

PROJECT MANAGER Wendy Block Sanford, (703) 385-7889
SURVEYED BY, DATE Nick Kougalis, L.S., (703) 368-7373 (2020)
DESIGN BY Mark A. Gunn, P.E., (703) 368-7373
SUBSURFACE UTILITY BY, DATE Accumark, (800) 542-2990 (2015)

LANDSCAPE PLAN

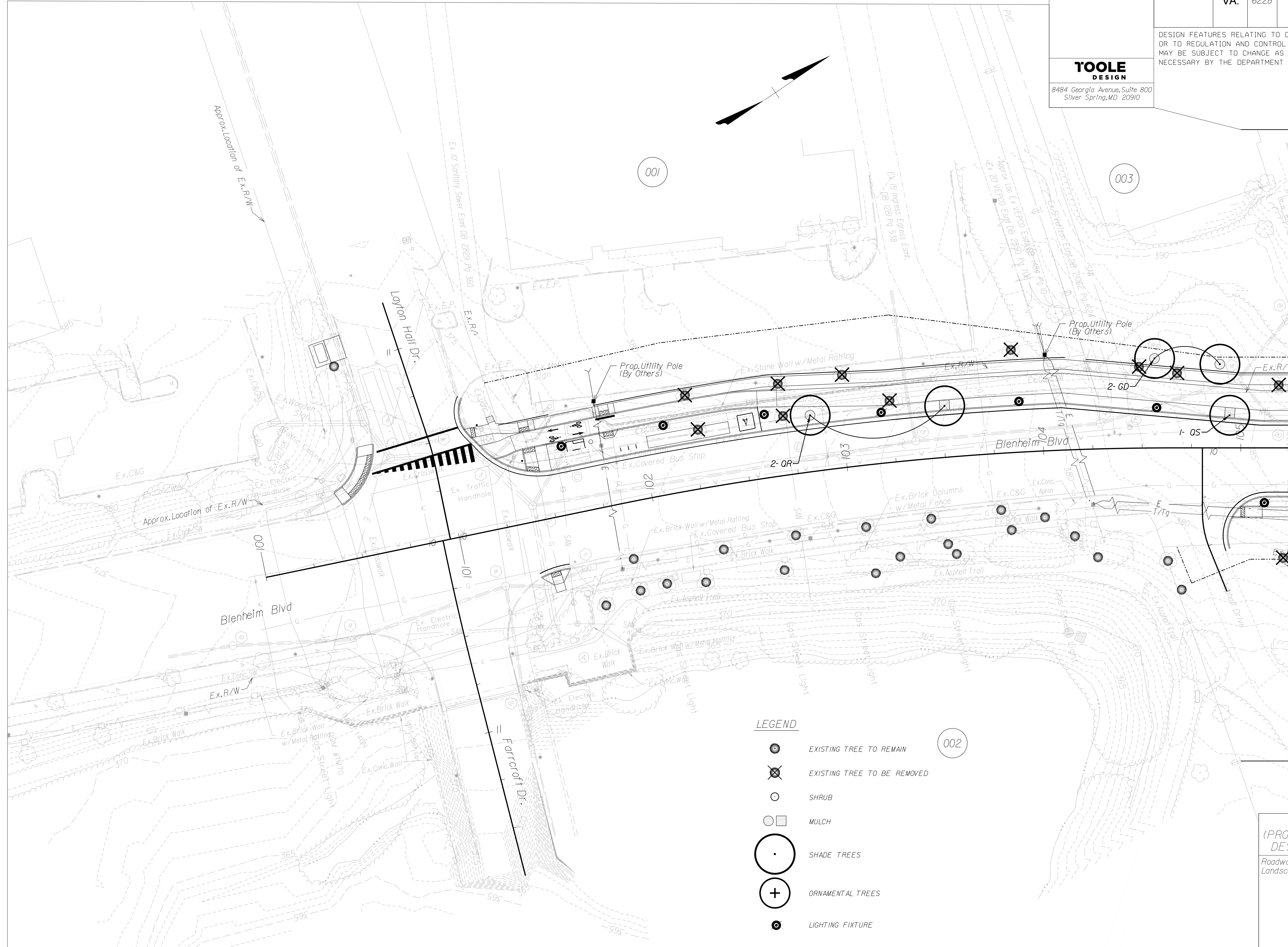
REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	6228	U000-154-R94	19

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

TOOLE DESIGN

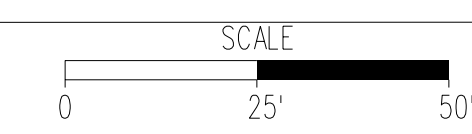
8484 Georgia Avenue, Suite 800
Silver Spring, MD 20910

Match Line, Sta. 105+25 (Blenheim Blvd.) - See Sheet 16(1)



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SHRUB
- MULCH
- SHADE TREES
- ORNAMENTAL TREES
- LIGHTING FIXTURE



REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

Roadway Design Plans	3 - 14
Landscape Plans	19 - 19(14)

PROJECT	SHEET NO.
U000-154-R94	19

PH PLANS THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR CONSTRUCTION. ADDITIONAL EASEMENTS FOR UTILITY RELOCATIONS MAY BE REQUIRED BEYOND THE PROPOSED RIGHT-OF-WAY SHOWN ON THESE PLANS.

8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
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TOOLE DESIGN

PROJECT MANAGER *Wendy Block Sanford, (703) 365-7869*
 SURVEYED BY, DATE *Wick Kougallis, L.S., (703) 368-7373 (2020)*
 DESIGN BY *Mark A. Gunn, P.E., (703) 368-7373*
 SUBSURFACE UTILITY BY, DATE *Accumark, (800) 542-2990 (2015)*

LANDSCAPE PLAN

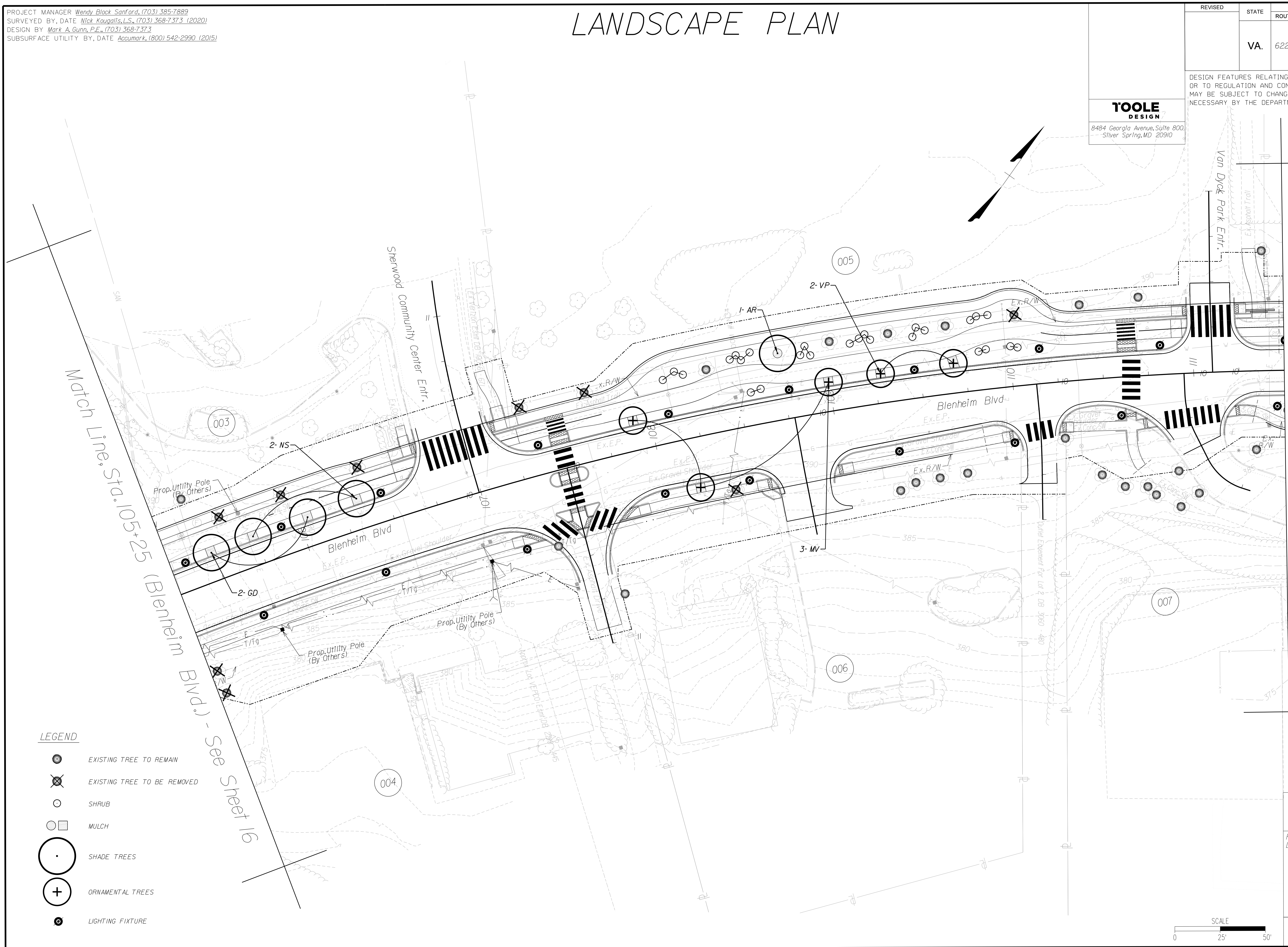
REVISED	STATE	ROUTE	STATE	PROJECT	SHEET NO.
	VA.	6228		U000-154-R94	19(1)

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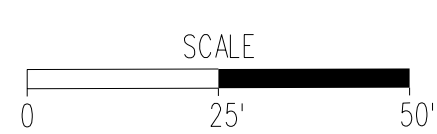
TOOLE DESIGN



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SHRUB
- MULCH
- SHADE TREES
- ORNAMENTAL TREES
- LIGHTING FIXTURE

REFERENCES
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LANDSCAPE PLAN

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	6228	U000-154-R94	19(2)

