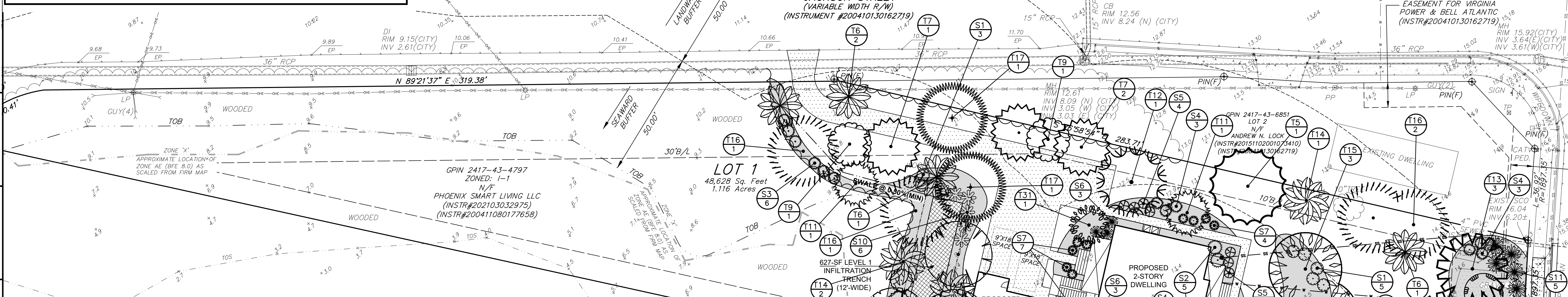


LANDSCAPE INSTALLATION NOTES

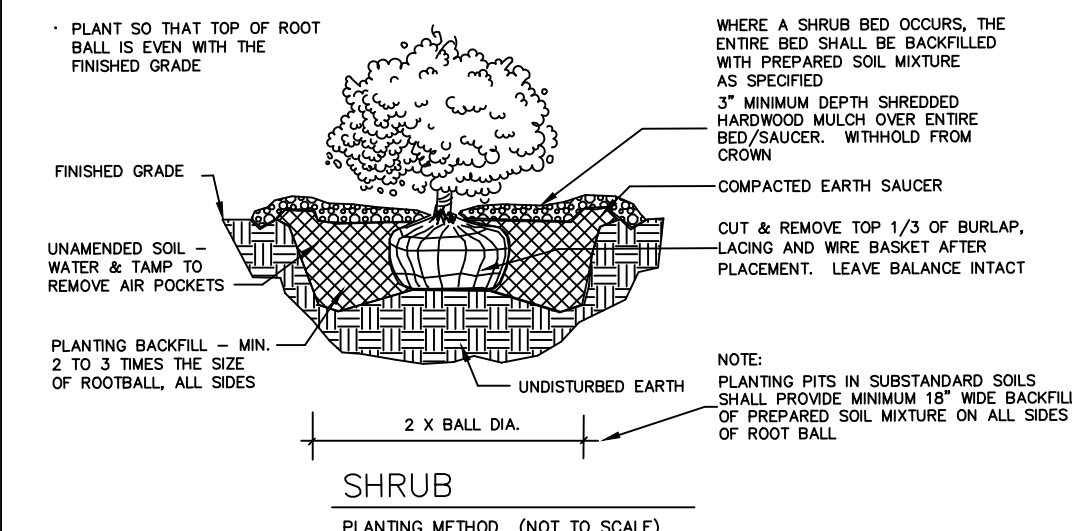
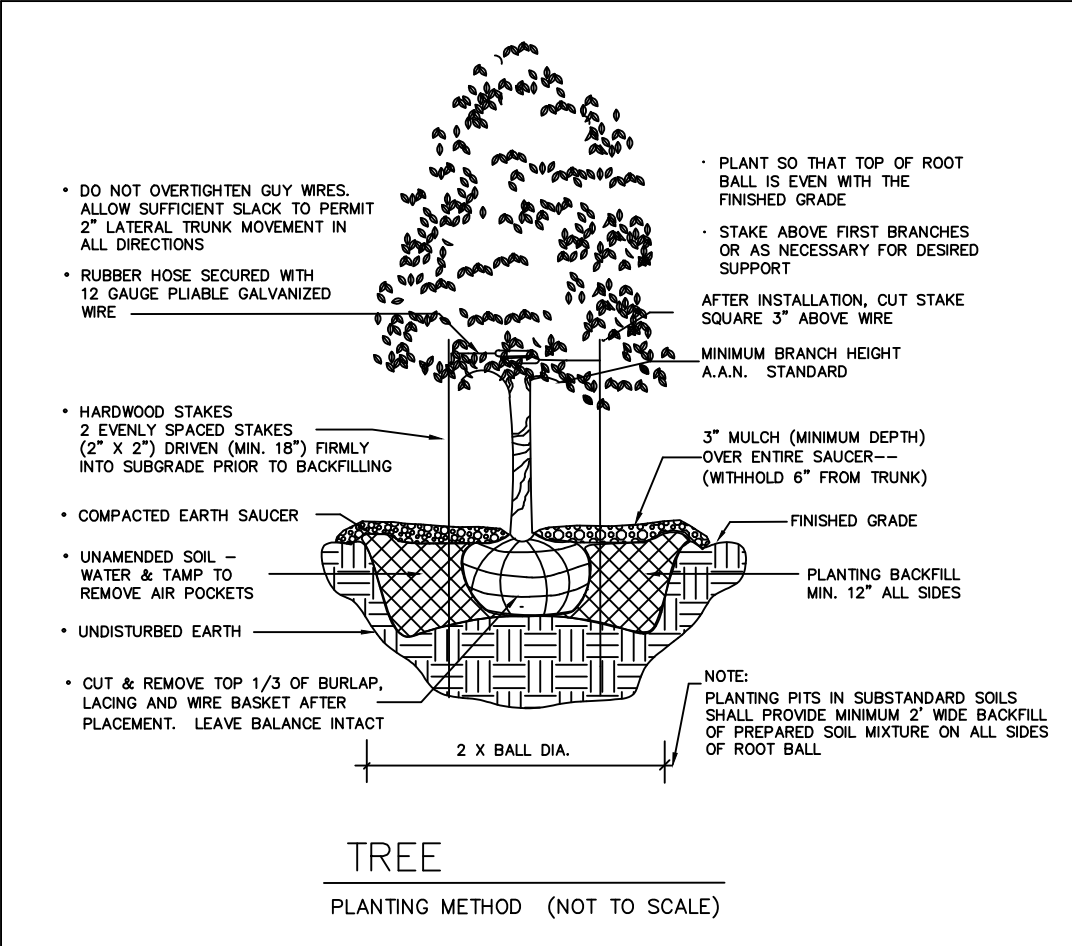
- The Contractor is required to contact "Miss Utilities" (phone 811) 48 hours prior to the commencement of work on site. No work is to begin until all utilities are marked. If utility line/tree conflicts are evident, please contact Landscape Designer.
- Verification of the accuracy of the total quantities shown in the "Plant Key" shall be the responsibility of the Contractor. In the event of discrepancy, the planting plan shall govern.
- All plants shall be nursery grown, well branched, true to type specimen material, free of insect infestation, injury, disease, or other defects. Plants are to conform to standards set in *American Standard for Nursery Stock* and shall meet or exceed measurements specified in the plant key.
- The Contractor shall warrant all new plantings for a period of one year from the date of final acceptance. All replacement plants shall conform to original specifications. When planting operations must be performed outside the normal planting season for the locality, this warranty may be renegotiated with the owner prior to planting.
- Planting and bed preparation are to be conducted under favorable weather conditions. Under no circumstances shall soil be worked, driven over, or walked upon while in a wet condition.
- The Contractor is responsible for reporting to the owner any conditions deleterious to plant growth encountered on site during installation and warranty periods.
- All plant varieties and layouts are to conform accurately to the landscape plan, subject to inspection. Groundcovers and perennials are to be planted in a staggered arrangement and not in rows.
