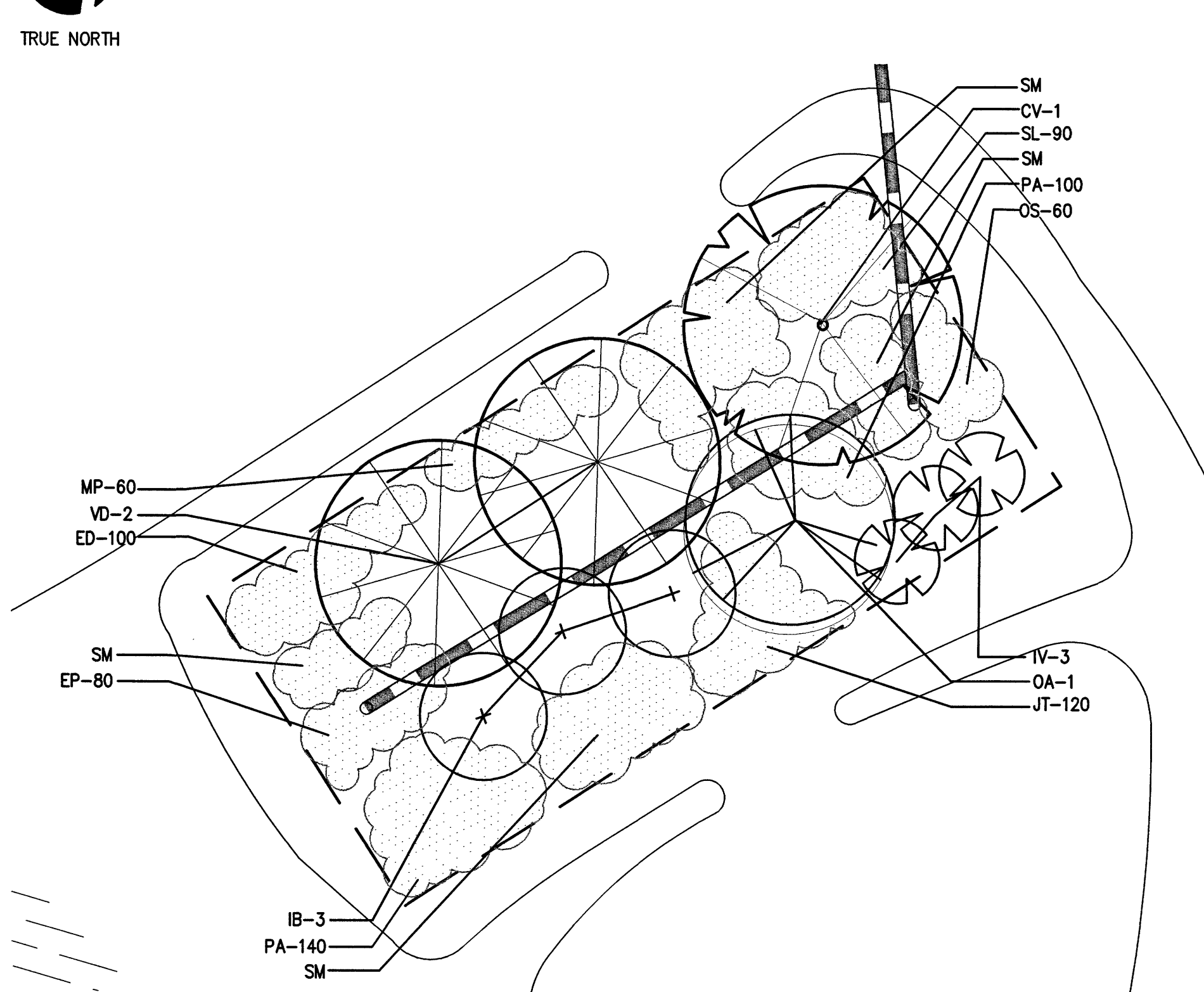


BIORETENTION AREA #1 PLANTING PLAN
SCALE: 1"=5'



BIORETENTION AREA #2 PLANTING PLAN
SCALE: 1"=5'