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

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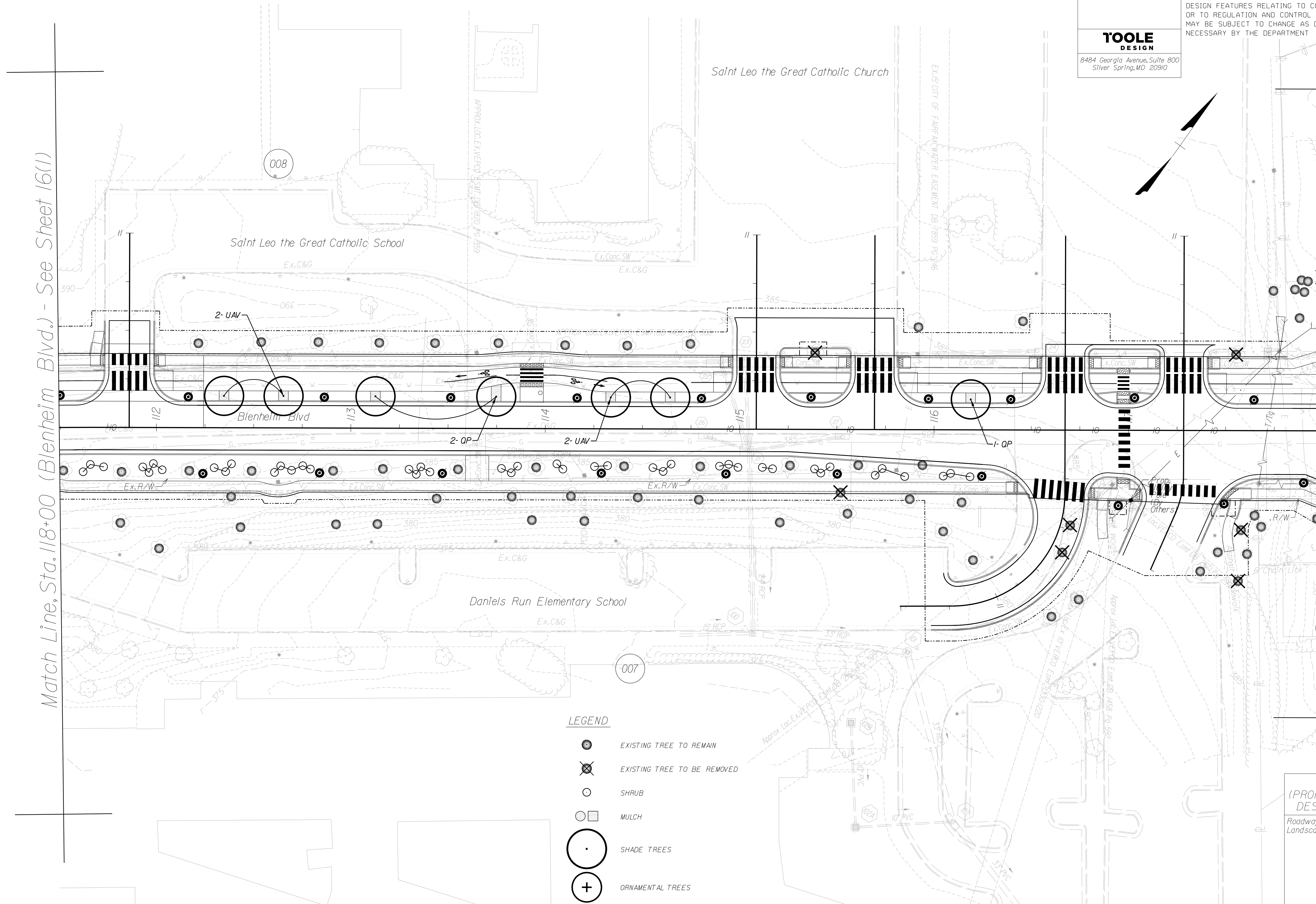
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TOOLE DESIGN

Match Line, Sta. 118+00 (Blenheim Blvd.) - See Sheet 16(1)

Match Line, Sta. 118+00 (Blenheim Blvd.) - See Sheet 16(3)

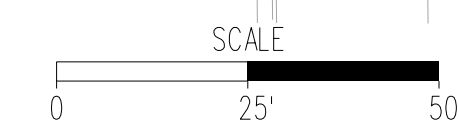


LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
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- MULCH
- SHADE TREES
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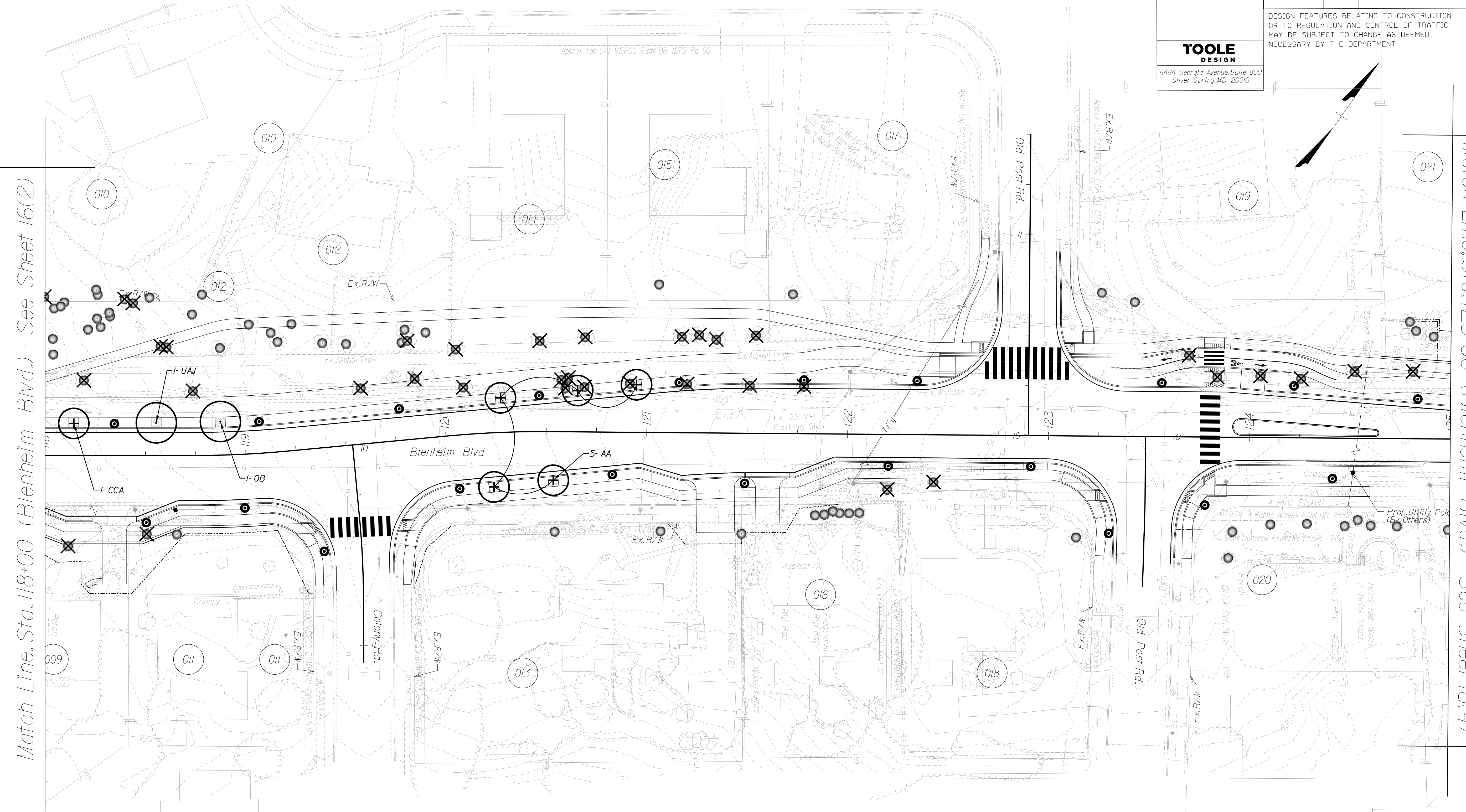
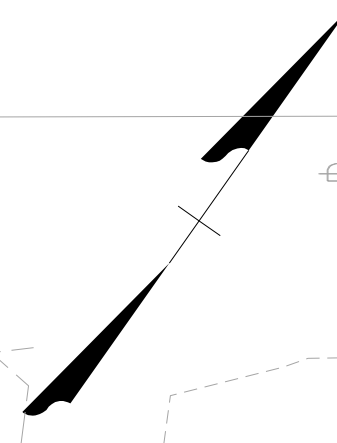
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Match Line, Sta. 118+00 (Blenheim Blvd.) - See Sheet 16(2)

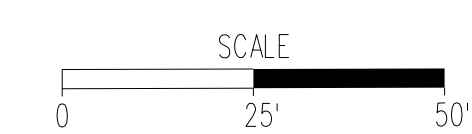
Match Line, Sta. 125+00 (Blenheim Blvd.) - See Sheet 16(4)

LEGEND

	MULCH		EXISTING TREE TO REMAIN
	SHADE TREES		EXISTING TREE TO BE REMOVED
	SHRUB		LIGHTING FIXTURE
	ORNAMENTAL TREES		

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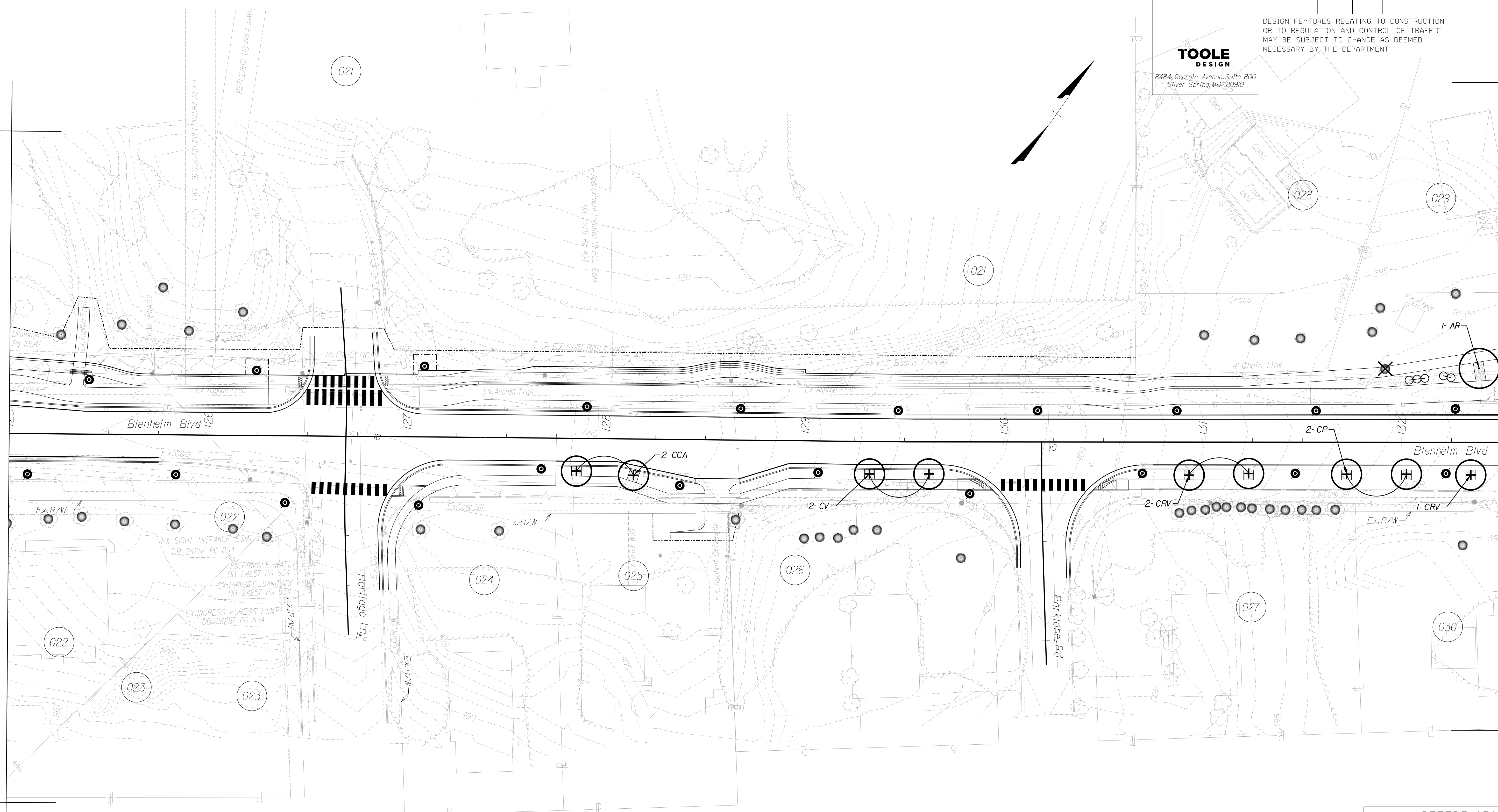
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Match Line, Sta. 132+50 (Blenheim Blvd.) - See Sheet 16(5)

