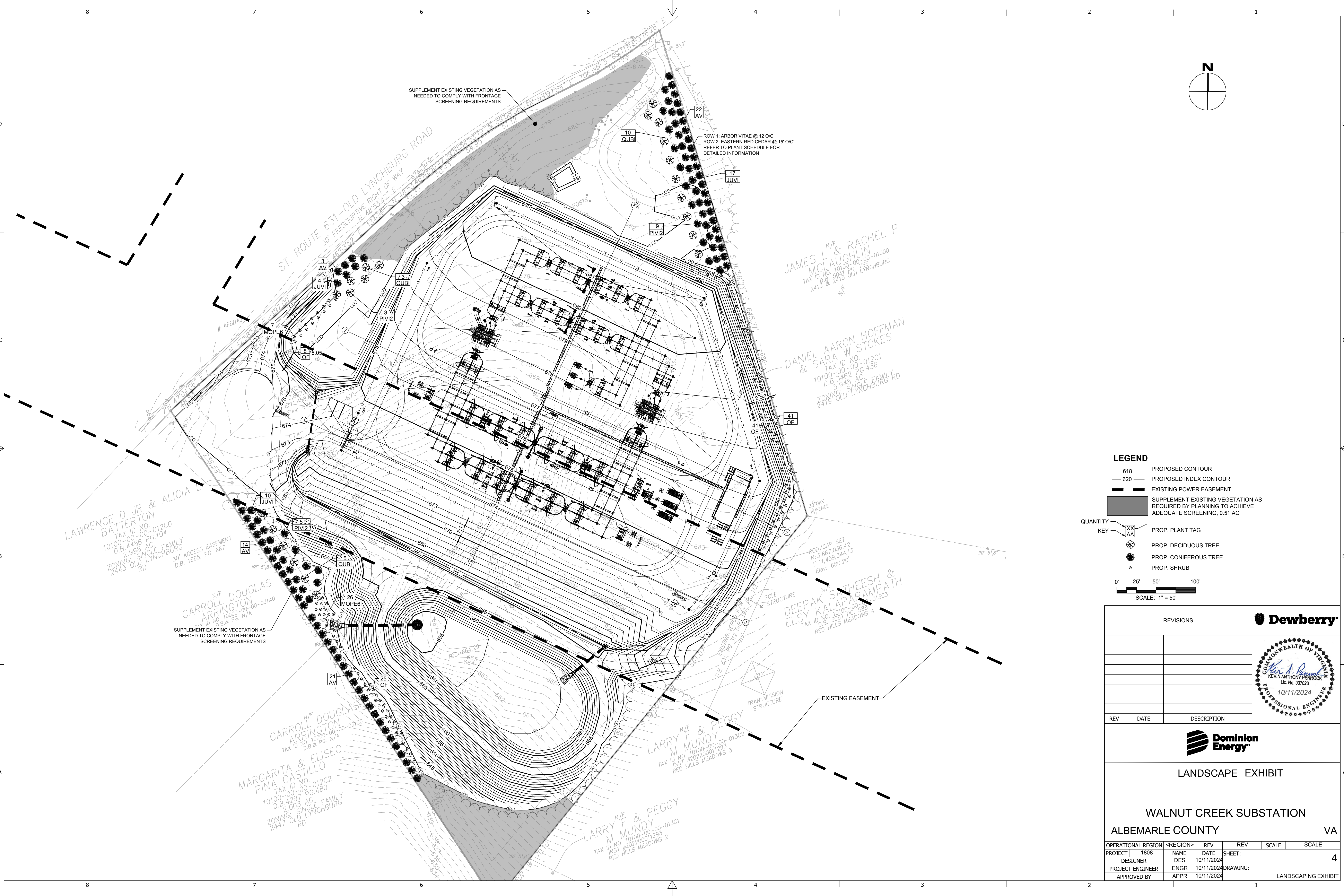
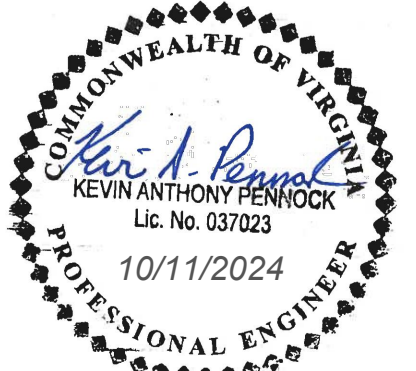




