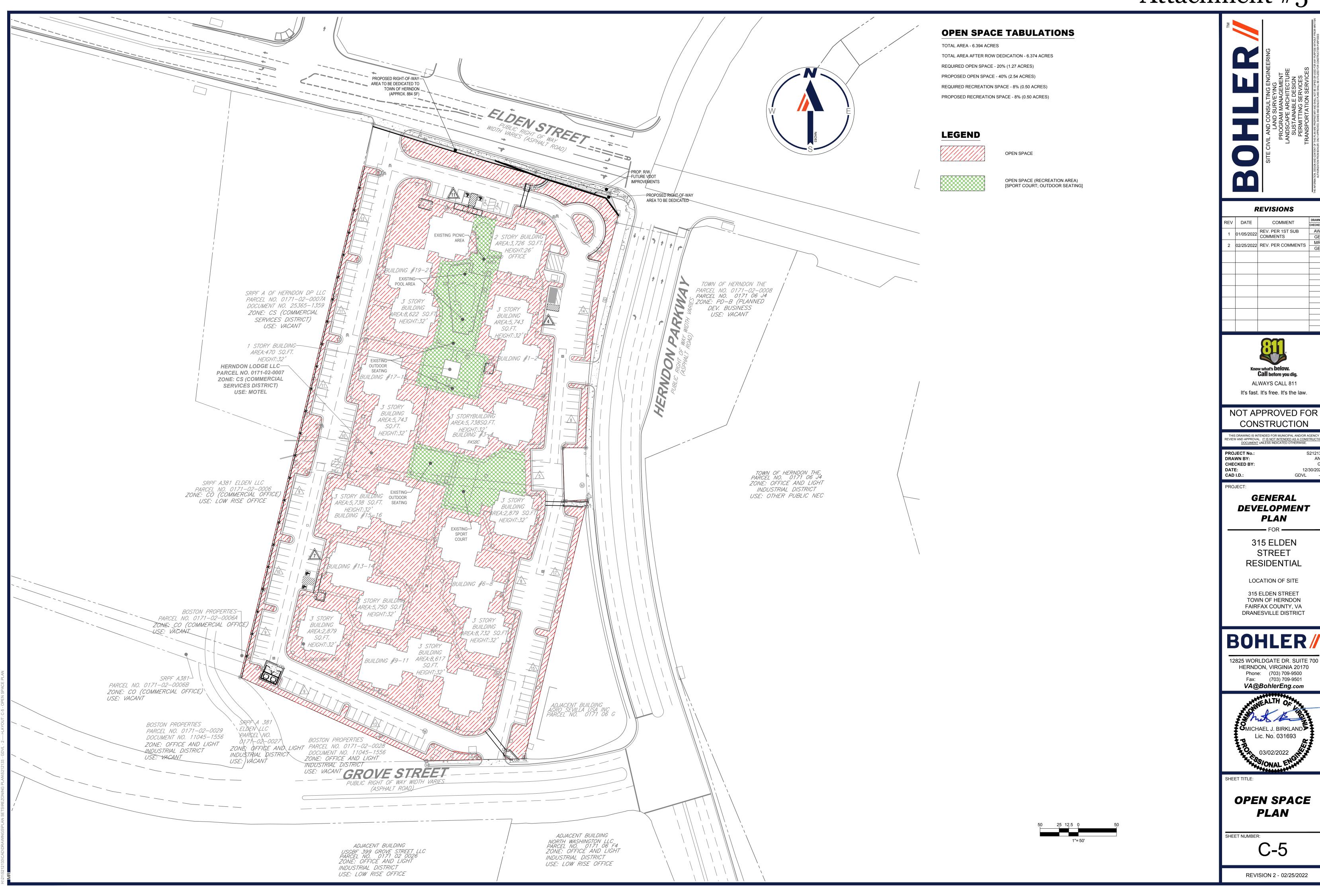


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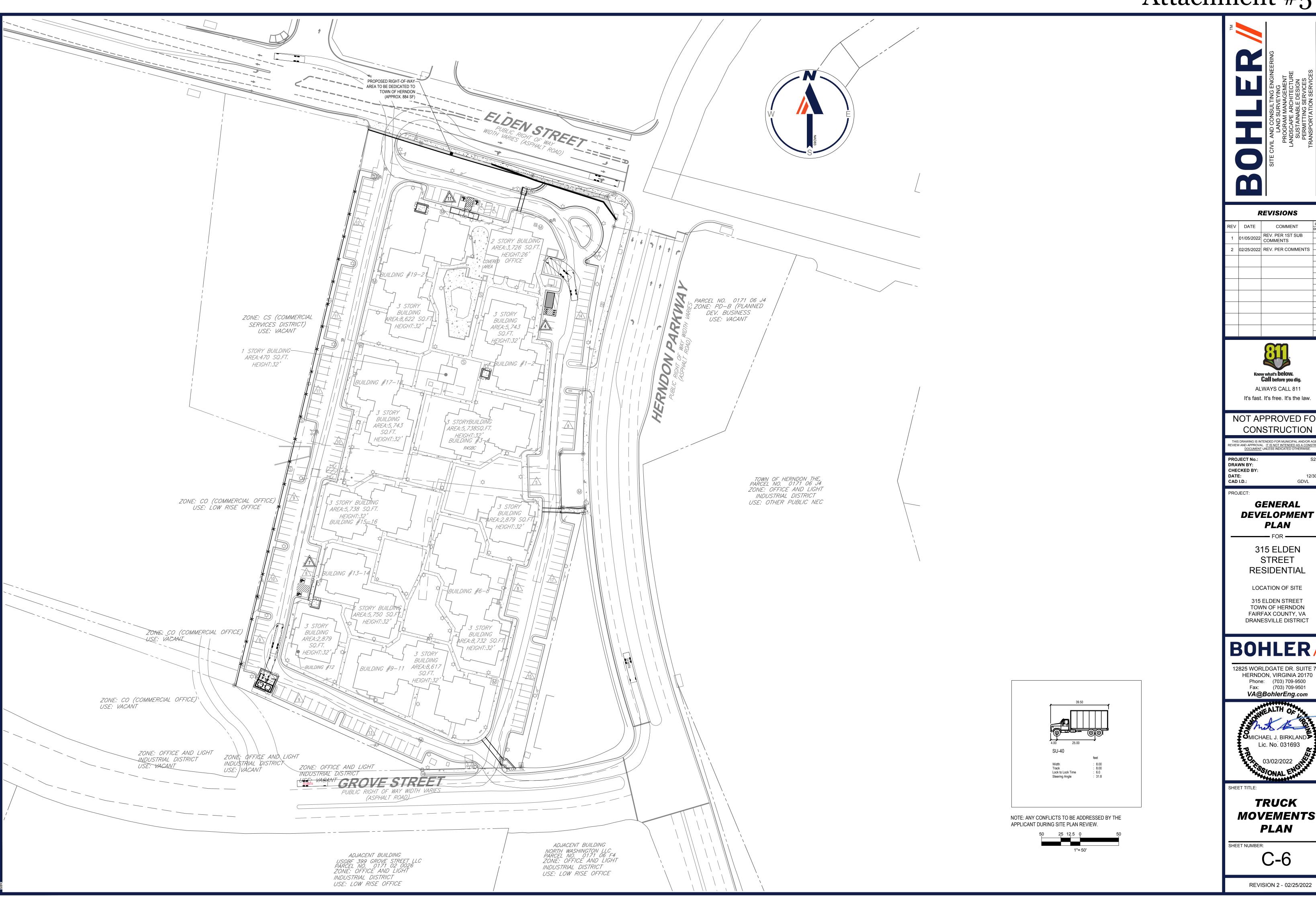
FLOODPLAIN MAP (REGION III CHANGES)

SHEET NUMBE

C-4A



Attachment #5



KEV	DATE	COMMENT	CHECKED
1	01/05/2022	REV. PER 1ST SUB	AW
	01/00/2022	COMMENTS	GE
2	02/25/2022	REV. PER COMMENTS	MR
	02/20/2022		GE

## NOT APPROVED FOR

12/30/2021 GDVL

# **DEVELOPMENT**

DRANESVILLE DISTRICT

# BOHLER/

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**MOVEMENTS** 



PINKARD G r o u p

PINKARD Group

315 Elden Street

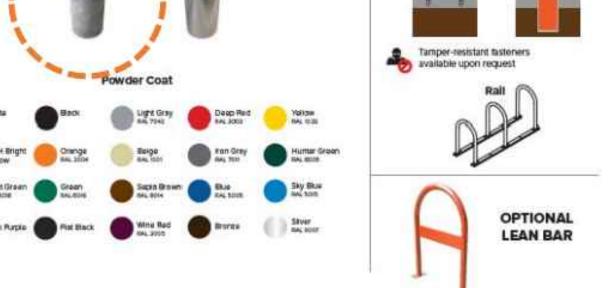
DERO

**Cycle Station** 











Hoop Rack

The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike comsis.