BIORETENTION PLANTING NOTES

(DERIVED FROM VA DEQ STORMWATER DESIGN SPECIFICATION #9, BIORETENTION)

BIO-FILTER PLANTING SPECIFICATIONS:

1. ROOT STOCK OF THE PLANT MATERIALS SHALL BE KEPT MOIST DURING TRANSPORT FROM THE SOURCE TO THE JOB SITE AND UNTIL PLANTED.
2. WALLS OF PLANTING PIT SHALL BE SLOPED OUTWARD.
3. THE DIAMETER OF THE PLANTING PIT MUST BE A MINIMUM OF SIX INCHES (6") LARGER THAN THE DIAMETER OF THE BALL OF THE TREE.
4. THE PLANTING PIT SHALL BE DEEP ENOUGH TO ALLOW 1/8TH OF THE OVERALL DIMENSION OF THE ROOT BALL TO BE ABOVE GRADE LOOSE SOIL AT THE BOTTOM OF THE PIT SHALL BE TAMPED BY HAND.
5. THE APPROPRIATE AMOUNT OF FERTILIZER IS TO BE PLACED AT THE BOTTOM OF THE PIT (SEE BELOW FOR FERTILIZER RATES)
6. THE PLANT SHALL BE REMOVED FROM THE CONTAINER AND PLACED IN THE PLANTING PIT BY LIFTING AND CARRYING THE PLANT BY ITS BALL (NEVER LIFT BY BRANCHES OR TRUNK).
7. SET THE PLANT STRAIGHT AND IN THE CENTER OF THE PIT SO THAT APPROXIMATELY 1/8TH OF THE DIAMETER OF THE ROOT FLARE IS ABOVE THE FINAL GRADE.
8. BACKFILL PLANTING PIT WITH EXISTING SOIL.
9. MAKE SURE PLANT REMAINS STRAIGHT DURING BACKFILLING PROCEDURES.
10. REMOVE ANY SOIL FROM THE TOP OF THE ROOT FLARE. NEVER COVER THE TOP OF THE BALL WITH SOIL. MOUND SOIL AROUND THE EXPOSED BALL. TREES SHALL BE PLANTED WITH THE ROOT FLARE 2"-4" ABOVE FINISH GRADE.
11. TREES SHALL BE BRACED BY USING 2" BY 2" WHITE OAK STAKES. STAKES SHALL BE PLACED PARALLEL TO WALKWAYS AND BUILDINGS. STAKES ARE TO BE EQUALLY SPACED ON OUTSIDE OF THE TREE BALL UTILIZING ARBOR TIES TO SECURE THE TREE, ALLOWING 3"-5" OF TREE MOVEMENT.
12. BECAUSE OF THE HIGH LEVELS OF NUTRIENTS IN STORMWATER RUNOFF TO BE TREATED, BIORETENTION BASIN PLANTS SHOULD NOT REQUIRE CHEMICAL FERTILIZATION.

ADDITIONAL PLANTING NOTES:

- SEE PLANT SCHEDULE FOR SPECIFIC PLANT SPECIES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK COVERED UNDER THESE PLANS.
 2. LANDSCAPE CONTRACTOR SHALL REFER TO THE STANDARD LANDSCAPE SPECIFICATIONS FOR THE STATE OF THE VIRGINIA FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL ABIDE BY ITS CONTENTS; HOWEVER ANY NOTES OR SPECIFICATIONS ON PLANS SHALL SUPERSEDE THOSE OUTLINED IN THE SPECIFICATIONS MANUAL (COPIES ARE AVAILABLE FOR A FEE FROM THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY LANDSCAPE ARCHITECTS, VIRGINIA NURSERYMENS ASSOCIATION, INC., AND THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS)
 3. ALL PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 12501 STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE DESIGNER OF ANY VARIANCE FROM THE PLAN.
 5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY ONSITE UTILITIES (CALL MISS UTILITY 1-800-552-7001 BEFORE ANY EXCAVATION.)
 6. REFER TO FINAL SITE PLANS FOR ANY DETAILED SITE INFORMATION.
 7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
 8. PLANTS WILL BE PREPARED FOR SHIPMENT IN A MANNER THAT WILL NOT CAUSE CHANGE TO THE BARK, BUDS, BRANCHES, STEMS, OR OVERALL SHAPE OF THE STOCK. CONTAINER GROWN PLANTS WILL BE TRANSPORTED IN THE CONTAINERS IN WHICH THEY HAVE BEEN GROWN.
 9. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS, AND ALL FORMS OF INFESTATION. ALL PLANT MATERIALS SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT. PLANTS DEEMED UNHEALTHY WILL BE REJECTED.
 10. ALL CONTAINER STOCK SHALL HAVE BEEN PROPAGATED IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL. CONTAINER STOCK WITH POORLY DEVELOPED ROOT SYSTEMS WILL NOT BE ACCEPTED.
 11. PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL ON SITE SHALL BE STORED AND PROTECTED BY THE CONTRACTOR. OUTSIDE STORAGE AREAS WILL BE SHADED AND PROTECTED FROM THE WIND AND SUN. PLANTS STORED ON SITE SHALL BE PROTECTED FROM ANY DRYING AT ALL TIMES BY COVERING THE BALLS OR ROOTS WITH MOST SAWDUST, WET BURLAP, WOOD CHIPS, SHREDDED BARK, PEAT MOSS, OR OTHER SIMILAR MULCHING MATERIALS.
 12. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE SIZE AND/OR QUANTITY. ANY SUBSTITUTIONS MUST BE APPROVED BY THE DESIGNER.
 13. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY DUE TO SITE CONDITIONS (EX: ROOTBALL AND UTILITY CONFLICT) MAJOR ADJUSTMENTS MUST BE APPROVED BY DESIGNER.
 14. NO PLANTING SHALL OCCUR WHEN THE SOIL IS FROZEN.
 15. PLANT MATERIAL SHALL BE PLACED IN EXISTING SOIL WITH EACH PLANTING PIT EXCAVATED TO A SIZE SUFFICIENT TO CONTAIN THE ENTIRE ROOTBALL OR ROOT BASS, WITHOUT CRAMPING ROOT STOCK.
 16. THE CONTRACTOR SHALL MAINTAIN A ONE (1) CALENDAR YEAR 80% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTINGS. THE PERIOD OF CARE AND REPLACEMENT SHALL BEGIN AFTER INSPECTION AND APPROVAL OF THE COMPLETE INSTALLATION OF ALL PLANTS AND CONTINUE FOR ONE CALENDAR YEAR.
 17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF TRASH AND DEBRIS WITH THE LIMITS OF THE PLANNING ON A DAILY BASIS.
 18. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, OR OTHER ACTIVITIES BEYOND THE CONTRACTORS CONTROL.
 19. THE CONTRACTOR SHALL CONTACT THE WATER RESOURCES INSPECTOR 24 HOURS PRIOR TO BACKFILLING THE BIOFILTERS AND REQUEST AN INSPECTION AND APPROVAL OF THE UNDERDRAIN INSTALLATION AND THE SOIL MIX.
 20. IF SEED TYPE IS NOT AVAILABLE, SUBSTITUTE WITH PANICUM ANCEPS, MAXIMUM (5) SUBSTITUTIONS. SUBMIT BIORETENTION PLANTINGS, INCLUDING SEED MIX, FOR APPROVAL. APPLY EVENLY TO AREAS NOTED AND PER THE MANUFACTURER'S RECOMMENDATIONS.

BIORETENTION PLANT SCHEDULE:

ABBR.	QUANTITIES	SCIENTIFIC NAME	COMMON NAME	SPACING/NOTES	SIZE
BIO #1	BIO #2	TOTAL			
TREES					
AC	2	2	Amelanchier canadensis	Serviceberry	B&B 1.5" CAL.
BN	3	3	Betula nigra	River Birch	B&B 1.5" CAL.
CV	1	1	Chionanthus virginicus	White Fringetree	B&B 1.5" CAL.
SHRUBS					
IB	3	3	Amorpha fruticosa	Indigo Bush	B&B/Container 24"-36" HT.
HA	8	8	Hydrangea arborescens	Wild Hydrangea	B&B/Container 24"-36" HT.
IV	14	3	Itea virginica	Virginia Sweetflag	B&B/Container 24"-36" HT.
OA	2	1	Osmanthus americanus	American Olive / Devilwood	B&B/Container 36"-48" HT.
VD	2	2	Viburnum dentatum	Arrowwood Viburnum	B&B 24"-36" HT.
GROUND COVER (PLUGS)					
EP	160	80	240	Erigeron pulchellus	Robins Plantain Plugs 6" OC
ED	90	100	190	Eurybia divaricata	White wood Aster Plugs 6" OC
JT	180	120	300	Juncus tenuis	Slender Rush Plugs 6" OC
MP	140	60	200	Monarda punctata	Spotted Beebalm Plugs 6" OC
OS	180	60	240	Onoclea sensibilis	Sensitive Fern Plugs 6" OC
PA	130	240	370	Packera aurea	Golden Ragwort Plugs 6" OC
SL	150	90	240	Salvia lyrata	Lyre-leaf Sage Plugs 6" OC
GROUND COVER (SEED MIX, 20 LBS/ACRE; BASIS OF DESIGN FROM ERNST SEEDS, MEADVILLE PA)					
SM	100 SF	200 SF	300 SF	Panicum anceps (Coleataenia anceps) NC Ecotype	Beaked Panic Grass 0.470
				Panicum rigidulum (Coleataenia stipitata) NC Ecotype	Redtop Panic Grass 0.150
				Andropogon virginicus, MO Ecotype	Broomsedge 0.040
				Carex vulpinoidea	Fox Sedge 0.040
				Juncus effusus, PA & NC Ecotype	Soft Rush 0.030
				Juncus tenuis, NC Ecotype	Path Rush 0.030
				Panicum clandestinum (Dichanthelium c.), 'Tioga'	Deertongue, 'Tioga' 0.030
				Verbena hastata, PA Ecotype	Blue Vervain 0.030
				Carex squarrosa, VA Ecotype	Squarrose Sedge 0.030
				Agrostis perennans, PA & APB-NY Ecotype	Autumn Bentgrass 0.020
				Carex scoparia	Blunt Broom Sedge 0.020
				Carex lurida	Lurid (Shallow) Sedge 0.015
				Liatris spicata, PA Ecotype	Marsh (Dense) Blazing Star 0.015
				Eupatorium coelestinum	Mistflower 0.010
				Monarda punctata, NY& MD Ecotype	Spotted Beebalm 0.010
				Asclepias tuberosa, Midwestern U.S. Ecotype	Butterfly Milkweed 0.010
				Penstemon laevigatus, PA Ecotype	Appalachian Beardtongue 0.010
				Asclepias incarnata, PA & Midwestern U.S. Ecotype	Swamp Milkweed 0.010
				Aster divaricatus	White Wood Aster 0.010
				Solidago	Goldenrod 0.007
				Rudbeckia fulgida VA Ecotype	Orange Coneflower 0.005
				Bidens cernua, PA & Midwestern U.S. Ecotype	Nodding Bur Marigold 0.005
				Pycnanthemum muticum	Narrowleaf Mountainmint 0.003