LEGEND

- 618 PROPOSED CONTOUR
- 620 PROPOSED INDEX CONTOUR
- EXISTING POWER EASEMENT
- SUPPLEMENT EXISTING VEGETATION AS REQUIRED BY PLANNING TO ACHIEVE ADEQUATE SCREENING, 0.51 AC
- QUANTITY KEY: XX AA
- PROP. PLANT TAG
- PROP. DECIDUOUS TREE
- PROP. CONIFEROUS TREE
- PROP. SHRUB
- 0' 25' 50' 100'
- SCALE: 1" = 50'

REVISIONS			 
REV	DATE	DESCRIPTION	

LANDSCAPE EXHIBIT

WALNUT CREEK SUBSTATION
ALBEMARLE COUNTY VA

OPERATIONAL REGION	<REGION>	REV	REV	SCALE	SCALE
PROJECT 1808	NAME	DATE	SHEET:		
DESIGNER	DES	10/11/2024	4		
PROJECT ENGINEER	ENGR	10/11/2024	DRAWING:		
APPROVED BY	APPR	10/11/2024	LANDSCAPING EXHIBIT		

GENERAL NOTES:

1. 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).

2. 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.

3. 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.

A. 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.

B. Minimum branching height for all shade trees shall be six (6) feet.

C. Minimum size for planting large deciduous trees shall be two to two and one-half (2-2½) inch caliper, twelve (12) feet to fourteen (14) feet in height.

D. Minimum size for planting all other deciduous trees shall be one to one and one-half (1-½) inch caliper, six (6) feet to eight (8) feet in height.

E. Minimum size for planting evergreen trees shall be six (6) feet to seven (7) feet in height.

F. Minimum size for planting shrubs shall be eighteen (18) to twenty-four (24) inches in height or spread, except for quality dwarf varieties.

4. Plants shall be protected during delivery to prevent desiccation of leaves.

5. 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.

6. 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.)

7. Any rope or wire binding the ball shall be cut prior to the conclusion of backfilling operations to prevent girdling of the tree trunk.

8. If a nonbiodegradable material is used around the ball, it shall be completely removed prior to backfilling.

9. 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.

10. 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.

11. 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.

12. If tree preservation areas are not saved as shown on the plan, the County arborist will make an onsite inspection prior to planting to determine if changes are needed to the numbers and location of plantings required to meet the required buffering codes.

13. In accordance with Section 800 of the Design and Construction Standards Manual, a field investigation and evaluation of the existing vegetation and forested areas that are to be preserved was made. The field investigation took place in 2016. The tree save areas total approximately 0 acres and are identified on the landscape plan sheets as save areas.

14. No dry utilities shall be located within landscape areas with the exception of perpendicular crossings.

TREE PROTECTION REQUIREMENTS:

1. 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.

2. Once clearing is completed and protective devices installed, an inspection shall be requested to approve these items prior to commencing further construction.

3. Barricades, in accordance with the details in Section 810 of the DCSM, with appropriate signs to identify tree preservation areas shall be located along the limits of clearing line. The limits of clearing and grading line should generally be located at the drip line of the trees to be retained or spaced from the edge of the trunks equivalent to one foot for every inch in the diameter of the trees at breast height (DBH), whichever is greater. The following standards shall apply to the area within the established limits of clearing and grading line.