315 Elden Street

DERO

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL **PURPOSES ONLY** 

REVISIONS					
REV	DATE	COMMENT	DRAWN BY CHECKED BY		
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DATE: CAD I.D.: PROJECT:

**GENERAL DEVELOPMENT** 

PLAN

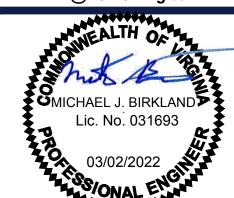
315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA DRANESVILLE DISTRICT

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CORRESPONDENCE

C-7





Attachment #5



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	2	02/25/2022	REV. PER COMMENTS	MR GE		
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# CONSTRUCTION

PROJECT No.: S2121
DRAWN BY: AN
CHECKED BY: 12/30/20
CAD I.D.: GDVL

PROJECT:

GENERAL DEVELOPMENT PLAN

> 315 ELDEN STREET RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA DRANESVILLE DISTRICT

# **BOHLER**//

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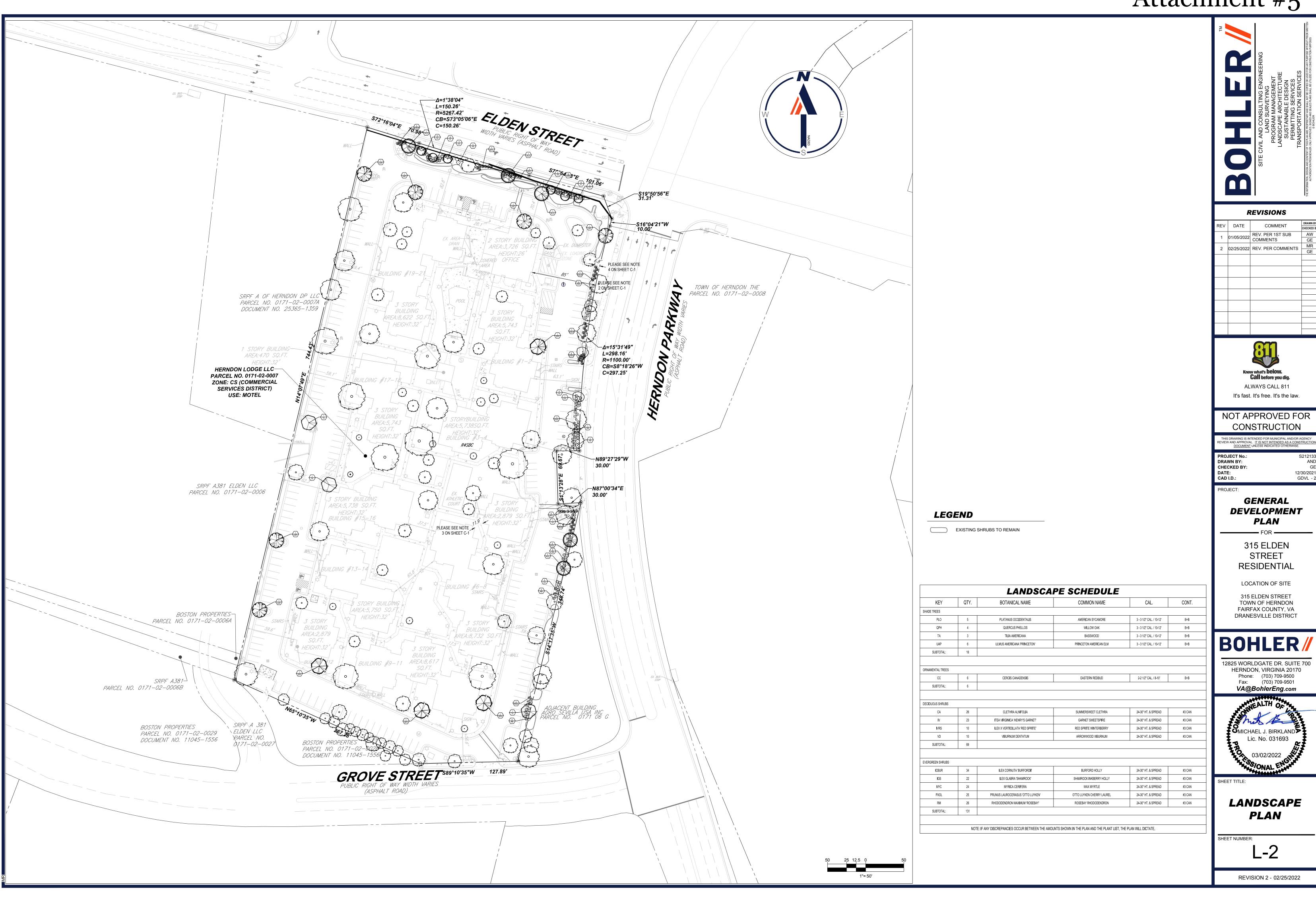
SHEET TITLE:

EXISTING TREE SURVEY PLAN

SHEET NUMBER:

L-1





REVISIONS			
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		COMMENTS	GE
2	02/25/2022	REV. PER COMMENTS	MR
			GE

HERNDON, VIRGINIA 20170



-ONLY TREES WITH ONE MAIN LEADER SHALL BE

PURCHASED, DO NOT PRUNE TREE AT PLANTING

UNLESS DIRECTED TO BY PROJECT LANDSCAPE

-BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED

LEAVES OR RECYCLED YARD WASTE TO BED AND TI

-REMOVE THE TOP 1/3 OF THE WIRE BASKET IF

BE FOLDED BACK INTO PLANTING HOLE

PRESENT. ANY AND ALL TWINE SHALL BE REMOVED

FROM THE TREE BEFORE BACKFILLING, BURLAP SHALL

-SET ROOT BALL FLUSH TO GRADE OR

SEVERAL INCHES HIGHER IN POORLY

-3" THICK LAYER OF DARK BROWN

DOUBLE SHREDDED HARDWOOD

INTO TOP 6" OF PREPARED SOIL.

-SET ROOT BALL ON FIRM PAD

IN BOTTOM OF HOLE

-4" BUILT-UP FARTH SAUCER

DRAINING SOILS.

## LANDSCAPE SPECIFICATIONS

. SCOPE OF WORK HE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING. FINISHED GRADING. SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, FOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS. ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- E. FERTILIZER 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE
- 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY
- PI ANT MATERIAL 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE
- ASSOCIATION. 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL
- PLANT MATERIAL
- 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4".
- WHICH HAVE NOT BEEN COMPLETELY CALLUSED. SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF
- DISEASE, INSECTS, PESTS, EGGS OR LARVAE 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE.
- IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE
- 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL

- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED. STOCKPILED OR DISPOSED OF
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

#### A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

- 3. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE
- : CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

## . TREE PROTECTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE'. OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL
- . WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

#### . SOIL MODIFICATIONS A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING.

- SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATOR'S B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED
- BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY.
- COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF
- OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX.
- SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

## . FINISHED GRADING

- A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

#### A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL. OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE
- ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA): 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

- A. INSOFAR THAT IT IS FEASIBLE. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION

- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS
- H. FURTHERMORE. THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SFASON:
- ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULOUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES
- I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS. WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME • 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLANT
- D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL
- L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- M. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

#### 10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING. THEY SHALL BE HEALED IN WITH MULCH OR SOIL
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE. E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

AREAS ARE TO BE CLEANED

- A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS. HEALTHY GROWTH.