- Prune only broken or crossing branches. Do not thin tree canopies.
- All plantings are to be provided with a 3" depth of shredded hardwood bark mulch (2" depth in groundcover areas). Mulch to bedlines where shown. Hedges are to be mulched as continuous beds of the width shown on plan (plants are not to be mulched individually). Trees shall be mulched within a minimum two and one half (2 1/2) foot radius of each trunk. Remove existing plantings. No mulch is to be placed in plant crowns or against tree trunks.
- Remove the burlap, twine, and wire baskets from the top 1/3 of all B&B root balls. No plastic twine or burlap shall be permitted on B&B plants. Planting pits shall be the same depth as root balls.
- Stake trees as follows: A. All trees 2" caliper and greater and B. All evergreens branched to ground (i.e. Leyland Cypress, etc.). Contractor is required to UNSTAKE TREES in a timely manner within the year following final acceptance to ensure trees are not damaged by staking wire. Contractor will be responsible for replacement of trees damaged by wires if not removed in a timely fashion.
- Do not wrap tree trunks. Do not use "tree wound paint".
- All green areas not designated otherwise are to be seeded with turf grass.
- Contractor is responsible for watering and insect control until the date of final inspection. Replanting, when resulting from site disturbance by others, shall be at additional charge.
- The work area is to be kept reasonably neat and clean and all debris hauled away and disposed of legally, off site, in a timely manner.
- If any conflict should arise between these specifications and those of book specifications for this project, the book specifications shall govern.
- Any plant substitutions proposed require the approval of the Landscape Designer and the City of Virginia Beach.