A. The soil shall not be disturbed or compacted.

B. Heavy equipment, vehicular traffic, stockpiling or any materials, or deposition of sediment, shall not be permitted.

C. 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.

D. No toxic materials shall be stored within fifty (50) feet of the limits of clearing and grading.

E. 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 to adversely affect the vegetation.

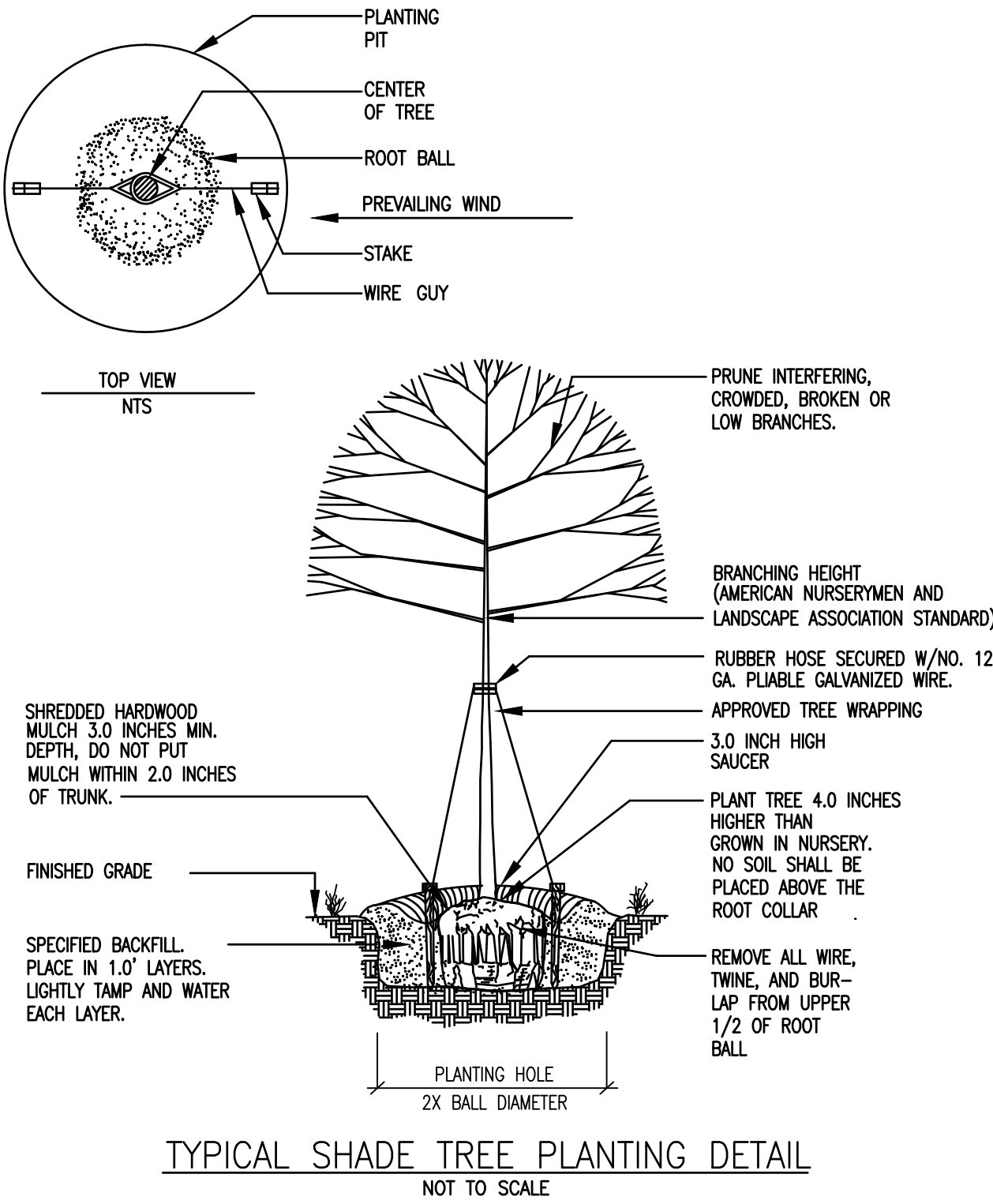
F. No protective devices, signs, utility boxes, or other objects shall be nailed to the trees to be retained on the site.

G. 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 protection 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.

