

**GENERAL NOTES:**

- ALL PLANT MATERIALS SHALL BE SPECIFIED TO BE EQUAL TO OR BETTER THAN THE STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPERS ASSOCIATION (ANLA).
- TREES AND SHRUBS SHALL BE NURSERY GROWN, UNLESS OTHERWISE APPROVED, AND SHALL BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN-SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS, AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
- PLANT MEASUREMENTS: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE OF THE LANDSCAPE PLAN. ALL PLANT SIZES SPECIFIED IN THE PLANS SHALL GENERALLY BE THE MEDIAN FOR THE SIZE RANGES INDICATED IN THE ANLA STANDARDS AND, AT A MINIMUM, SHALL COMPLY WITH THE FOLLOWING.
  - CALIPER MEASUREMENTS SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES CALIPER, AND TWELVE (12) INCHES ABOVE GRADE FOR TREES FOUR (4) INCHES IN CALIPER AND OVER.
  - MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX (6) FEET.
  - MINIMUM SIZE FOR PLANTING LARGE DECIDUOUS TREES SHALL BE TWO TO TWO AND ONE-HALF (2-1/2) INCH CALIPER, TWELVE (12) FEET TO FOURTEEN (14) FEET IN HEIGHT.
  - MINIMUM SIZE FOR PLANTING ALL OTHER DECIDUOUS TREES SHALL BE ONE TO ONE AND ONE-HALF (1-1/2) INCH CALIPER, SIX (6) FEET TO EIGHT (8) FEET IN HEIGHT.
  - MINIMUM SIZE FOR PLANTING EVERGREEN TREES SHALL BE SIX (6) FEET TO SEVEN (7) FEET IN HEIGHT.
  - MINIMUM SIZE FOR PLANTING SHRUBS SHALL BE EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES IN HEIGHT OR SPREAD, EXCEPT FOR QUALITY DWARF VARIETIES.
- PLANTS SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION OF LEAVES.
- INsofar as IS PRACTICABLE, TREES AND SHRUBS SHALL BE PLANTED ON DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT UNPLANTED TREES BY KEEPING THEM IN SHADE, WELL PROTECTED WITH SOIL, MULCH OR OTHER ACCEPTABLE MATERIAL AND SHALL KEEP TREES WELL WATERED. TREES AND SHRUBS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TWO (2) WEEKS.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL. THIS SHALL INCLUDE THE PLANTING OF INTACT BALLS, PLANTING AT PROPER DEPTH, PROPERLY BACKFILLING AND WATERING, AND CONSTRUCTION OF A PLANTING SAUCER. ALL PLANTING AREAS SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS. (SEE PLANTING PROCEDURES FOR TREES AND PLANTING PROCEDURES FOR SHRUBS IN THE LATEST EDITION OF LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE, WASHINGTON METROPOLITAN AREA, PREPARED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS FOR ADEQUATE SPECIFICATIONS.)
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO THE CONCLUSION OF BACKFILLING OPERATIONS TO PREVENT GIRDLING OF THE TREE TRUNK.
- IF A NONBIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIALS AS REQUIRED BY THE ORDINANCE.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER AREAS, LANDSCAPING, AND SCREENING, INCLUDING REPLACEMENT OF DEAD OR DYING PLANT MATERIAL, AND THE UPKEEP OF ANY BERM, WALLS, OR FENCES.
- NO TREES SHALL BE LOCATED WITHIN STORM DRAIN EASEMENTS UNLESS A WAIVER OF THIS REQUIREMENT HAS BEEN APPROVED BY THE PRINCE WILLIAM COUNTY DEPARTMENT OF PUBLIC WORKS.
- NO DRY UTILITIES SHALL BE LOCATED WITHIN LANDSCAPE AREAS WITH THE EXCEPTION OF PERPENDICULAR CROSSINGS.