VA COORDINATE SYSTEM
OF 1983 SOUTH ZONE
(1994 HARRY ADJUSTMENT/DATUM)



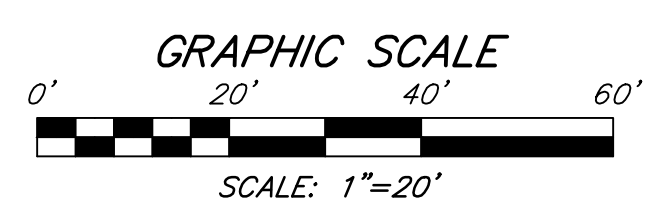
PLANT KEY			
KEY	QTY.	BOTANICAL NAME COMMON NAME	MINIMUM SIZE NOTES
T1	1	<i>Acer palmatum</i> GREENLEAF SEEDLING JAPANESE	1 - 1 1/2" CAL. SPECIMEN
T2	4	<i>Acer rubrum</i> 'October Glory' OCTOBER GLORY RED MAPLE	1 1/2 - 2" CAL. FULL
T3	1	<i>Amelanchier laevis</i> SERVICEBERRY	1 - 1 1/2" CAL. FULL
T4	2	<i>Betula nigra</i> RIVER BIRCH	1 1/2 - 2" CAL. FULL
T5	1	<i>Cedrus deodara</i> DEODAR CEDAR	6 - 8' HT. SINGLE LEADER
T6	6	<i>Cercis canadensis</i> EASTERN REDBUD	1 - 1 1/2" CAL. FULL
T7	3	<i>Chamaecyparis thyoides</i> WHITE CEDAR	6 - 8' HT. SINGLE LEADER
T8	2	<i>Chionanthus virginicus</i> WHITE FRINGE TREE	1 - 1 1/2" CAL. FULL
T9	4	<i>Cornus</i> 'KIN30-8' VENUS DOGWOOD	1 - 1 1/2" CAL. FULL
T10	3	<i>Ilex</i> x 'Nellie R. Stevens' NELLIE STEVENS HOLLY	4 - 5' HT. FULL
T11	4	<i>Ilex vomitoria</i> YAUPON HOLLY	4 - 5' HT. FULL
T12	1	<i>Liquidambar styraciflua</i> 'Rotundiloba' SEEDLESS SWEETGUM	1 1/2 - 2" CAL. SINGLE LEADER
T13	3	<i>Magnolia grandiflora</i> SOUTHERN MAGNOLIA	6 - 8' HT. SINGLE LEADER
T14	3	<i>Magnolia virginiana</i> SWEET BAY MAGNOLIA	1 - 1 1/2" CAL. FULL
T15	3	<i>Nyssa sylvatica</i> BLACK GUM (TUPELO)	1 1/2 - 2" CAL. SINGLE LEADER
T16	5	<i>Pinus palustris</i> LONGLEAF PINE	6 - 8' HT. SINGLE LEADER
T17	2	<i>Quercus rubra</i> RED OAK	1 1/2 - 2" CAL. SINGLE LEADER
S1	15	<i>Callicarpa americana</i> AMERICAN BEAUTYBERRY	3 - 4' HT. 5' O.C.
S2	5	<i>Camellia sasanqua</i> SASANQUA CAMELIA	3 - 4' HT. 6' O.C.
S3	6	<i>Clethra alnifolia</i> SUMMERSWEET	15 - 18" HT. 4' O.C.
S4	14	<i>Hydrangea quercifolia</i> OAKLEAF HYDRANGEA	15 - 18" HT. 5' O.C.
S5	15	<i>Ilex cornuta</i> 'Carissa' CARISSA HOLLY	15 - 18" SPRD 4' O.C.
S6	6	<i>Ilex verticillata</i> 'Winter Red' WINTER RED HOLLY (♂ MALE)	3 - 4' HT. 5' O.C.
S7	16	<i>Loropetalum chinense</i> 'Chang's Ruby' CHANG'S RUBY FRINGE FLOWER	15 - 18" HT. 4' O.C.
S8	23	<i>Myrica cerifera</i> WAX MYRTLE	3 - 4' HT. 8' O.C.
S9	3	<i>Osmanthus americanus</i> DEVILWOOD	3 - 4' HT. 8' O.C.
S10	6	<i>Vaccinium corymbosum</i> HIGHBUSH BLUEBERRY	3 - 4' HT. 5' O.C.
S11	11	<i>Viburnum x rhytidophylloides</i> 'Alleghany' ALLEGHENY VIBURNUM	3 - 4' HT. 7' O.C.