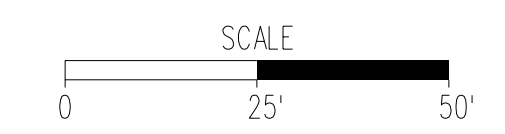


LEGEND

- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- SHRUB
- ⊕ LIGHTING FIXTURE
- ◻ MULCH
- SHADE TREES
- ⊕ ORNAMENTAL TREES

REFERENCES
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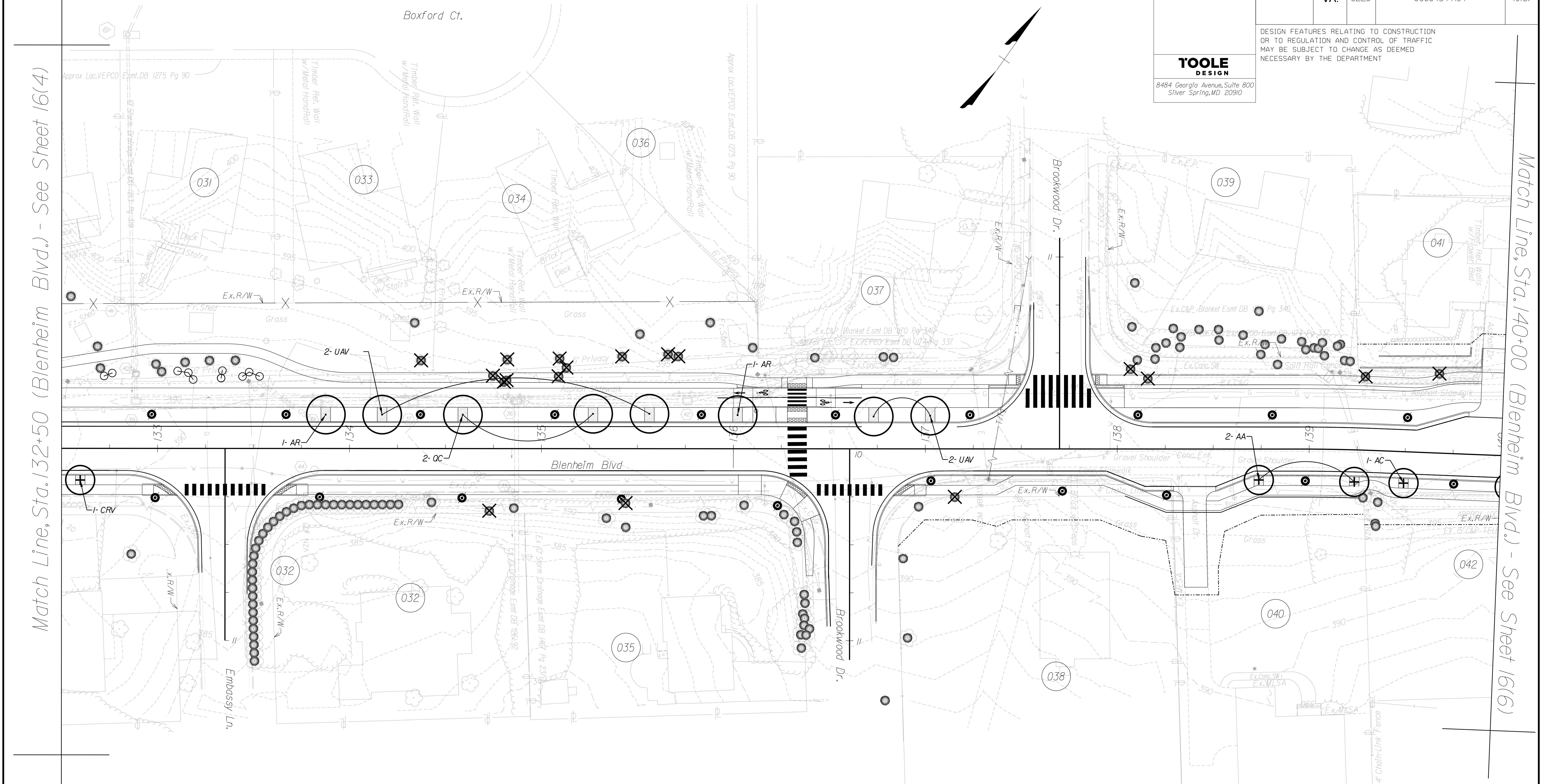
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Match Line, Sta. 132+50 (Blenheim Blvd.) - See Sheet 16(4)

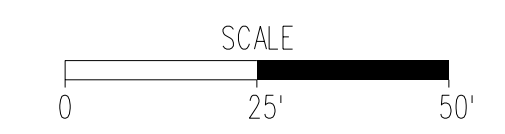
Match Line, Sta. 140+00 (Blenheim Blvd.) - See Sheet 16(6)

LEGEND

- MULCH
- SHADE TREES
- ORNAMENTAL TREES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SHRUB
- LIGHTING FIXTURE

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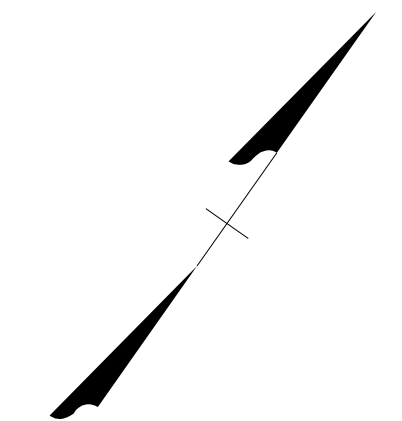
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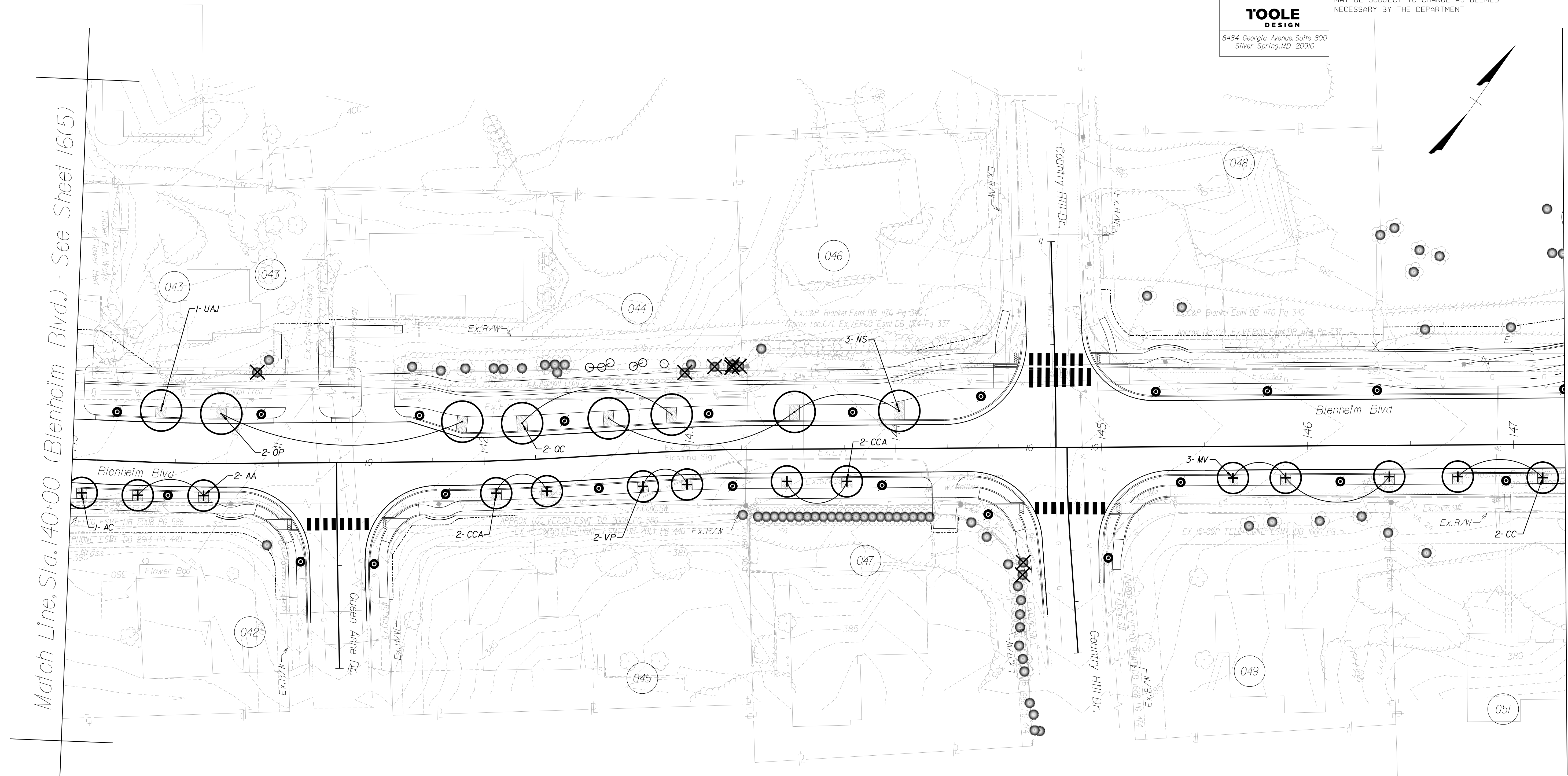


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Match Line, Sta. 140+00 (Blenheim Blvd.) - See Sheet 16(5)

Match Line, Sta. 147+25 (Blenheim Blvd.) - See Sheet 16(7)