**TREE PROTECTION REQUIREMENTS:**

- THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF TOPS, TRUNKS AND ROOTS OF ALL EXISTING TREES, AS WELL AS OTHER VEGETATION TO BE RETAINED ON THE SITE. AFTER VEGETATION HAS BEEN REMOVED WITHIN THE AREA AUTHORIZED TO BE CLEARED, PROTECTIVE DEVICES SHALL BE INSTALLED ALONG THE LIMITS OF CLEARING AND GRADING, PRIOR TO ANY CONSTRUCTION WORK BEGINNING ON SITE. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY HAS BEEN COMPLETED AND SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE DIRECTOR OF PUBLIC WORKS. IF THE DIRECTOR OF PUBLIC WORKS FINDS THAT THE PROTECTIVE DEVICES ARE INSUFFICIENT TO PROTECT THE VEGETATION RETAINED ON THE SITE, ADDITIONAL PROTECTIVE DEVICES SHALL BE INSTALLED TO INSURE ADEQUATE PROTECTION.
- ONCE CLEARING IS COMPLETED AND PROTECTIVE DEVICES INSTALLED, AN INSPECTION SHALL BE REQUESTED TO APPROVE THESE ITEMS PRIOR TO COMMENCING FURTHER CONSTRUCTION.
  - THE SOIL SHALL NOT BE DISTURBED OR COMPACTED.
  - HEAVY EQUIPMENT, VEHICULAR TRAFFIC, STOCKPILING OR ANY MATERIALS, OR DEPOSITION OF SEDIMENT, SHALL NOT BE PERMITTED.
  - TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREES BEING RETAINED. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING IT AGAINST THE TRUNKS OF TREES TO BE RETAINED.
  - NO TOXIC MATERIALS SHALL BE STORED WITHIN FIFTY (50) FEET OF THE LIMITS OF CLEARING AND GRADING.
  - BURN PITS SHALL NOT BE PERMITTED WITHIN ONE HUNDRED (100) FEET OF VEGETATED AREA RETAINED, UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. THEY SHALL BE LIMITED IN SIZE SO AS TO NOT ADVERSELY AFFECT THE VEGETATION.
  - NO PROTECTIVE DEVICES, SIGNS, UTILITY BOXES, OR OTHER OBJECTS SHALL BE NAILED TO THE TREES TO BE RETAINED ON THE SITE.
  - ADDITIONAL TREES MAY BE LEFT STANDING AS PROTECTION BETWEEN THE TRUNKS OF THE TREES TO BE RETAINED AND THE LIMITS OF GRADING. IF THE TRUNKS OF TREES IN THIS PRESERVATION AREA ARE MORE THAN SIX (6) FEET APART, ADDITIONAL PROTECTIVE DEVICES MAY BE REQUIRED TO PREVENT PASSAGE OF EQUIPMENT AND MATERIAL THROUGH THE AREA. WHEN ADDITIONAL TREES ARE USED AS PROTECTION, THE LIMITS OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE FLAGGED IN THE FIELD SO THAT THE ADDITIONAL PRESERVATION AREA IS DELINEATED. WHEN THIS METHOD OF PROTECTION IS USED, THESE ADDITIONAL TREES SHALL BE REMOVED PRIOR TO COMPLETION OF THE PROJECT IF REQUIRED BY THE DIRECTOR OF PUBLIC WORKS.
  - SEDIMENT-LADEN RUNOFF SHALL BE DIVERTED AWAY FROM THE PRESERVATION AREA. WHEN THE EDGE OF A PARKING LOT ABUTS A TREE PRESERVATION AREA, CURB AND GUTTER ROLLED ASPHALT OR SIMILAR TYPE OF GUTTERING MATERIAL SHALL BE USED TO DIVERT CONCENTRATED RUNOFF AWAY FROM THE TREE PRESERVATION AREA.

**PLANTING NOTES:**

FOR AREAS DISTURBED WITHIN THE RESOURCE PROTECTED AREA (RPA), THE AMOUNT OF VEGETATION SHALL AS STATED BELOW IN ACCORDANCE WITH THE PUBLIC FACILITY MANUAL SECTION 12-0316, TABLE 12.13B "PLANTING DENSITY PER ACRE FOR RPA ESTABLISHMENT OR RESTORATION".

PLANT SPECIES SHALL CONFORM WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL PLANT LISTS.

PLANTINGS PER ACRE (43,560 SF):

- 164 OVERSTORY TREES AT 3/4" CALIPER
- 218 UNDERSTORY TREES AT 3/4" CALIPER
- 654 SHRUBS AT 12"-24" TALL
- 30 POUNDS PERENNIAL HERBACEOUS SEED MIX
- 60 POUNDS ANNUAL HERBACEOUS COVER CROP SEED MIX

