

GENERAL LANDSCAPE NOTES:

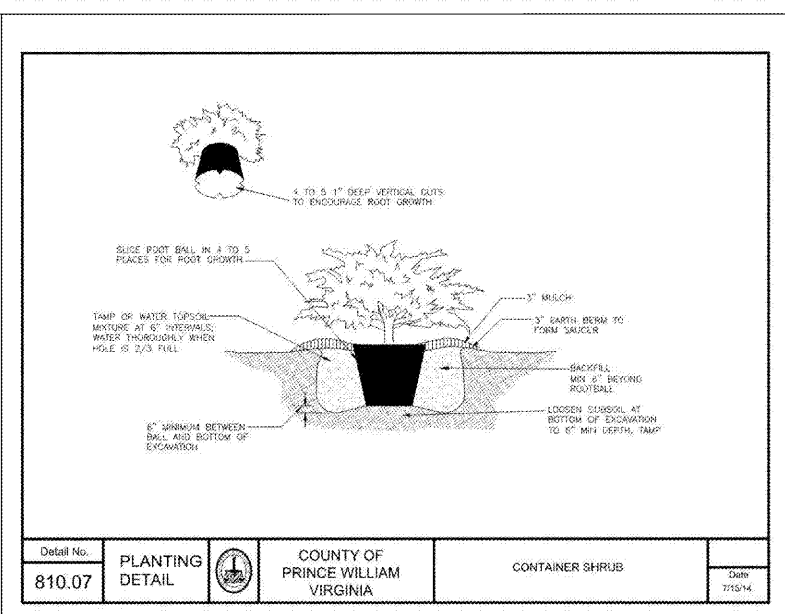
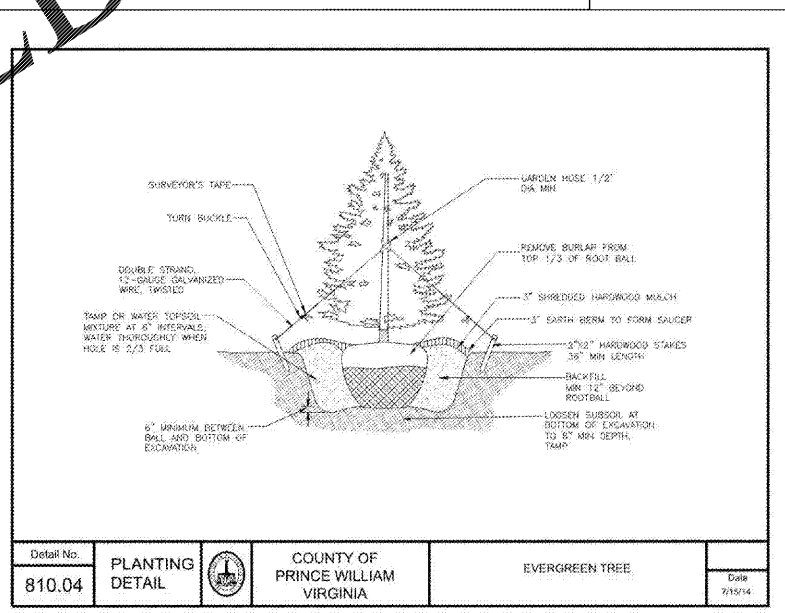
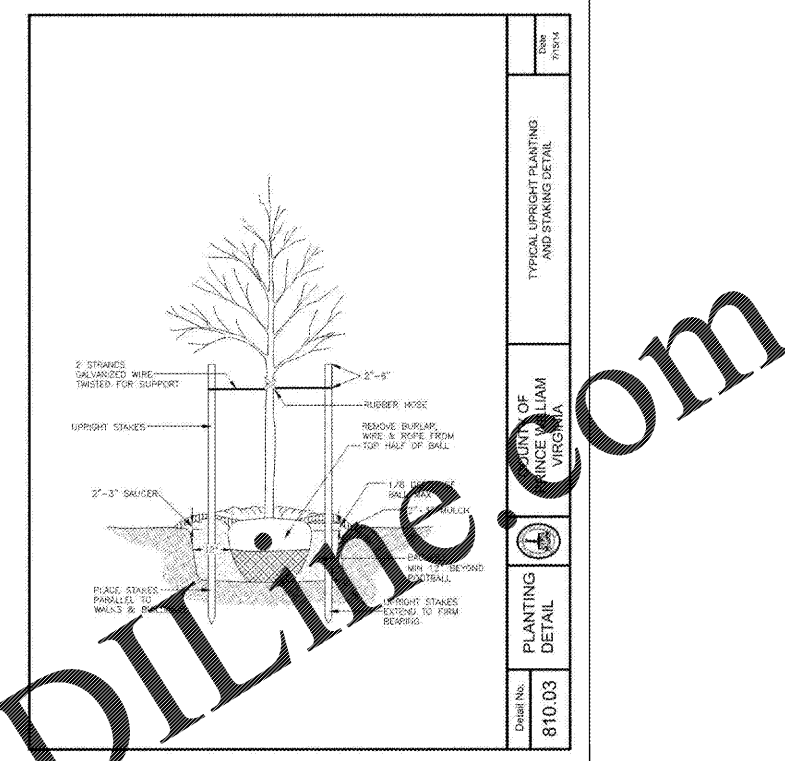
- A. CONTRACTOR SHALL REVIEW ALL DRAWINGS, SPECIFICATIONS, PERMITS, AND REGULATORY REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPING AND IRRIGATION PERMITS.
- C. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
- D. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" OF VIRGINIA @ 1-800-552-7001 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- E. FINAL LOCATION OF ALL PLANTINGS SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S CHOSEN REPRESENTATIVE.
- F. SUBSTITUTIONS AND/OR MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- G. CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS AS SHOWN IN THE DETAILS, AND AS INDICATED IN THE LANDSCAPE SPECIFICATIONS.
- H. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- I. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- J. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE OF ANY DEFORMITIES, DISEASES, OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR DISFIGURED/ CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. TREES NOT EXHIBITING A CENTRAL LEADER WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT LIST AS MULTI-STEM.
- L. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY SHOVEL EDGING. NO EDGE SHALL BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- M. PLANTING BEDS SHALL RECEIVE 3" OF DARK, SHREDDED HARDWOOD MULCH THROUGHOUT. ORANGE AND/ OR RED MULCH IS NOT ACCEPTABLE.
- N. ALL AREAS ON PLANS NOT INDICATED TO RECEIVE SOD PLANTING, PAVEMENT, OR HARDSCAPE WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED WITH FESCUE, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. SEE SEEDING NOTES THIS SHEET.