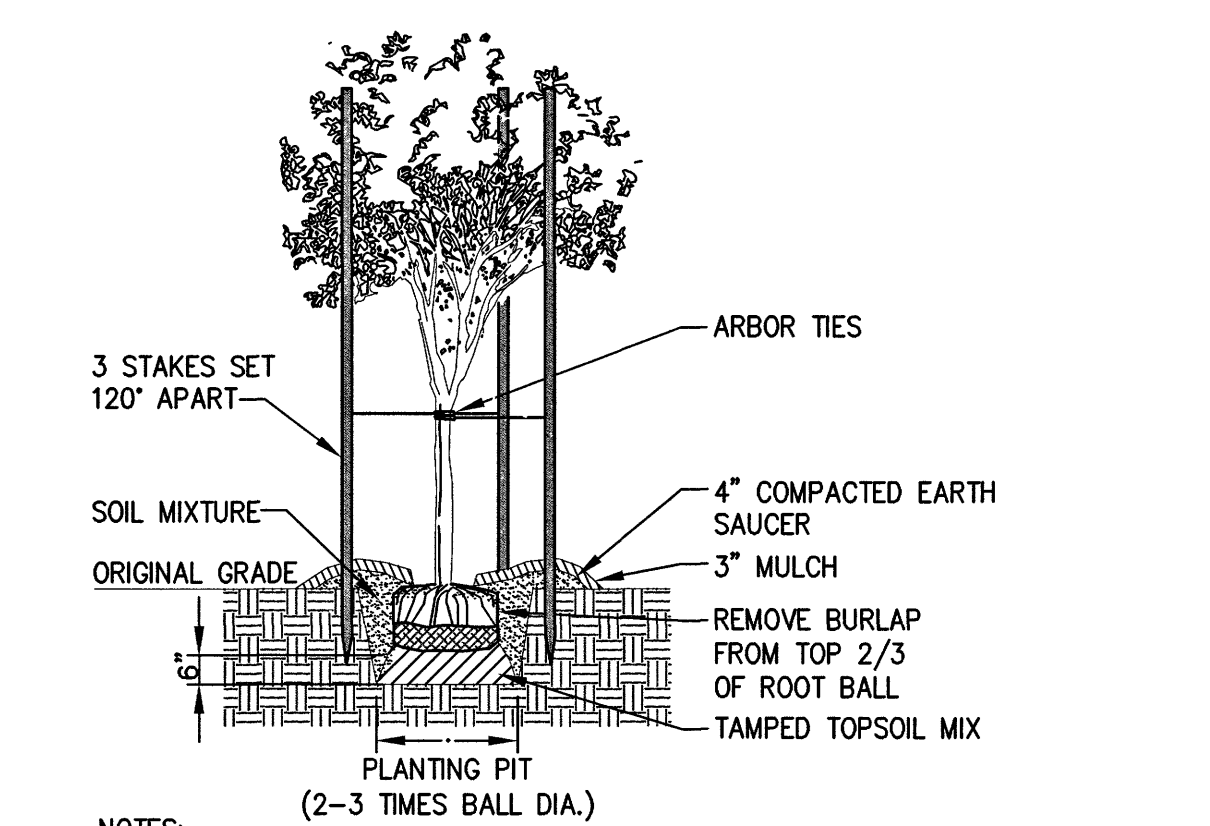
County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. The following items shall be shown on the plan:
 - ☑ Trees to be saved; N/A
 - ☑ Limits of clearing (outside dripline of trees to be saved);
 - ☑ Location and type of protective fencing;
 - ☑ Grade changes requiring tree wells or walls; N/A
 - ☑ Proposed trenching or tunneling beyond the limits of clearing; N/A
2. Markings:
 - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators. N/A
 - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. Pre-Construction Conference:
 - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. Equipment Operation and Storage:
 - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. Soil Erosion and Stormwater Detention Devices:
 - ☑ Such devices shall not adversely affect trees to be saved.
6. Fires:
 - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. Toxic Materials:
 - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. Protective Fencing:
 - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
 - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. Tree Wells:
 - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval. N/A
10. Tree Walls:
 - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. Trenching and Tunneling:
 - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. Cleanup:
 - ☑ Protective fencing shall be the last item removed during the final cleanup.
13. Damaged Trees:
 - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONSULT WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