**REQUIRED PLANTING WITHIN RESOURCE PROTECTED AREA**

RPA DISTURBANCE

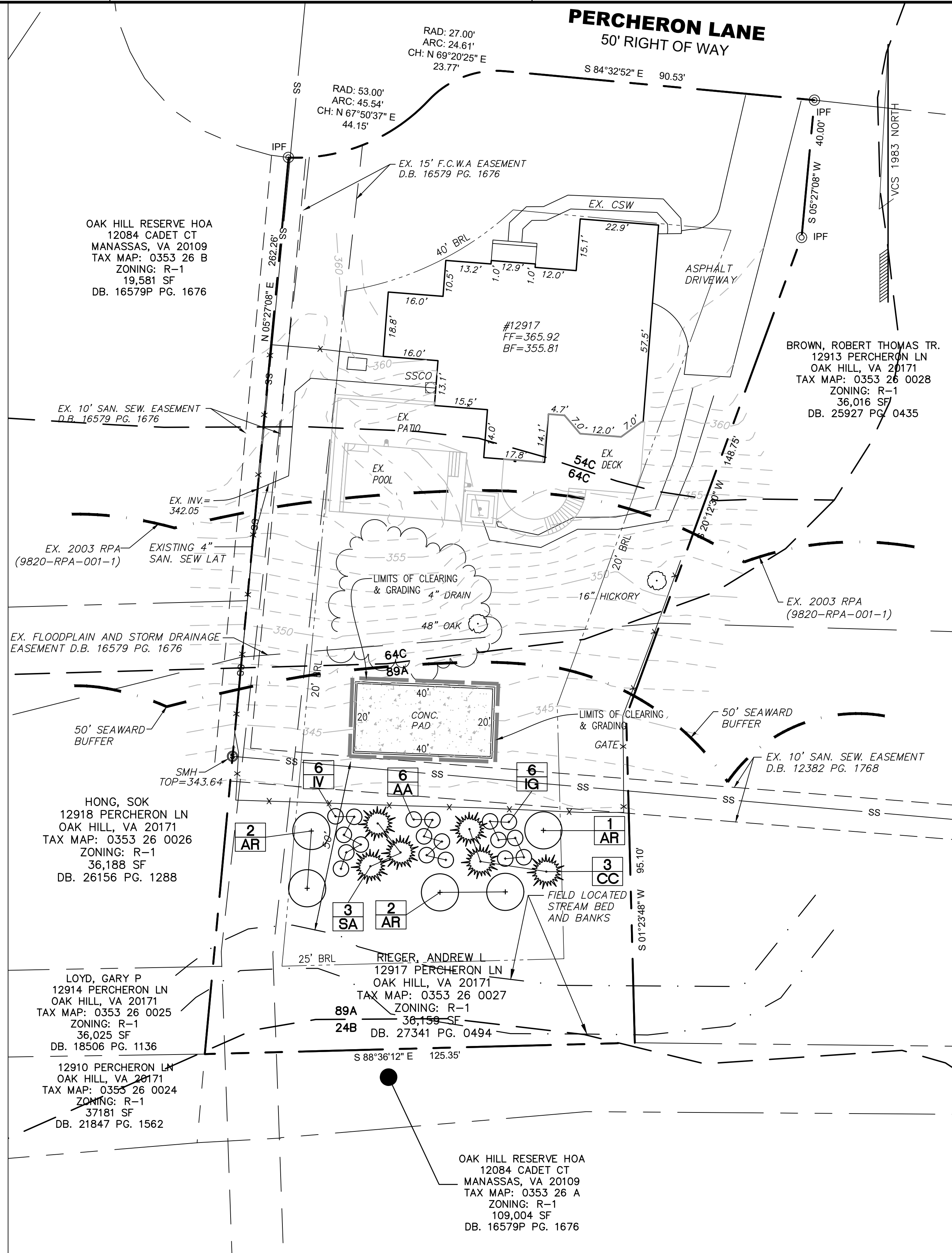
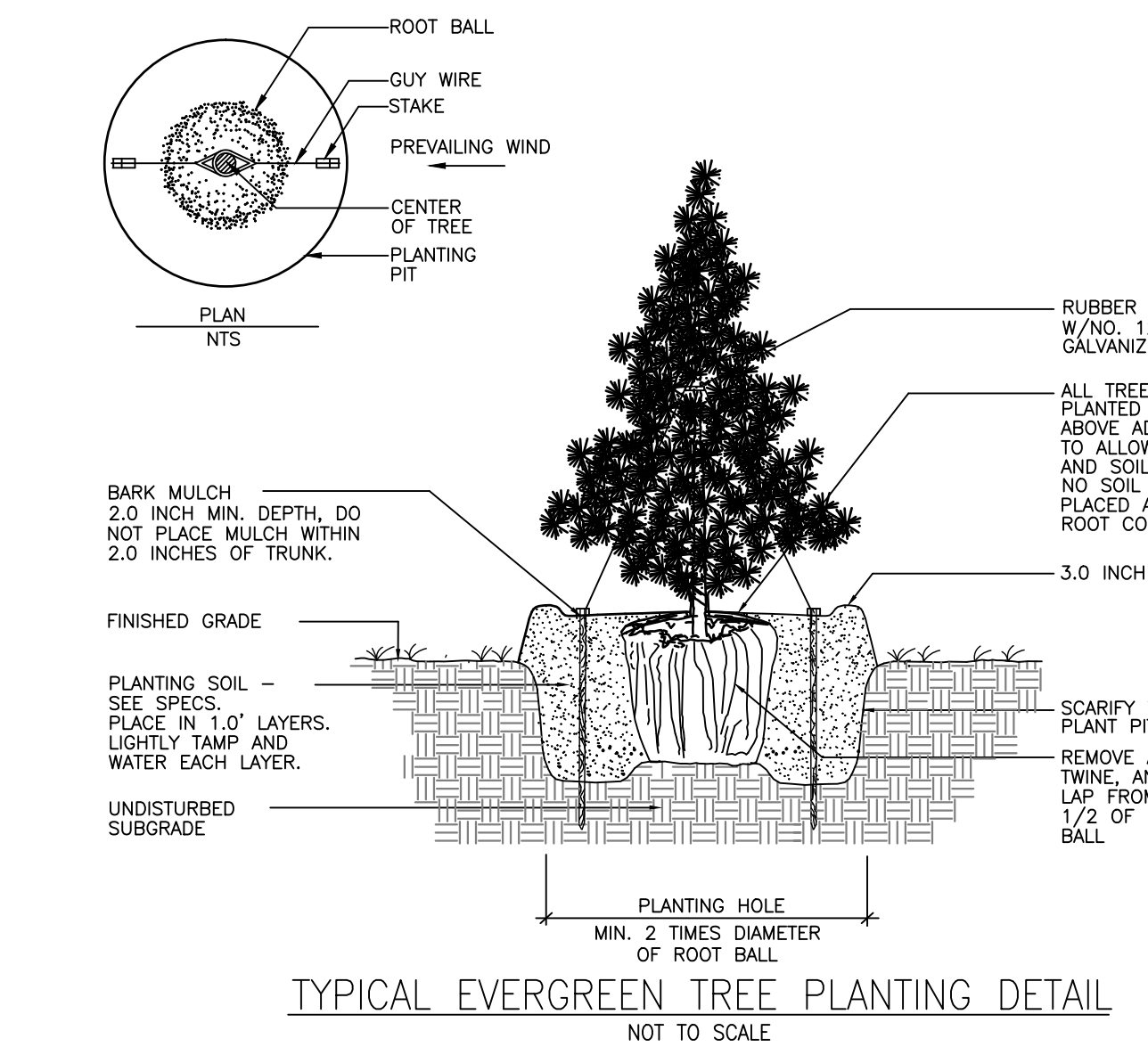
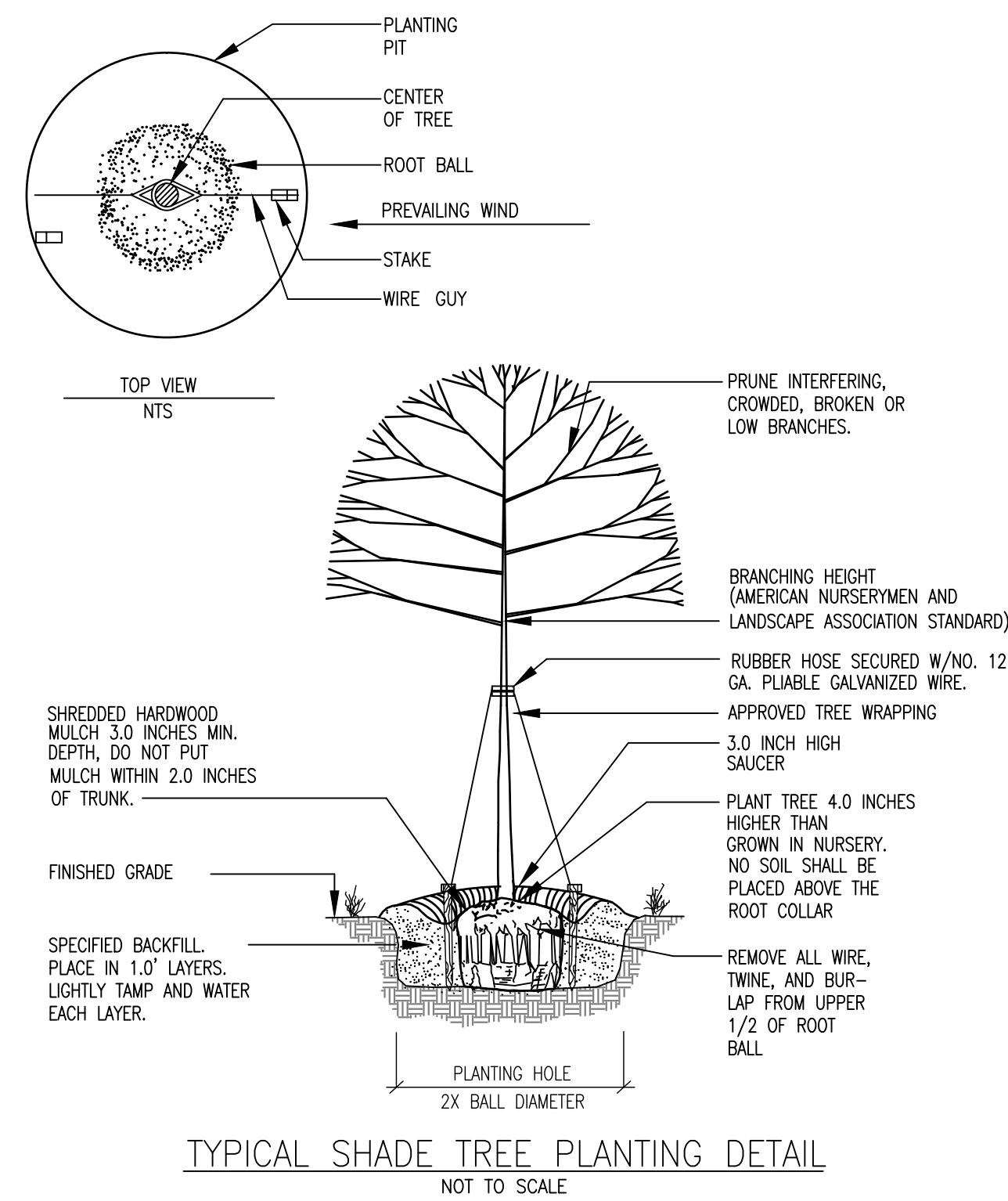