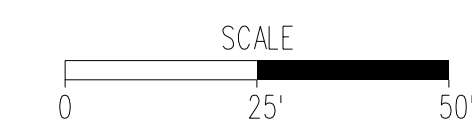


LEGEND

- MULCH
- SHADE TREES
- ORNAMENTAL TREES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SHRUB
- LIGHTING FIXTURE

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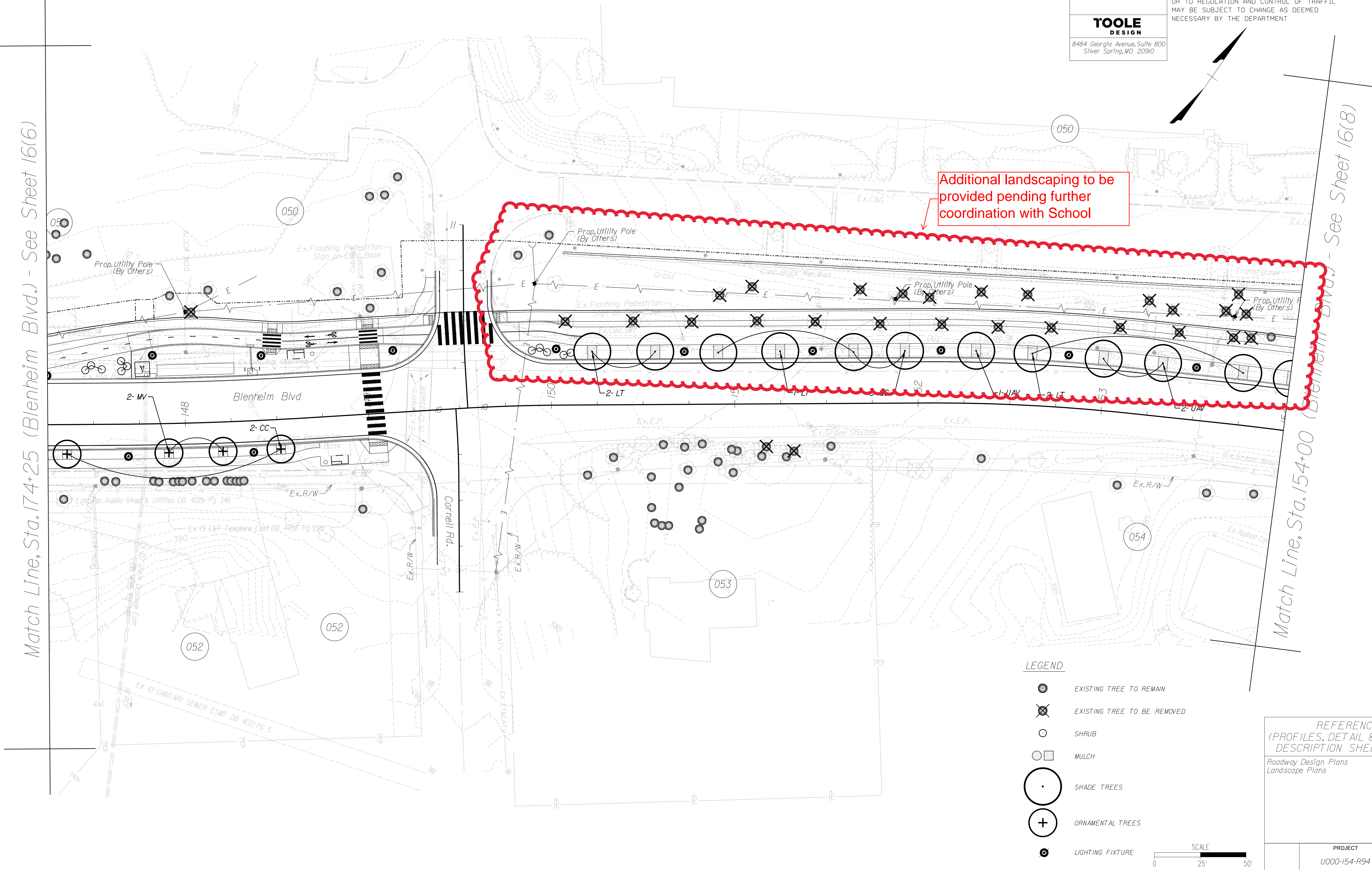
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TOOLE DESIGN

Match Line, Sta. 174+25 (Blenheim Blvd.) - See Sheet 16(6)

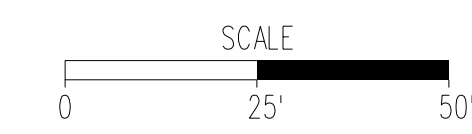
Match Line, Sta. 154+00 (Blenheim Blvd.) - See Sheet 16(8)



Additional landscaping to be provided pending further coordination with School

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SHRUB
- MULCH
- SHADE TREES
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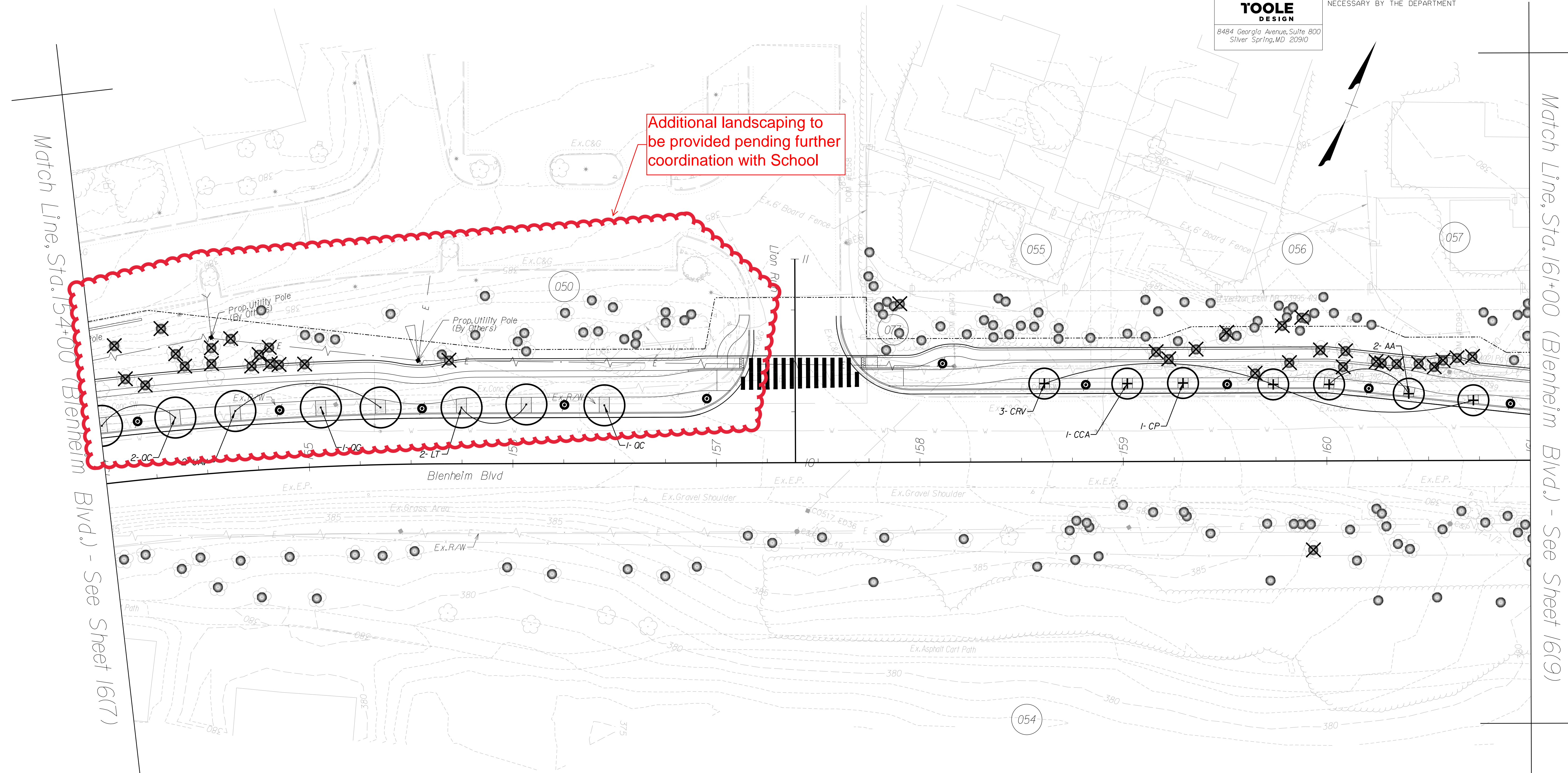
REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
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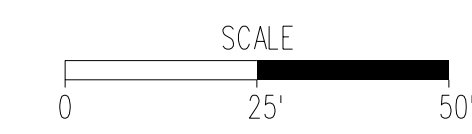
Match Line, Sta. 161+00 (Blenheim Blvd.) - See Sheet 16(9)

LEGEND

	MULCH		EXISTING TREE TO REMAIN
	SHADE TREES		EXISTING TREE TO BE REMOVED
	ORNAMENTAL TREES		SHRUB
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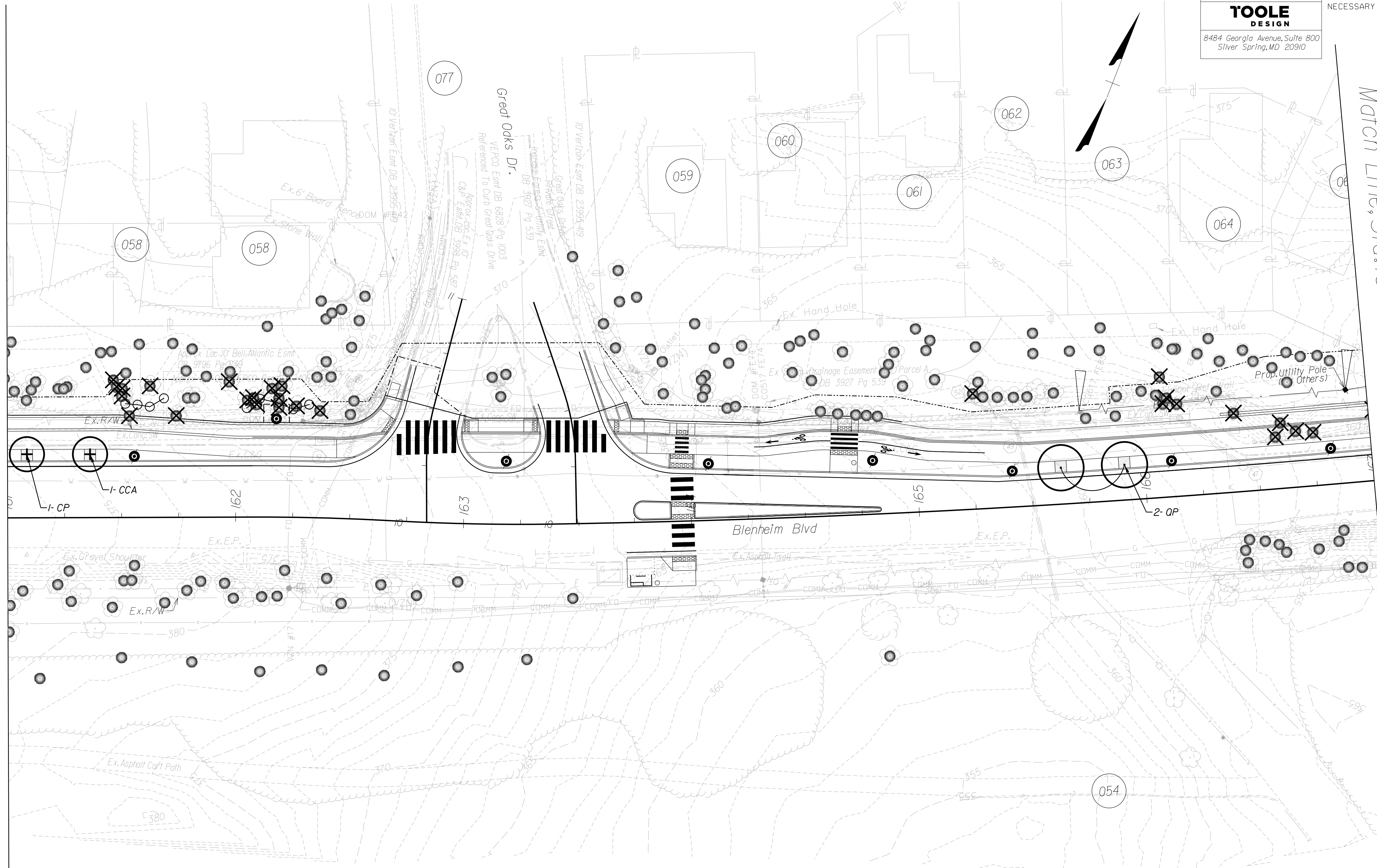
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Match Line, Sta. 167+00 (Blenheim Blvd.) - See Sheet 16(10)