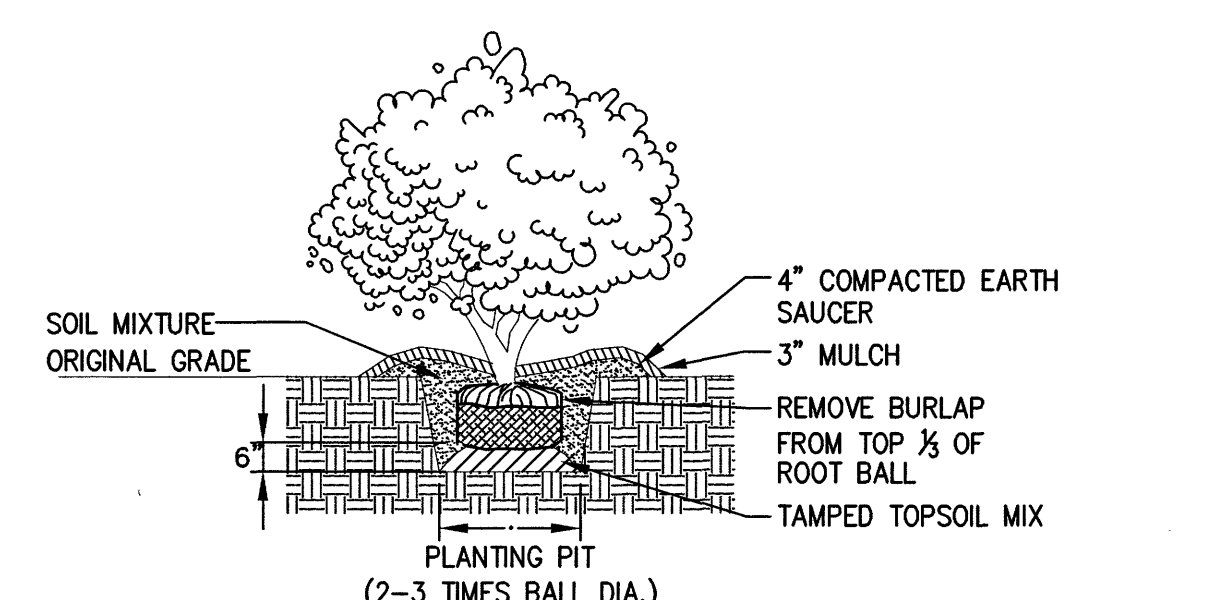
OWNER SIGNATURE: *Bob Olyan* DATE: 6-2-16
CONTRACT PURCHASER SIGNATURE: _____ DATE: _____

S/06 Page 1 of 1



- NOTES:
1. SET TRUNK PLUMB.
 2. FOR PLANTING BEDS, ELIMINATE THE COMPACTED EARTH SAUCER AND COVER THE ENTIRE BED W/ 3" OF MULCH (MINIMUM).
 3. FOR MULTISTEMMED TREES, PROVIDE ARBOR TIES ON EACH MAJOR STEM.
 4. TOP OF ROOT FLARE (ROOTS ADJACENT TRUNK) SHALL BE 1-2 INCHES ABOVE FINISH GRADE. DO NOT COVER ROOT FLARE WITH MULCH.

TREE PLANTING DETAIL
NOT TO SCALE



- NOTES:
1. SET SHRUB PLUMB.
 2. FOR PLANTING BEDS, ELIMINATE THE COMPACTED EARTH SAUCER AND COVER THE ENTIRE BED W/ 3" OF MULCH (MINIMUM).

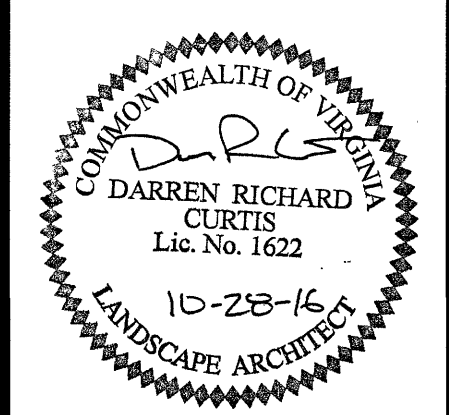
SHRUB PLANTING DETAIL
NOT TO SCALE



**ENGINEERS
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COUNTY OF ALBEMARLE

**PANTOPS
PUBLIC SAFETY
FACILITY**

IFB # 2017-11223-20

CHARLOTTESVILLE,
VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION

COMMISSION NUMBER	2160310
SCALE:	AS SHOWN
DESIGNED:	DRC
DRAWN:	DRC
CHECKED:	DFB
DATE:	10.28.2016

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SHEET TITLE
**LANDSCAPE
DETAILS &
BIORETENTION
PLANTING PLAN**

SHEET NUMBER
L-102