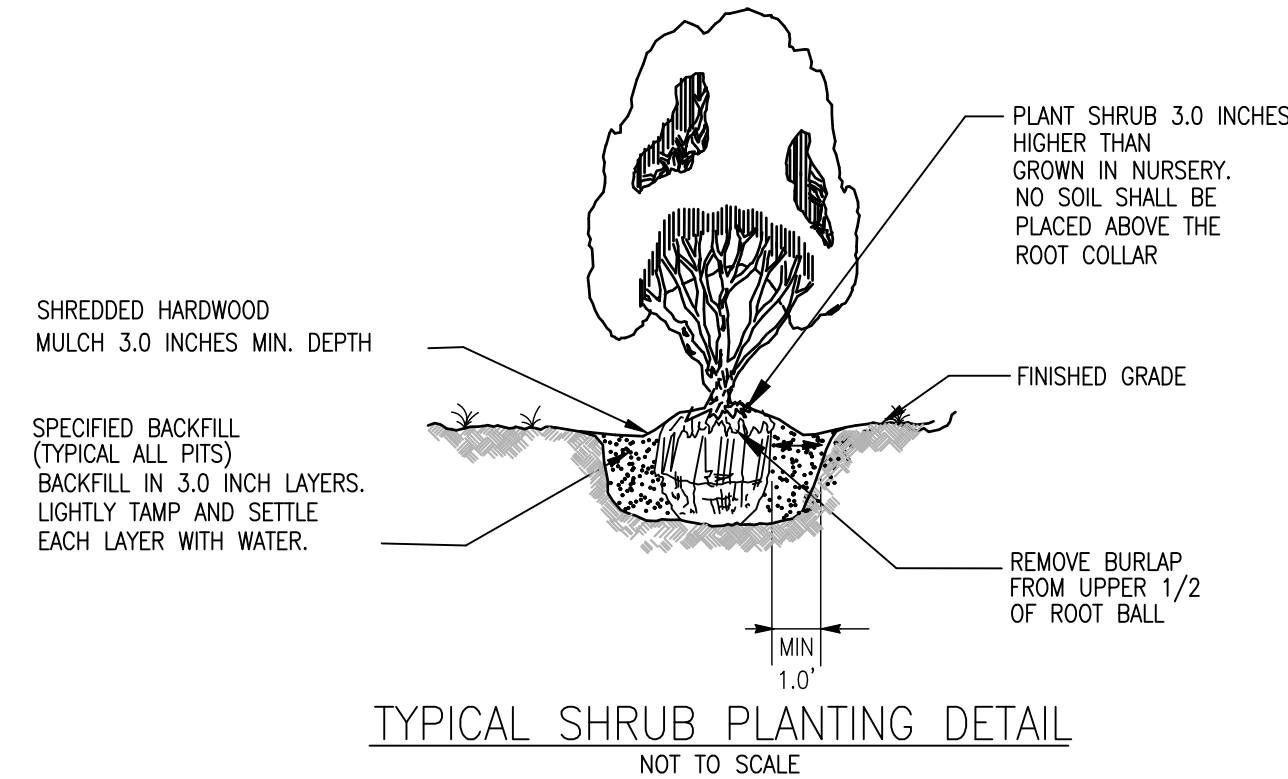
DISTURBED AREA WITHIN BUFFER = 800 SF