- O. PLANT MATERIALS SHOWN ON PLANS ARE A GRAPHIC REPRESENTATION ONLY. CONTRACTOR SHALL PERFORM ALL LANDSCAPE INSTALLATION ON THE SUBJECT PROPERTY, AND NOT ON ADJACENT PROPERTIES, UNLESS OTHERWISE DIRECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ROOTBALLS OF SHRUBS AND TREES SHALL BE PLANTED, IN THEIR ENTIRETY, WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.
- P. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.
- Q. QUANTITY TAKE-OFFS INDICATED ON THE PLANTING SCHEDULE ARE FOR CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE SCHEDULE, THE GRAPHIC REPRESENTATION IN THE PLANS SHALL DICTATE.
- R. ALL LANDSCAPED AND LAWN AREAS ARE TO BE IRRIGATED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TURFKEY DESIGN BUILD IRRIGATION SYSTEM AS PART OF THE BASE BID FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION PLAN AND PRODUCT CUT SHEETS FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO BEGINNING WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING IRRIGATION SLEEVING AS SHOWN ON THE LANDSCAPE PLAN PRIOR TO INSTALLATION OF PAVING MATERIALS.
- S. ALL MULCHED BEDS SHALL HAVE AN APPROVED GEO-TEXTILE WEED BARRIER INSTALLED PER THE PLANTING DETAILS. PRODUCT SPECIFICATION SHEETS SHALL BE SUBMITTED TO THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ORDERING MATERIAL.
- T. WITHIN ALL PLANTING AREAS, THE CONTRACTOR SHALL HAVE THE SOIL LOOSENED TO A DEPTH OF 3" PRIOR TO PLANTING AND A TOP DRESSING 4" TO 6" OF CLEAN TOPSOIL PROVIDED. THIS TOPSOIL SHALL BE 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 3% BY VOLUME OF GROUND STONES, SLAG, COARSE FRAGMENTS, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER AND SHALL NOT CONTAIN GRAVEL. THE TOPSOIL SHALL CONTAIN A MINIMUM OF 5% NATURAL FINE ORGANIC MATTER, SUCH AS LEAF MOULD, PEAT MOSS, ETC.