TOB = AREAS OF 6 PERCENT SLOPES OR GREATER



CBPAO CALCULATIONS		
	REQUIRED	PROVIDED
200% BUFFER RESTORATION	9,634	9,670
BUFFER RESTORATION PLANTINGS		
CANOPY & LARGE EVERGREEN TREES	24	24
UNDERSTORY & SMALL EVERGREEN TREES	24	24
LARGE SHRUBS	48	48
SMALL SHRUBS	72	72

KATHLEEN ZEREN LANDSCAPE DESIGN
www.kzeren.com
Norfolk, Virginia
Asheville, North Carolina
Phone: (828) 633-2354 Cell: (757) 478-1953
Email: kzeren53@gmail.com
Landscape plan prepared by:
Kathleen Zeren 12-21-2022
Kathleen Zeren
B.S. Ornamental Horticulture / VA Certified Horticulturist #515



NOTIFY
Miss Utilities At
1-800-552-7001
or 811 For Location
of Existing Utilities

HASSELL & FOLKES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
325 VOLVO PARKWAY
CHESAPEAKE, VIRGINIA 23320
PHONE: (757) 547-5631 FAX: (757) 547-9481
WWW.HFP-ONLINE.COM

Project No. WO 52117
Date 11-16-2022
Scale 1"=20'
Drawn WFC
Checked SWB

MARK	REVISION	DATE	APPR.

COMMONWEALTH OF VIRGINIA
STUART W. BONNELL
Lic. No. 023802
11-16-2022
PROFESSIONAL ENGINEER

SINGLE FAMILY SITE PLAN OF LOT 1
(M.B. 8, PG. 32) (INSTR. #200411080177658)
LANDSCAPE PLAN
GRAPHIC SCALE
SCALE: 1"=20'
SOUTH BIRDBECK ROAD
(VARIABLE WIDTH R/W)
(INSTRUMENT #200411080177658) 4' WIDE SOLID WHITE
15' RCP
CB RIM 16'
INV(W) 9'
INV(S) 8'

L1.0