	REQUIRED	PROVIDED
OVERSTORY TREE	3 TREES	5 TREES
UNDERSTORY TREE	4 TREES	6 TREES
SHRUBS	12 SHRUBS	18 SHRUBS
HERBACEOUS SEED MIX	0.6 LBS	0.9 LBS
ANNUAL HERBACEOUS COVER CROP SEED MIX	1.1 LBS	1.7 LBS

\* PROVIDING 1.5x REQUIRED PLANTINGS

PLANT SCHEDULE - RPA AREA									
KEY	BOTANICAL NAME	COMMON NAME	QTY	Stock Size	Stock Type	10-YR Canopy	Total Canopy		
<b>OVERSTORY TREES</b>									
AR	<i>Acer rubrum</i>	Red Maple	5	3/4" Cal.	Cont.	150 S.F.	750 S.F.		
<b>UNDERSTORY TREES</b>									
CC	<i>Cornus canadensis</i>	Eastern Redbud	3	3/4" Cal.	Cont.	75 S.F.	225 S.F.		
SA	<i>Sassafras albidum</i>	Sassafras	3	3/4" Cal.	Cont.	75 S.F.	225 S.F.		
<b>SHRUBS</b>									
IV	<i>Ilex verticillata</i>	Winterberry Holly	6	18-24"	B&B	0 S.F.	0 S.F.		
AA	<i>Aronia arbutifolia</i>	Red Chokeberry	6	18-24"	B&B	0 S.F.	0 S.F.		
IG	<i>Ilex glabra</i>	Inkberry Holly	6	18-24"	B&B	0 S.F.	0 S.F.		
<b>HERBACEOUS SEED MIX</b>									
HERBACEOUS SEED MIX			0.6 LBS			0 S.F.	0 S.F.		
ANNUAL HERBACEOUS COVER CROP SEED MIX			1.7 LBS			0 S.F.	0 S.F.		
						* TOTAL =	1,200.00 S.F.		
						* TOTAL =	0.03 AC.		

THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.



**PLANTING NOTES:**

- ALL PLANTINGS TO BE WITHIN THE RPA, EXACTLY LOCATION OF PLANTINGS TO BE DETERMINED IN FIELD.
- ALL TREES PLANTED WITHIN THE RPA SHALL BE PLANTED BY HAND USING HAND TOOLS

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
ENGINEER/OWNER REVISIONS				COUNTY REVISIONS			

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FAIRFAX COUNTY, VIRGINIA

SEAL

KEY PLAN

SCALE

SCALE IN FEET

No.	DATE	BY	Description
REVISIONS			
		CC	DRAWN BY
		CC	APPROVED BY
		CC	CHECKED BY
	SEPT. 2023		DATE

TITLE

**WQIA RPA LANDSCAPING PLAN**

PROJECT NO. 9820-WQIA-003-1

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SHEET NO. 3 OF 3