#### A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE

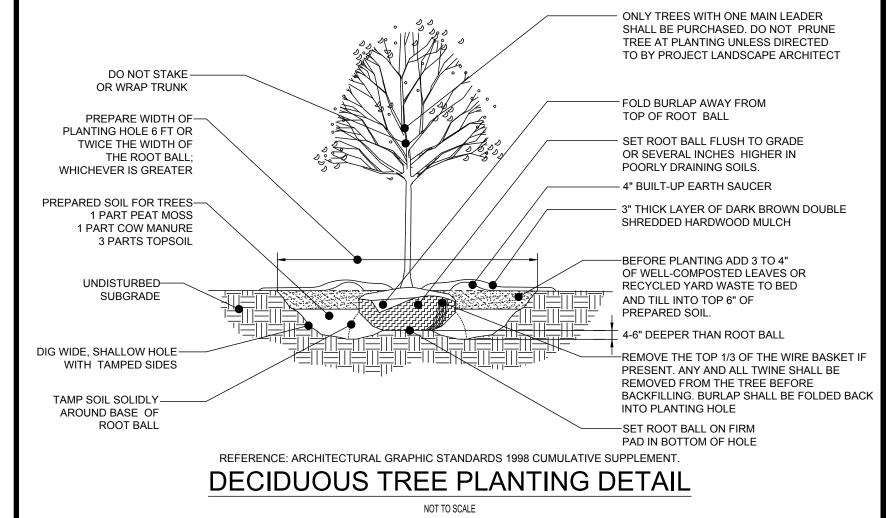
PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD.

- CONDITION AND FREE OF INSECTS AND DISEASE D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE

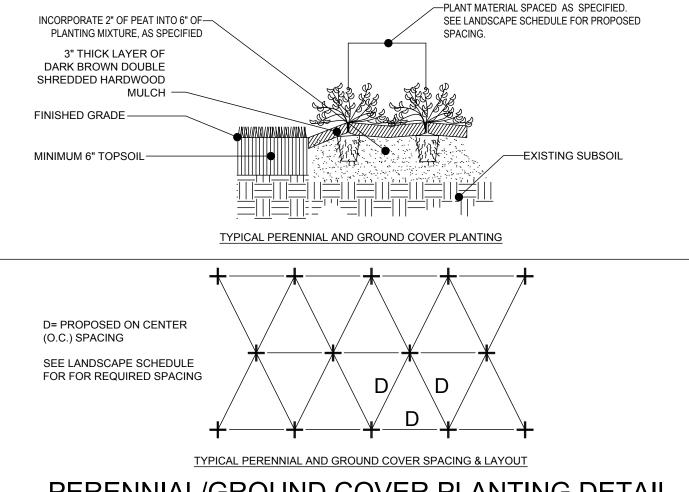
#### ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE DO NOT STAKE OR-FOLD BURLAP AWAY FROM TOP OF WRAP TRUNK ROOT BALL SET ROOT BALL FLUSH TO GRADE OR PREPARE WIDTH OF SEVERAL INCHES HIGHER IN PLANTING HOLE 6 FT POORLY DRAINING SOILS. OR TWICE THE WIDTH OF THE ROOT BALL 4" BUILT-UP FARTH SAUCER WHICHEVER IS GREATER 3" THICK LAYER OF DARK **BROWN DOUBLE SHREDDED** HARDWOOD MULCH PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 BEFORE PLANTING ADD 3 TO 4 PART COW MANURE 3 OF WELL-COMPOSTED LEAVES PARTS TOPSOIL OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL. 4-6" DEEPER THAN ROOT BALL UNDISTURBED-SUBGRADE REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT ANY AND ALL TWINE SHALL BE REMOVED DIG WIDE, SHALLOW HOLE FROM THE TREE BEFORE BACKFILLING. BURLAP SHALL WITH TAMPED SIDES BE FOLDED BACK INTO PLANTING HOLE TAMP SOIL SOLIDLY AROUND-BASE OF ROOT BAL SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

## **EVERGREEN TREE PLANTING DETAIL**



#### PLANT SHALL BE - FOR CONTAINER-GROWN TRANSPLANTED AT THE SAME SHRUBS, USE FINGER OR GRADE AS IT BORE IN THE SMALL HAND TOOLS TO PULL NURSERY PLOT PRIOR TO THE ROOTS OUT OF THE OUTE BALLING AND BURLAPPING. LAYER OF POTTING SOIL: THEN CUT OR PULL APART ANY PLANTING MIX: -ROOTS THAT CIRCLE THE 1 PART PEAT MOSS PERIMETER OF THE CONTAINE 1 PART COW MANURE 3 PARTS TOPSOIL PLANTING 3" THICK LAYER OF DARK MIXTURE WILL CHANGE WITH BROWN DOUBLE SOIL CONDITIONS SHREDDED HARDWOOD -FINISHED GRADE BFFORE PLANTING. ADD 3 TO 4" -TTI -PLACE SHRUB ON OF WELL-COMPOSTED LEAVES FIRM SOIL IN AND RECYCLED YARD WASTE BOTTOM OF HOLE. TO BED AND TILL INTO TOP 6" OF PREPARED SOIL REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT. ANY UNDISTURBED AND ALL TWINE SHALL BE SUBGRADE REMOVED FROM THE SHRUB BEFORE BACKFILLING. BURLAP SOIL SURFACE ROUGHENED SHALL BE FOLDED BACK INTO TO BIND WITH NEW SOIL. PLANTING HOLE

#### REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT **DECIDUOUS AND EVERGREEN** SHRUB PLANTING DETAIL NOT TO SCALE



## PERENNIAL/GROUND COVER PLANTING DETAIL

## SEEDING SPECIFICATIONS

TREE PLANTING ON SLOPE DETAIL

#### MATERIAL

NOTE: TREE STAKING TO BE REMOVED

DO NOT WRAP TRUNK

2 PER TREE

EXISTING GRADE-

1 PART PEAT MOSS

3 PARTS TOPSOIL

1 PART COW MANURE

UNDISTURBED SUBGRADE-

REINFORCED RUBBER HOSE (1/2"-

PREPARED SOIL FOR TREES-

TAMP SOIL SOLIDLY AROUND BASE-

OF ROOT BALL

12 GAUGE GALVANIZED WIRE GUYS TWISTED-

2" DIA. HARDWOOD STAKES 2/3 TREE HT.-

AFTER 2 GROWING SEASONS

- SEED MIXTURE MUST BE COMPRISED OF THE FOLLOWING VARIETIES AND AT THE SPECIFIED COMPOSITION:
- 1.1.1. 80% TURF TYPE TALL FESCUE SEED 10% - KENTUCKY BLUEGRASS SEED
- 1.1.3. 10% ANNUAL RYE GRASS SEED

THROUGH THE STRAW LAYER.

- 1.2 INSTALLATION RATES SEED: LAWN SEED SHOULD BE APPLIED AT A RATE OF 7 LBS/1,000 SF LIME: AGRICULTURAL OR PELLETIZED LIME SHOULD BE APPLIED AT
- (46 LBS/1.000 SF) IF NO SOIL ANALYSIS IS PERFORMED FERTILIZER: COMMERCIAL GRADE 12-20-12 SHOULD BE APPLIED AT A RATE OF 250 LBS PER PER ACRE (5.8 LBS/ 1,000 SF) LIQUID OR DRY LIME: LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5
- PER ACRE IN AREAS OF ACIDIC SOILS TO ASSURE GERMINATION AND INITIAL ESTABLISHMENT MULCH: WHEAT, OAT, OR BARLEY STRAW MULCH SHALL BE APPLIED AT A RATE OF 80 LBS PER 1,000 SF. DO NOT INSTALL MULCH SO THICK THAT IT COMPLETELY COVERS THE GROUND. TOPSOIL SHOULD BE VISIBLE