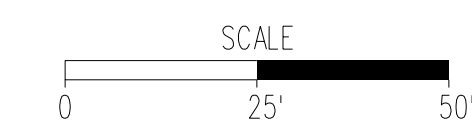


LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
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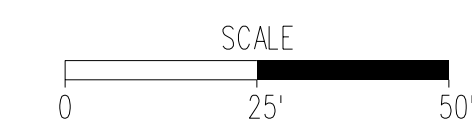
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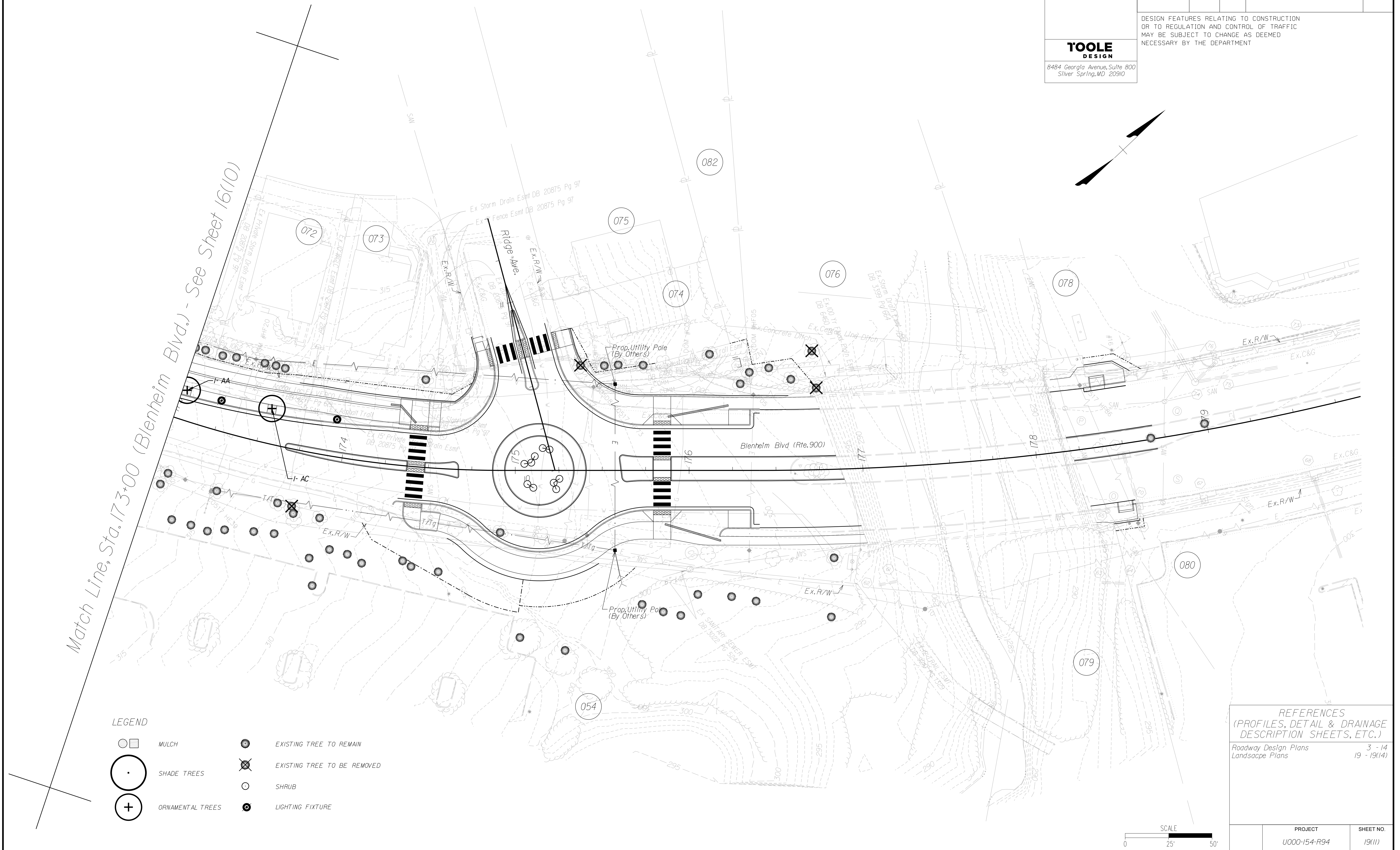
REVISED	STATE	STATE		SHEET NO.
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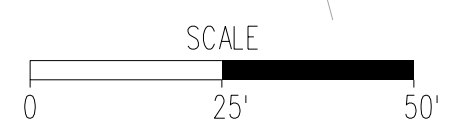


LEGEND

	MULCH		EXISTING TREE TO REMAIN
	SHADE TREES		EXISTING TREE TO BE REMOVED
	ORNAMENTAL TREES		SHRUB
			LIGHTING FIXTURE

REFERENCES
 (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

Roadway Design Plans	3 - 14
Landscape Plans	19 - 19(14)



PROJECT	SHEET NO.
U000-154-R94	19(11)

PH PLANS THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR CONSTRUCTION. ADDITIONAL EASEMENTS FOR UTILITY RELOCATIONS MAY BE REQUIRED BEYOND THE PROPOSED RIGHT-OF-WAY SHOWN ON THESE PLANS.

PROJECT MANAGER *Wendy Block Sanford, (703) 385-7889*
 SURVEYED BY, DATE *Nick Kougalis, L.S., (703) 368-7373 (2020)*
 DESIGN BY *Mark A. Gunn, P.E., (703) 368-7373*
 SUBSURFACE UTILITY BY, DATE *Accumark, (800) 542-2990 (2015)*

LANDSCAPE DETAIL SHEET

REVISED	STATE	STATE		SHEET NO.
		ROUTE	PROJECT	
	VA.	6228	U000-154-R94	19(12)
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT				
TOOLE DESIGN				
8484 Georgia Avenue, Suite 800 Silver Spring, MD 20910				

PLANTING SCHEDULE						
CANOPY TREES - LARGE						
Symbol	QTY	Botanical Name	Common Name	Caliper	(O.C.) Spacing	Remarks
AR	4	<i>Acer rubrum 'Sun Valley'</i>	Red Maple 'Sun Valley'	3.5-4" Cal. B&B	As Shown	
GD	4	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	3.5-4" Cal. B&B	As Shown	
LT	7	<i>Liriodendron tulipifera</i>	Tulip Tree	3.5-4" cal. B&B	As Shown	
NS	5	<i>Nyssa sylvatica</i>	Black Tupelo	4-4.5" Cal. B&B	As Shown	
QB	1	<i>Quercus bicolor</i>	Swamp White Oak	4-4.5" Cal. B&B	As Shown	
QC	11	<i>Quercus coccinea</i>	Scarlet Oak	4-4.5" Cal. B&B	As Shown	
QP	7	<i>Quercus phellos</i>	Willow Oak	4-4.5" Cal. B&B	As Shown	
QR	2	<i>Quercus rubra</i>	Northern Red Oak	4-4.5" Cal. B&B	As Shown	
QS	1	<i>Quercus shumardii</i>	Shumard Oak	4-4.5" Cal. B&B	As Shown	
UAJ	2	<i>Ulmus americana 'Jefferson'</i>	American Elm 'Jefferson'	3.5-4" Cal. B&B	As Shown	
UAV	13	<i>Ulmus americana 'Valley Forge'</i>	American Elm 'Valley Forge'	3.5-4" Cal. B&B	As Shown	

ORNAMENTAL TREES - SMALL						
Symbol	QTY	Botanical Name	Common Name	Size/Type	(O.C.) Spacing	Remarks
AA	14	<i>Amelanchier arborea</i>	Downy Serviceberry	#20 Cont.	As Shown	Singlestem
AC	3	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	#20 Cont.	As Shown	Singlestem
CC	4	<i>Carpinus caroliniana</i>	American Hornbeam	#20 Cont.	As Shown	Singlestem
CCA	12	<i>Cercis canadensis</i>	Eastern Redbud	2.5-3" Cal. B&B	As Shown	Singlestem
CV	5	<i>Chionanthus virginicus</i>	White Fringetree	8-10' B&B	As Shown	Singlestem
CP	4	<i>Crataegus phaenopyrum</i>	Washington Hawthorn	2-2.5" Cal. B&B	As Shown	Singlestem
CRV	7	<i>Crataegus viridis 'Winter King'</i>	Green Hawthorn	2-2.5" Cal. B&B	As Shown	Singlestem
MV	8	<i>Magnolia virginiana 'Henry Hicks'</i>	Sweetbay Magnolia 'Henry Hicks'	#20 Cont.	As Shown	Singlestem
VP	4	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	2-2.5" Cal. B&B	As Shown	Singlestem

SHRUBS, PERENNIALS						
Symbol	QTY	Botanical Name	Common Name	Size/Type	(O.C.) Spacing	Remarks
	135	<i>Ceanothus americanus</i>	New Jersey Tea	#10 Cont.	As Shown	
		<i>Hamamelis virginiana</i>	Witch Hazel	#10 Cont.	As Shown	
		<i>Itea virginica</i>	Virginia Sweetspire	#10 Cont.	As Shown	
		<i>Rhus aromatica</i>	Fragrant Sumac	#10 Cont.	As Shown	
		<i>Hypericum prolificum</i>	Shrubby St. John's Wort	#10 Cont.	As Shown	
		<i>Myrica pensylvanica</i>	Northern Bayberry	#10 Cont.	As Shown	

LAWN						
Symbol	QTY (ACRES)	Botanical Name	Common Name	Size/Type	(O.C.) Spacing	Remarks
All Disturbed Areas	3.30		Fine Fescue, Rye Grass, Bluegrass Mix	NA	NA	

ALL TREES SHALL BE NATIVE TO VIRGINIA. NO SUBSTITUTES ARE ALLOWED WITHOUT PREAPPROVAL FROM THE PROFESSIONAL LANDSCAPE ARCHITECT.

REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

City of Fairfax -
Landscape Plans 19 - 19(14)

PROJECT	SHEET NO.
U000-154-R94	19(12)

PH PLANS

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TOOLE
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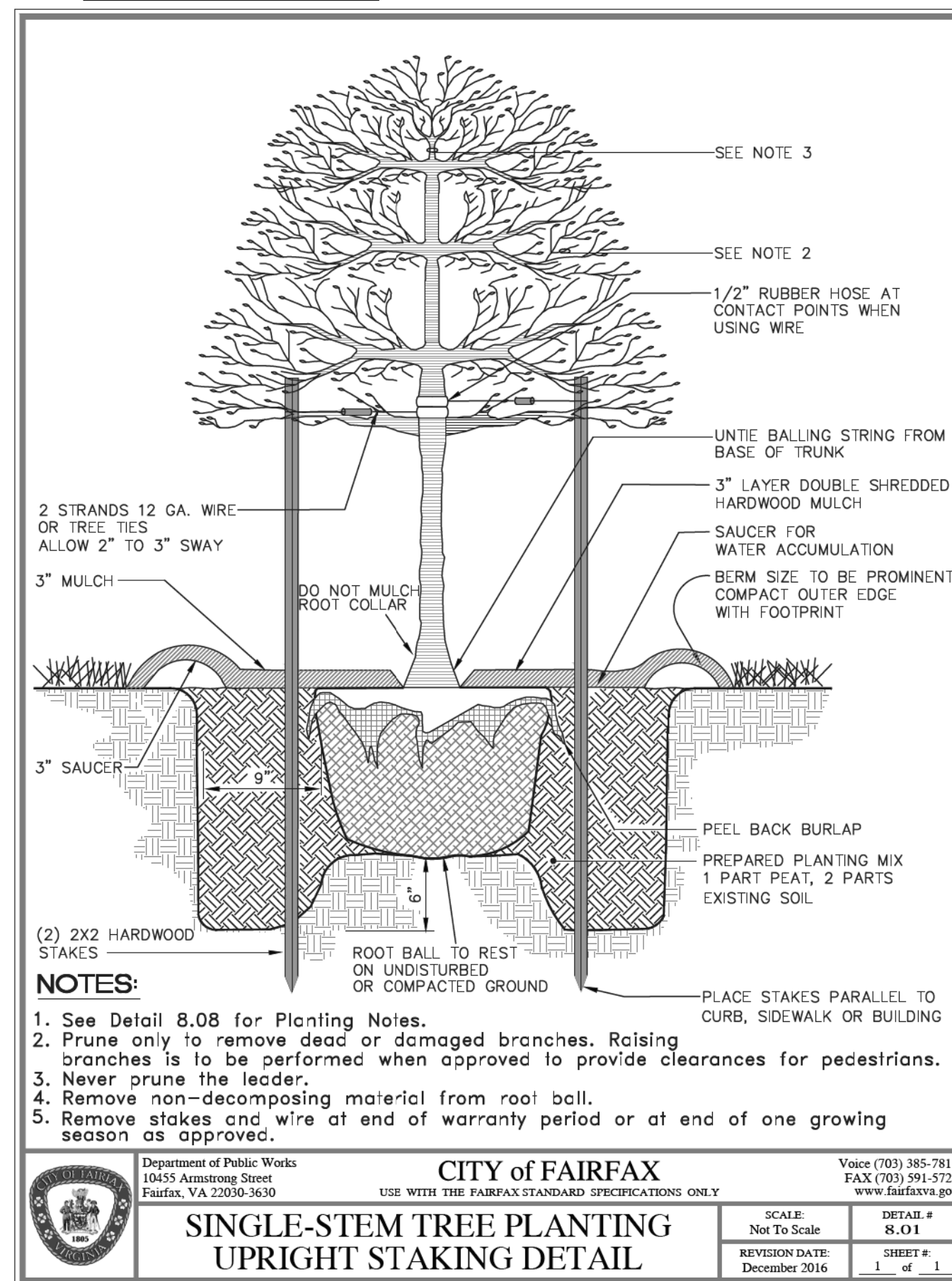
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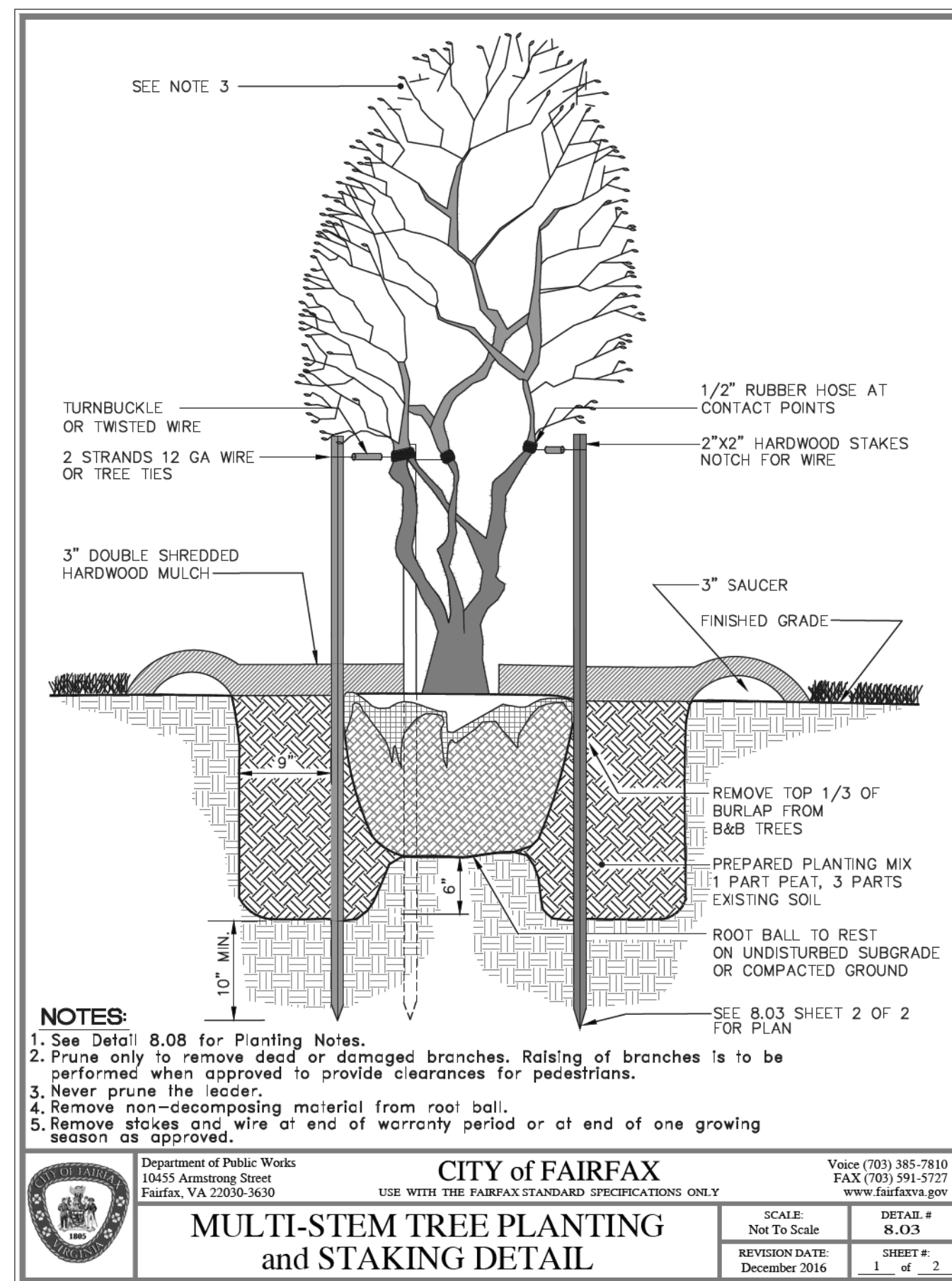
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SUBSURFACE UTILITY BY, DATE *AccuMark, (800) 542-2990 (2015)*