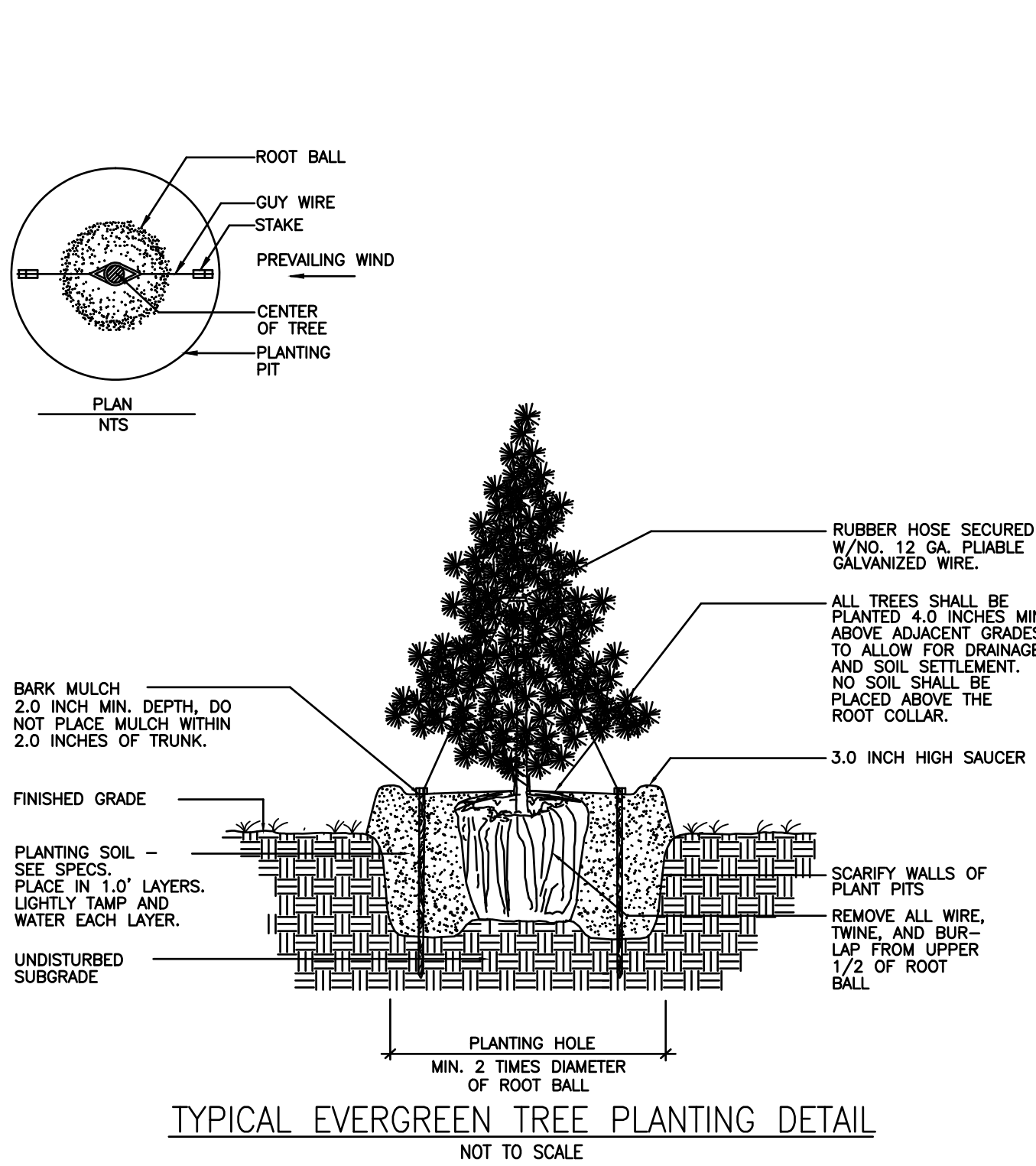
H. Sediment-laden runoff shall be diverted away from the preservation area. When the edge of a parking lot abuts a tree preservation area, curb and gutter rolled asphalt or similar type of guttering material shall be used to divert concentrated runoff away from the tree preservation area.

SOIL RESTORATION REQUIREMENTS:

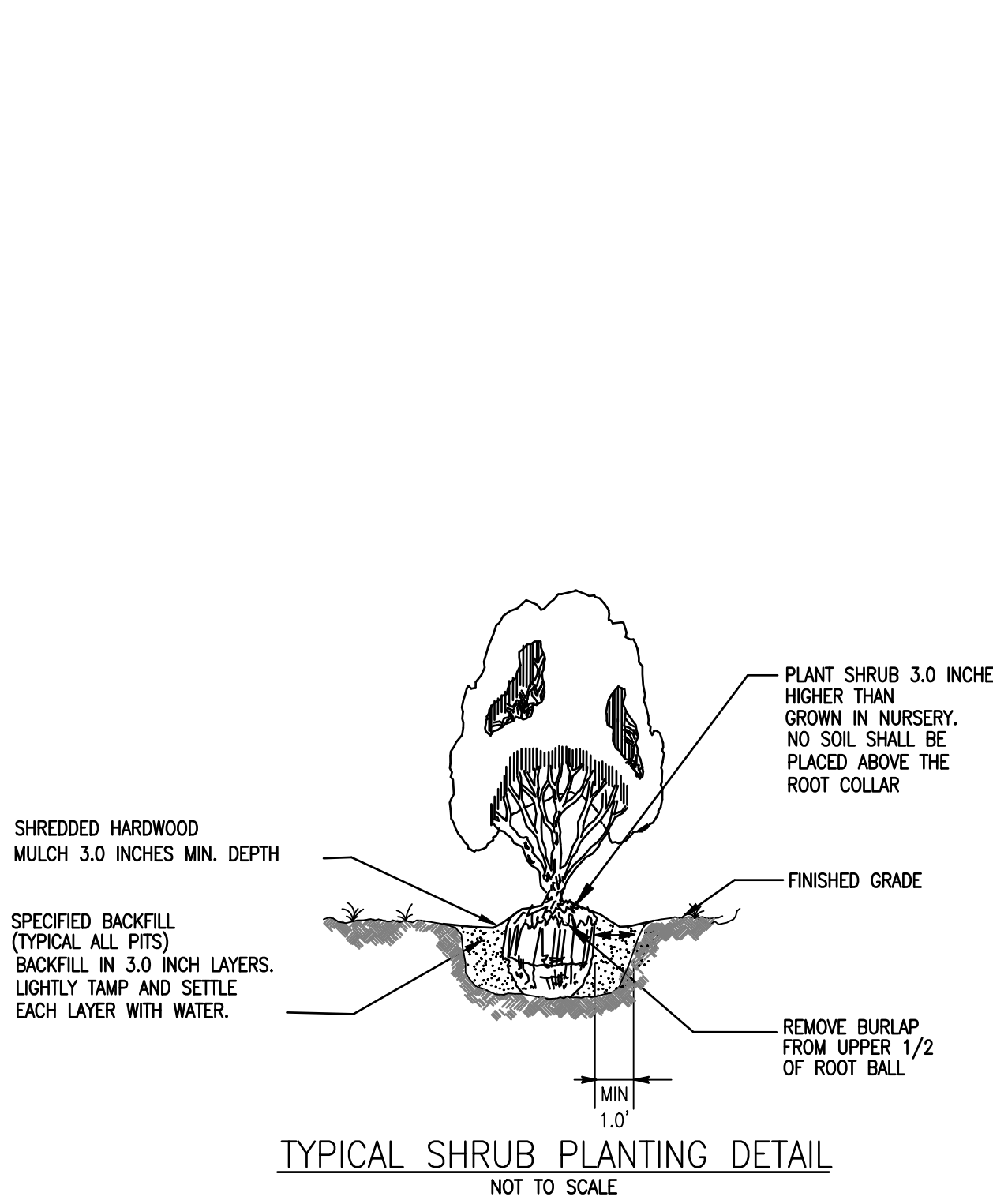
1. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all areas of the proposed landscape buffers which have been subject to pavement and/or compaction shall have all foreign materials (asphalt, concrete, gravel, debris, etc.) removed and all soil loosened to a depth of at least 3' prior to planting. A top dressing of at least 6" of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 ½" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.



TYPICAL SHADE TREE PLANTING DETAIL



TYPICAL EVERGREEN TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANT LIST - SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT INSTALLATION	MATURE HEIGHT
SHRUB					
MOPE6	33	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	2-3' TALL	6-8' TALL
OF	115	OSMANTHUS X FORTUNEI	FORTUNES OSMANTHUS	2-3' TALL	15-20' TALL
DECIDUOUS TREE					
QUBI	18	QUERCUS BICOLOR	SWAMP WHITE OAK	6-8' TALL	50-60' TALL
CONIFEROUS TREE					
AV	60	THUJA STANDISHII X PLICATA	ARBORVITAE GREEN GIANT	6-8' TALL	40-60' TALL
JUVI	31	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8' TALL	30-50' TALL
PIVI2	17	PINUS VIRGINIANA	VIRGINIA PINE	6-8' TALL	50-70' TALL

REVISIONS				
REV	DATE	DESCRIPTION		
LANDSCAPE DETAILS				
WALNUT CREEK SUBSTATION				
ALBEMARLE COUNTY				
VA				
OPERATIONAL REGION	<REGION>	REV	REV	SCALE
PROJECT	1808	NAME	DATE	SCALE
DESIGNER	DES	10/11/2024	SHEET: 5	
PROJECT ENGINEER	ENGR	10/11/2024	DRAWING:	
APPROVED BY	APPR	10/11/2024	LANDSCAPING EXHIBIT	