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- S. SEE CIVIL SHEETS FOR TOPSOIL AND IRRIGATION REQUIREMENTS CONTROL SEEDING.

WAWA STANDARD LANDSCAPING SPECIFICATIONS:

- 1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
- 2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 6' BEHIND THE CURB LINE.
- 3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
- 4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
- 5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
- 6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
- 7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
- 8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5/8" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5/8" X 16" BY PERMALOC. (800-358-9690, WWW.PERMALOC.COM) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
- 9. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERSISTENT WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
- 10. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
- 11. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1.
- 12. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
- 13. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2) INCHES ABOVE FINISHED GRADE. REPLACE AMENDED BACKFILL IN 8-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLED MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
- 14. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
- 15. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH 2" RIVER STONE MULCH TO AT LEAST TO A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT ENGINEER.
- 16. SEEDBED PREPARATION
 - A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 280 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
 - B. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL COURSE. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
 - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED, AND FIRMED, AS OUTLINED BELOW.
 - D. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WAWA LEASED PREMISES TO BE SEED, WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4" OF TOPSOIL.
- 17. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES, LEAVES OR FOLIAGE. PLANTS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLANTED AT A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.



1	PWC COMMENTS - 1ST ROUND	09/10/2018/CAH
2	PWC COMMENTS - 2ND ROUND	11/02/2018/CAH
3	PWC COMMENTS - SIGNATURE SET	02/06/2019/CAH
4	UTILITY REVISIONS	07/23/2019/CAH
REVISIONS		
No.	DATE	BY

Kimley»Horn
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 WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
 W. Davis Walker
 Lic. No. 0406001891
 02/06/2019
 LANDSCAPE ARCHITECT

KHA PROJECT 110499001
 DATE 02/06/2019
 SCALE AS SHOWN
 DESIGNED BY WDW
 DRAWN BY WDW
 CHECKED BY WDW

LANDSCAPE DETAILS

WAWA - SUDLEY ROAD
 PREPARED FOR FRONTIER DEVELOPMENT
 PRINCE WILLIAM COUNTY, VA

Order Plans @ WWW.DIline.com

Plotted: E:\Horn\Chris - Sheet Set\Wawa - Sudley Road - Wawa - Sudley Road - Landscape Details - July 2019 - 11-21-19.dwg K:\V\A\C\1\10499001 - Frontier - Wawa - Sudley Road - Landscape Details.dwg Date: 07/23/2019 10:58:54 AM Plotter: HP DesignJet T1100e Driver: HP-GL/PS-EM Driver: HP-GL/PS-EM Plot Size: 36" x 48" Plot Scale: 1:1 Plot Orientation: Landscape Plot Color: Black Plot Lineweight: 0.001 Plot Font: Arial, 10 Plot Background: White Plot Border: Yes Plot Title: Yes Plot Sheet: Yes Plot Scale: Yes Plot Date: Yes Plot User: CAH