LANDSCAPE DETAIL SHEET

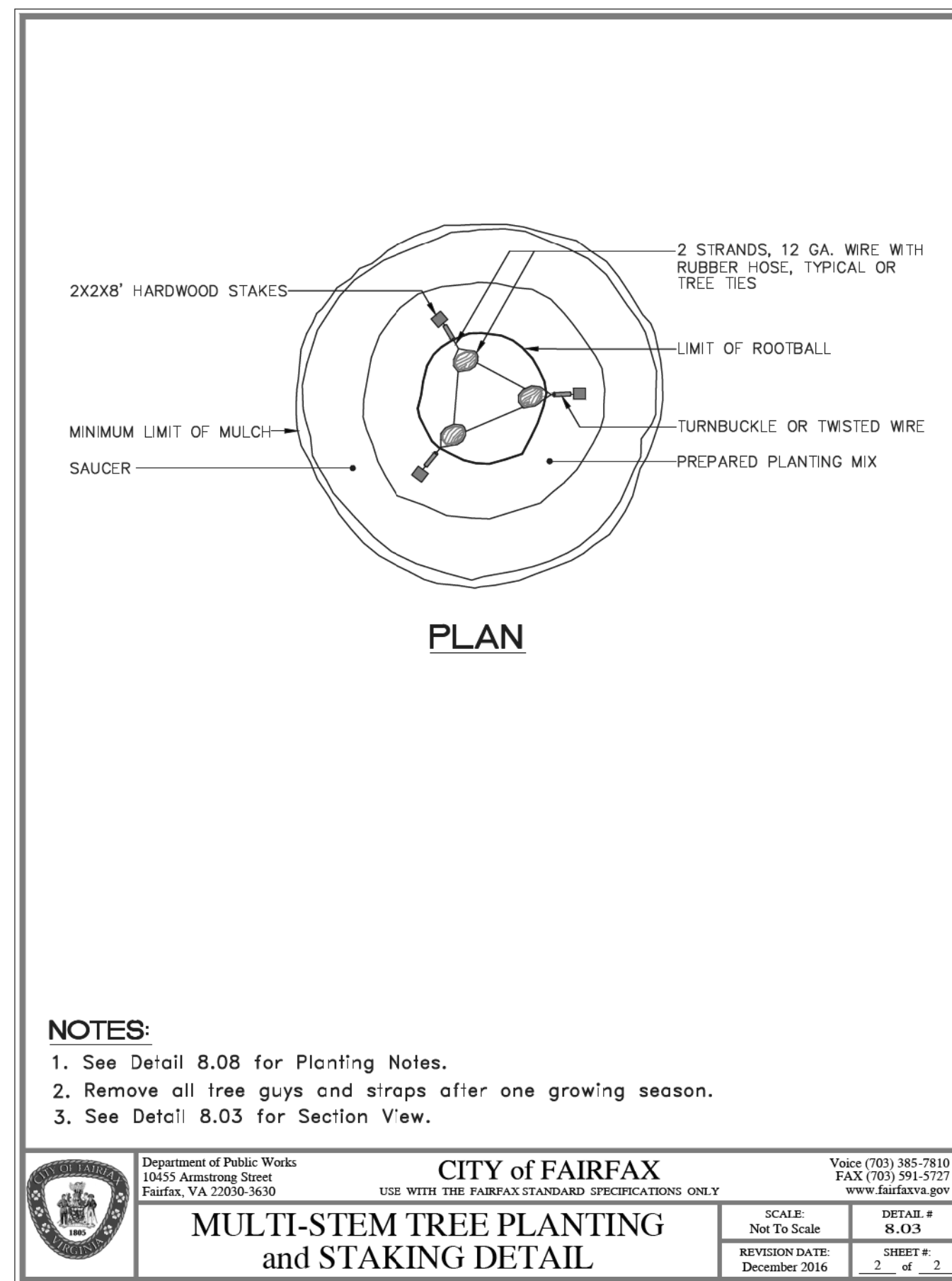
REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
	VA.	6228	U000-154-R94	19(13)
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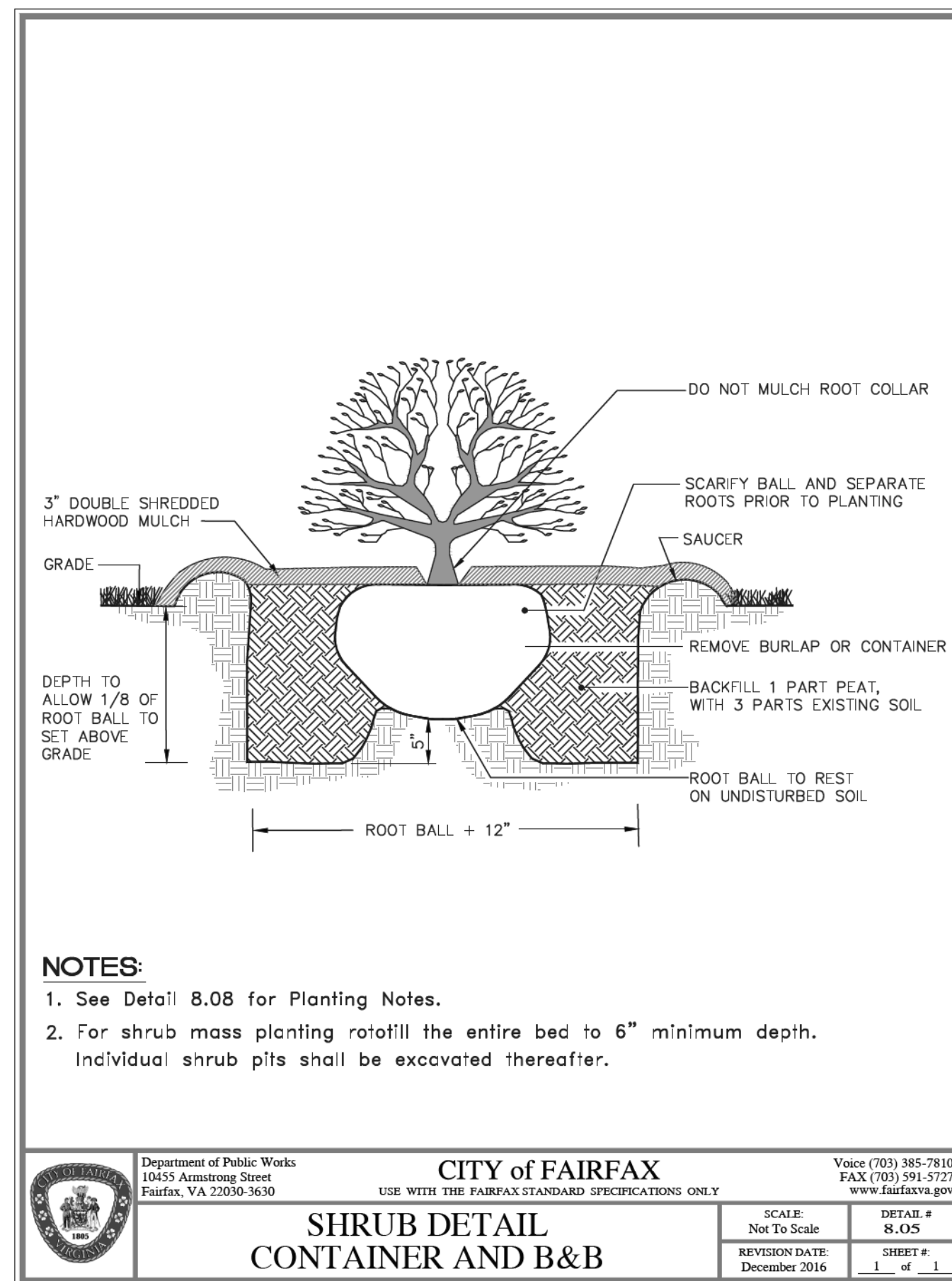
DETAIL 1: SINGLE STEM TREE PLANTING-1



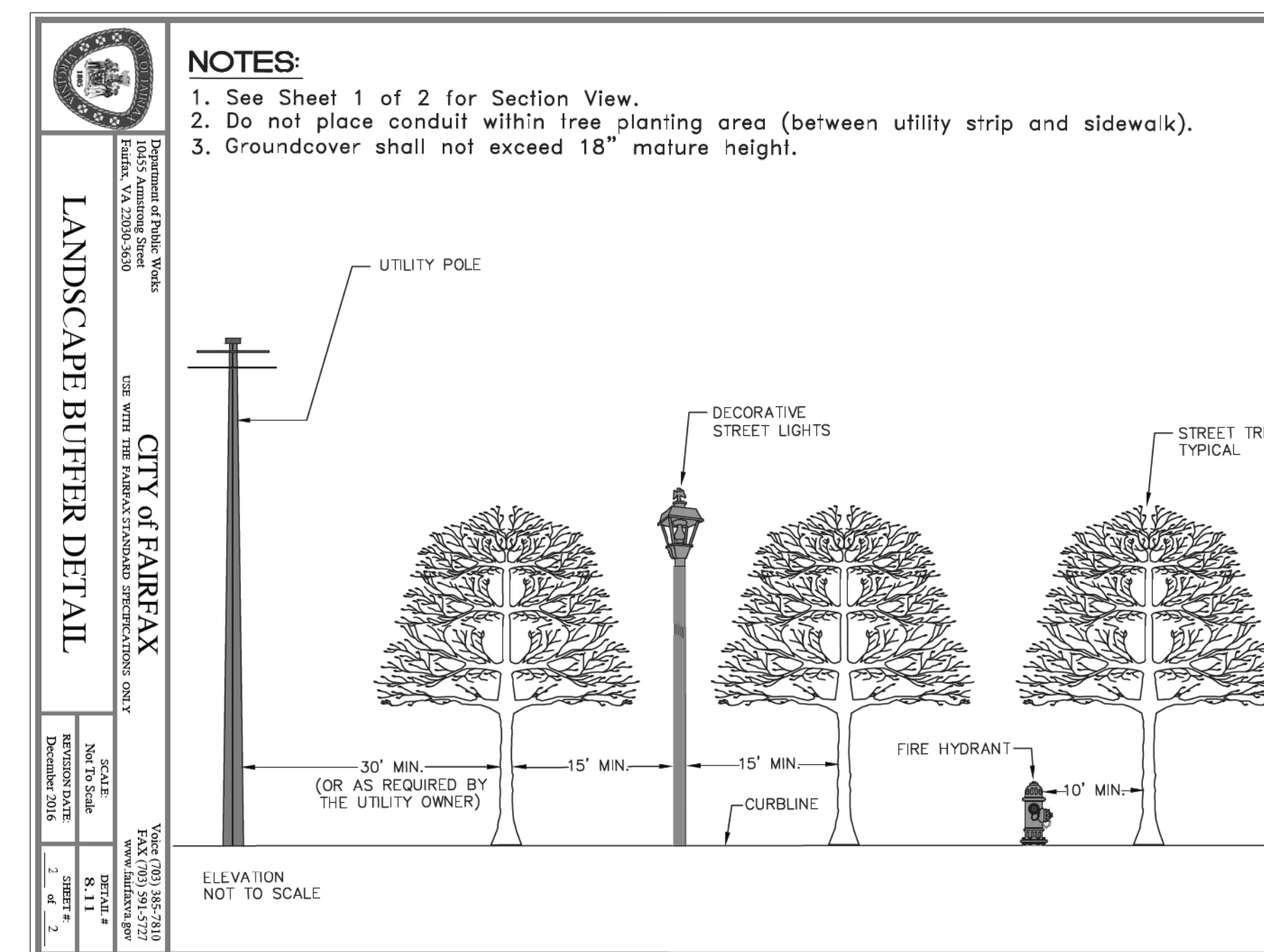
DETAIL 2: MULTI-STEM TREE PLANTING-1



DETAIL 3: MULTI-STEM TREE PLANTING-2



DETAIL 4: SHRUB DETAIL CONTAINER AND B&B



DETAIL 5: LANDSCAPE BUFFER-2

REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

City of Fairfax -	
Single-Stem Tree Planting Detail-1	/
Multi-Stem Tree Planting Detail-1	/
Multi-Stem Tree Planting Detail-2	/
Shrub Detail	/
Landscape Buffer-2	/

PROJECT	SHEET NO.
U000-154-R94	19(13)

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LANDSCAPE DETAIL SHEET

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	ROUTE	PROJECT		
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TOOLE
DESIGN

8484 Georgia Avenue, Suite 800
Silver Spring, MD 20910

- I. General**
- Landscape Specifications:** Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape specification guidelines published by the Landscape Contractors Association (latest edition).
 - Plant Materials:** The Landscape Contractor shall furnish and install and/or dig, ball, burlap, and transplant plant materials called for on the drawings and/or listed in the plant schedule. The City reserves the right to inspect plant material at the nursery source, before off-loading at the project site, when in storage or prior to installation.
 - Plant Names:** Plant names used in the plant schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.
 - Plant Standards:** Plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock" (ANSI Z60.1 latest edition), as published by the American Association of Nurserymen (hereinafter referred to as AAN standards). Plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well branched, and with healthy, well-furnished root systems. They shall be free of disease, insect pests, and mechanical injuries.
 - Plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the subject project for at least two years before planting. Neither heeled-in plant, nor plants from cold storage will be accepted.
 - Collected plants or transplanted trees when specified by the landscape architect may be used, provided that locations and soil conditions will permit proper balling.
 - Materials for Planting:**
 - Stakes for guying trees shall be sound oak or other approved hardwood. Three stakes spread 120-degrees apart shall be used when detailed. Notch stakes for wire. See details. Trees located between sidewalk and curb shall have two stakes.
 - Tree Guys: Provide wire ties and guys of 2-strand, twisted, pliable galvanized steel wire not lighter than 12-gauge with zinc coated turnbuckles. Provide w-ply garden hose not less than 0.5-inch hose size, cut to lengths to protect tree trunks from damage by wires. Provide 14-gauge wire for trees less than 12-ft. height. Wire for guy may be twisted when a turnbuckle is not specified by the landscape architect. Use of tree ties in lieu of wire is acceptable.
 - Mulching: Mulch shall consist of double shredded hardwood mulch.
 - Planting Schedule:** A professional horticulturist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install plant materials to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost on the ground and frost-free soil planting mixtures are used.