SPECIFIED RATE ACCORDING TO SOIL ANALYSIS OR 2,000 LBS PER ACRE

GALLONS PER ACRE OR NEUTRA LIME DRY APPLIED AT A RATE OF 80LBS

#### 2. EXECUTION AND PREPARATION:

- 2.1. A SOIL ANALYSIS SHOULD BE PERFORMED TO ASSESS THE FERTILITY NEEDS AND PH OF THE SOIL. ALL INSTALLATION AREAS SHOULD BE PREPARED TO AGRICULTURAL STANDARD RECOMMENDED BY THE DEPARTMENT OF AGRICULTURE WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED. AGRICULTURAL LIME OR PELLETIZED LIME SHOULD BE ADDED DURING THE GROUND PREPARATION STAGE AT THE RATE RECOMMENDED ACCORDING TO SOIL ANALYSIS.
- ALL WEEDS AND UNDESIRABLE PLANTS SHOULD BE REMOVED BEFORE PLANTING BY METHOD OF SPRAYING OR TILLAGE. A NON-SELECTIVE HERBICIDE CAN BE SPRAYED ONE MONTH PRIOR TO PLANTING TO KILL AL WEEDS AND UNDESIRABLE PLANTS THAT MAY COMPETE WITH THE NEW SEEDLINGS. TILLAGE CAN BE PERFORMED AT LEAST 4 WEEKS PRIOR TO PLANTING AND AGAIN 2 WEEKS AFTER THE INITIAL TILLAGE. THE TILLAGE PROCEDURE CAN BE ADVANTAGEOUS IF LARGE AMOUNTS OF ORGANIC
- DERRIS ARE PRESENT ON THE INSTALLATION AREAS PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED
- OF ALL DEBRIS LARGER THAN 2" DIAMETER 2.4. AREAS TO BE PLANTED SHOULD BE ROLLED WITH A CULTI-PACKER. TURF ROLLER, OR SIMILAR DEVICE TO FIRM THE SEEDBED. THIS PROCESS HELPS ACHIEVE THE DESIRED FIRMNESS. SOIL SHOULD BE FIRMED TO 85% OF

## INSTALLATION:

- STRICTLY COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
- 3.2. EQUIPMENT USED TO SPREAD SEED SHOULD HAVE SUFFICIENT CAPACITY TO HOLD AND AGITATE SEED EVENLY IN A CYCLONE OR DROP PATTERN. HYDROSEEDING MAY ALSO BE PERFORMED WITH THE ENGINEER/ARCHITECT'S APPROVAL
- 3.3. SEED MAY NEED TO BE APPLIED AT A HALF RATE IN ALTERNATING DIRECTIONS TO ENSURE AN EVEN COVERAGE OF SEED
- LIQUID LIME OR NEUTRA LIME DRY SHOULD BE TOPICALLY APPLIED TO AREAS WITH ACIDIC SOILS TO ASSIST THE SEED GERMINATION AND VEGETATION GROWTH DURING THE FIRST 90 DAYS. LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY AT A RATE OF 80LBS PER ACRE.
- FERTILIZER SHOULD BE SPREAD EVENLY OVER THE SEEDED AREAS AT THE RECOMMENDED RATE DETERMINED BY THE INITIAL SOIL ANALYSIS. IF NO SOIL ANALYSIS IS AVAILABLE EVENLY APPLY 12-20-12 STARTER FERTILIZER AT A RATE OF 250LBS PER ACRE (5.8LBS/1000 SQUARE FEET)
- 3.6. A ROLLED EROSION CONTROL PRODUCT CAN BE APPLIED OVER THE TOP OF SEED IN STEEP SLOPE SITUATIONS TO HELP PREVENT SEED FROM WASHING AND REINFORCE VEGETATION THROUGH ESTABLISHMENT. (FOLLOW REC PRODUCT MANUFACTURER RECOMMENDATIONS.)

## 4. MAINTENANCE

- FREQUENT LIGHT IRRIGATION WILL NEED TO BE APPLIED TO SEEDED AREAS IF NO NATURAL RAIN EVENTS HAVE OCCURRED WITHIN 2 WEEKS OF SEEDING. AFTER SEED GERMINATION HAS OCCURRED AND PLANTS ARE VISIBLE THE FREQUENCY OF IRRIGATION CAN BE CUT BACK WITH HEAVIER
- 4.2. REPAIR ALL SEED WASHINGS AND EROSION.

APPLICATION RATES.

## OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS

FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.

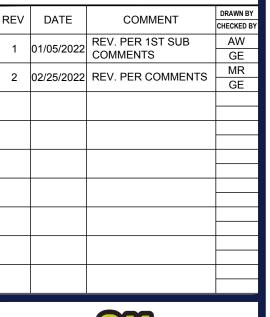
FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY

OTHER HAZARDS THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING. SLIPPING OR ANY



## **REVISIONS**





## NOT APPROVED FOR CONSTRUCTION

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC'</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

**PROJECT No.:** DRAWN BY: **CHECKED BY:** 

CAD I.D.:

#### PROJECT: **GENERAL** DEVELOPMENT

PLAN

GDVL

## RESIDENTIAL

LOCATION OF SITE

DRANESVILLE DISTRICT

315 ELDEN

STREET

315 ELDEN STREET TOWN OF HERNDON FAIRFAX COUNTY, VA

# **BOHLER**

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**LANDSCAPE NOTES AND DETAILS**