- II. Planting Execution**
- Excavation of Plant Pits**
 - Circular Pits, with vertical sides shall be excavated for all plants. In heavy soils, slope the sides outward. The diameter of the holes shall be 18-inches greater than the diameter of the ball for trees, or 1.5 times the diameter of shrubs and container grown material.
 - The depth of pits shall allow for one-eighth of the tree root ball or container depth to be above existing grade.
 - Obstructions encountered in excavated or planted areas shall be removed or plants relocated as approved.
 - Plants shall be planted plumb, at slightly above grade as in the nursery (in relation to finished grade); tamp topsoil under and around base of ball to fill all voids. Remove all burlap, ropes, plastic or synthetic twine or film, and wires from sides and tops of balls, but do not remove burlap from under ball. Thoroughly water when hole is two-thirds full of topsoil. Mix soil amendments thoroughly with soil mixture. Backfill pit halfway and tamp as pit is filled. Do not over compact remainder of backfill. After watering, 3" of mulch shall be applied over a 3" earth berm to create a shallow watering basin around the tree.
 - Shrubs shall be planted in conformance with deciduous shrub planting Detail 8.05.
 - Staking and Guying**
 - Each tree or evergreen shall be immediately staked or guyed after planting.
 - Deciduous trees 2-2.5" caliper or larger and all evergreen trees shall be staked and guyed with three 2" x 2" x 6" hardwood stakes per tree, spread 120-degrees apart. Hardwood stakes shall be driven no less than 10-inches below subgrade and outside the root ball. A double strand of 12-gauge galvanized wire shall be twisted and threaded through 0.5-inch garden hose to protect the tree trunk and secured to the hardwood stake. Notch stakes for wire.
 - The 12-gauge galvanized wire shall be placed at a 45-degree angle from the tree to the stake. See Detail 8.04.
 - Plant Pruning, Edging, and Mulching**
 - Pruning shall be by experienced landscape personnel. Remove broken or damaged branches and roots. Cut back and thin deciduous material to retain two-thirds of the initial branches. Cut back evergreens to give compact uniform appearance. Damaged or pruned tree leaders shall be cause for rejection. Do not cut leaders.
 - If foliage is present on deciduous plant material, they shall be sprayed with an anti-desiccant, which slows down the transpiration process, through reducing the danger of dehydration.
 - The areas around isolated plants shall be edged and cultivated to the full diameter of the pit.
 - After cultivation, plant material shall be mulched with a three-inch layer of double shredded mulch over the entire area of the bed or scucer.

- III. Warranty:** Plant material shall have a one-year warranty commencing on the date of initial acceptance. Plant material shall be alive and in satisfactory condition at the end of the warranty period. Plant material will be considered dead if 25% or more of the material is found to be dead. Trees with a leader that has died will be considered dead. Trees with 25% or more crown found to be dead will also be considered dead.
- Dead plants shall be replaced in the next planting period or as approved.
 - Replacements shall be of same type and size of specie originally specified or as approved.
 - The warranty shall be for a one-time only replacement.
 - Contractor will not be responsible for vandalism or losses due to abnormal weather conditions.

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

Voice (703) 385-7810
FAX (703) 591-5727
www.fairfaxva.gov

**PLANTING NOTES
DETAIL**

SCALE: Not To Scale DETAIL # 8.09
REVISION DATE: December 2016 SHEET # 1 of 3

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**PLANTING NOTES
DETAIL**

SCALE: Not To Scale DETAIL # 8.09
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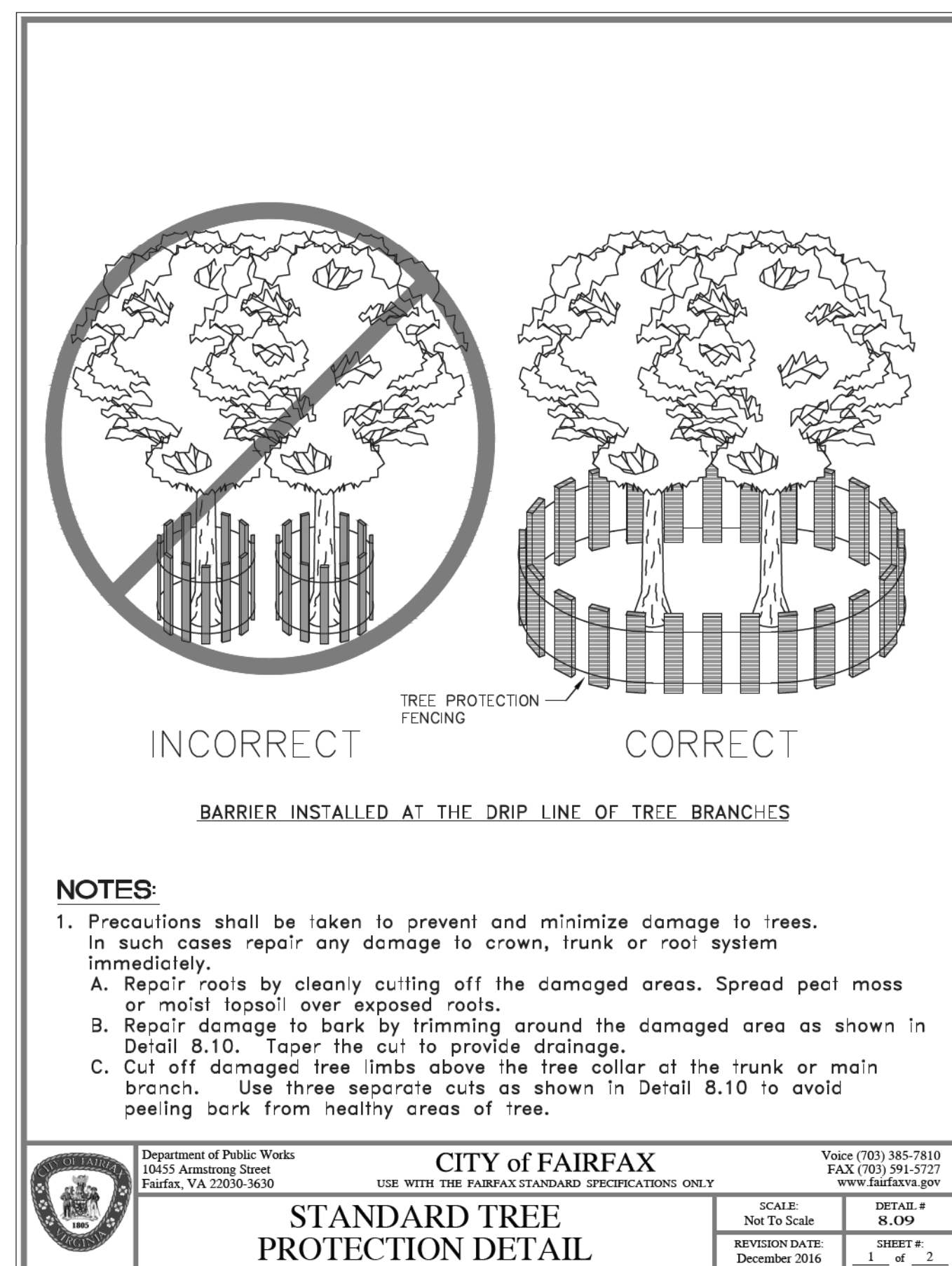
**PLANTING NOTES
DETAIL**

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REVISION DATE: December 2016 SHEET # 3 of 3

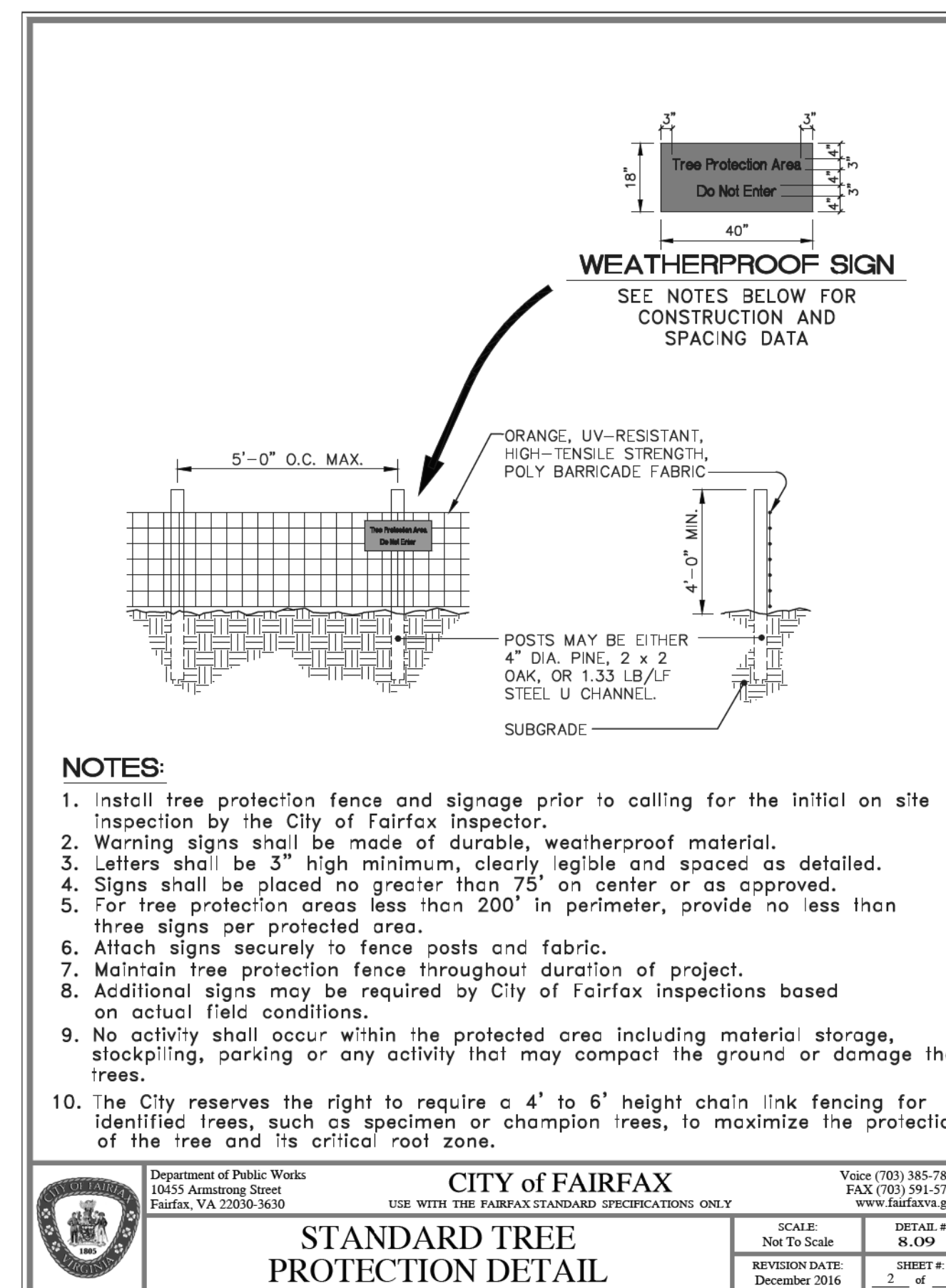
DETAIL 6: PLANTING NOTES-1

DETAIL 7: PLANTING NOTES-2

DETAIL 8: PLANTING NOTES-3



DETAIL 9: STANDARD TREE PROTECTION-1



DETAIL 10: STANDARD TREE PROTECTION-2

REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

City of Fairfax -
Planting Notes Detail 1-3
Standard Tree Protection Detail 1-2

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