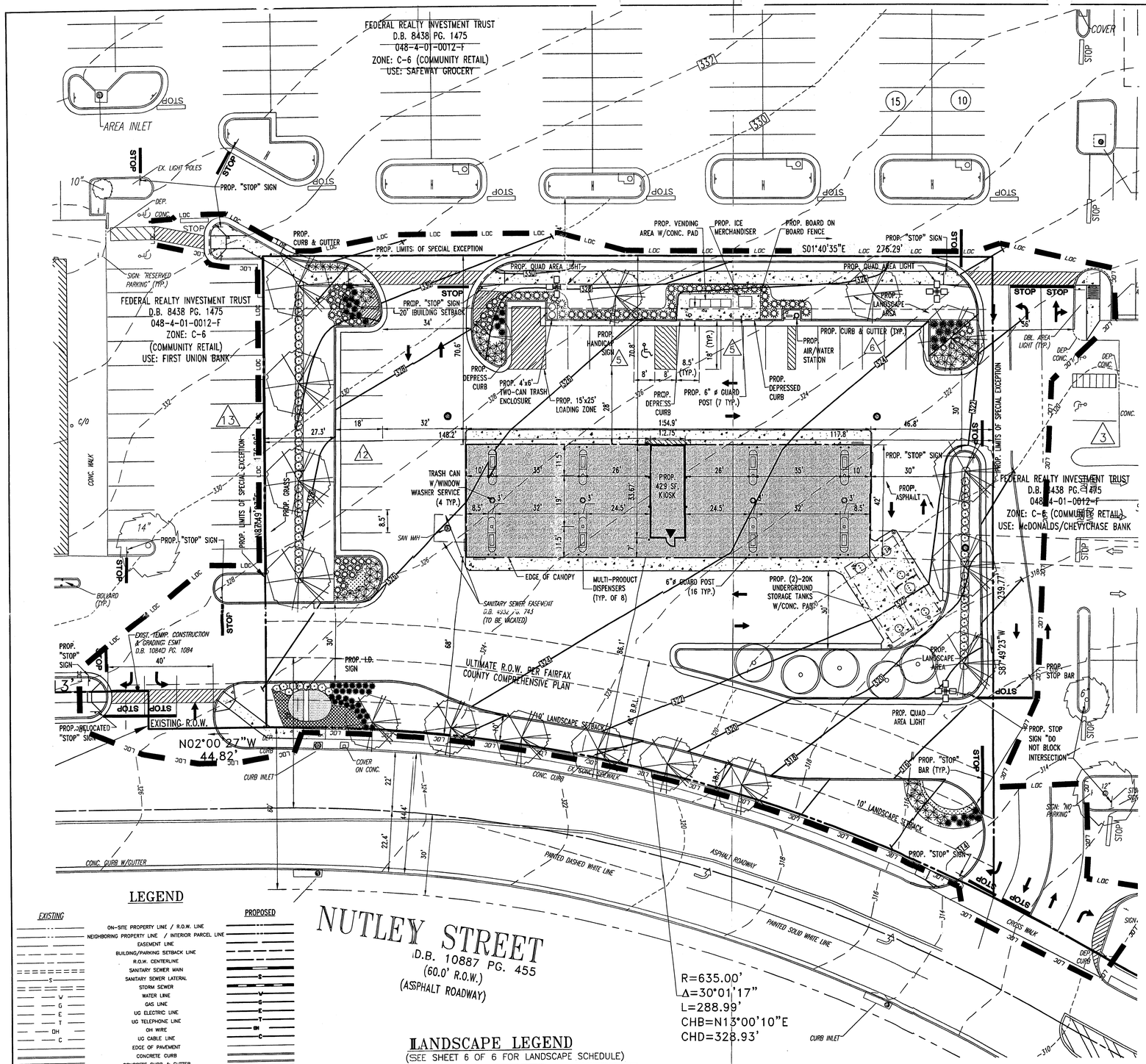


GENERAL NOTES:

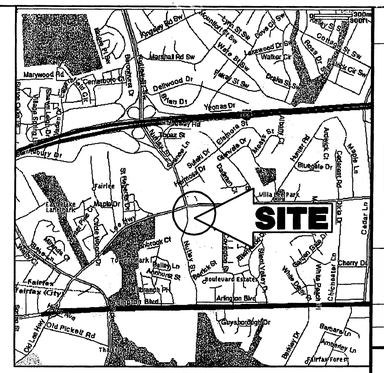
1. THIS PLAN REFERENCES A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC.
   22630 DAVIS DRIVE, SUITE 200
   STERLING, VA 20164
   PHONE: (703) 709-9500
   FAX: (703) 709-9501
   DATED: 10/26/01

   THIS PLAN REFERENCES A GRADING PLAN, FOR THE PROPOSED PAN AM SHOPPING CENTER, PREPARED BY: BOHLER ENGINEERING, P.C.
   22630 DAVIS DRIVE, SUITE 200
   STERLING, VA 20164
   PHONE: (703) 709-9500
   FAX: (703) 709-9501
   DATED: 11/01/01
   REVISED: 02/21/03
2. OVERALL SITE AREA (PAN AM SHOPPING CENTER): 1,099,860 S.F. (25.25 AC.)
   GAS PAD/SPECIAL EXCEPTION AREA : 54,976.09 S.F. (1.26 AC.)
3. THE SUBJECT PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS 048-4-001, PARCEL 12F.
   ZONED C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT.
   SIPECIAL EXCEPTION AREA IS ZONED C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT.
   PROPOSED USE: SERVICE STATION / MINI-MART.
   PROVIDENCE DISTRICT.
4. OWNER: FEDERAL REALTY INVESTMENT TRUST
   1626 EAST JEFFERSON STREET
   ROCKVILLE, MD 20852
5. APPLICANT: SAFEWAY, INC.
   4551 FORBES BOULEVARD
   LANHAM, MD 20706
6. ZONING REQUIREMENTS:

	REQUIRED	PROPOSED	
		CANOPY	MINI-MART
A) YARD REQUIREMENTS			
FRONT (NUTLEY STREET)			
PER THE FAIRFAX COUNTY ZONING ORDINANCE	40' MIN.	68'	86.1'
SIDE (NORTH)	N/A	77.3'	149.2'
SIDE (SOUTH)	N/A	46.8'	117.8'
REAR (OPPOSITE TO NUTLEY ST.)	20'	70.6'	70.8'
B) MAX. F.A.R.	0.40	0.091	
C) OPEN SPACE	15% OF LOT	18.4%	
D) MIN LOT AREA (SPECIAL EXCEPTION AREA)	40,000 S.F.	40,705.93 S.F.	
E) MAX. BUILDING HEIGHT			
PER THE FAIRFAX COUNTY ZONING ORDINANCE	40'	19.8'	16.0'
F) MIN. LOT WIDTH	200'	214.59'	
G) PROP. BUILDING G.F.A.	N/A	429 S.F.	

7. PARKING REQUIREMENTS:
   SERVICE STATION / MINI-MART = 6.5 SPACES/1000 GFA = 7 SPACES REQUIRED
   TOTAL PARKING REQUIRED = SEVEN (7) PARKING SPACES
   TOTAL PARKING PROVIDED = TWENTY EIGHT (26) PARKING SPACES (INCLUDING ONE (1) HANDICAP SPACE)
   LOADING SPACE = ONE (1) SPACE FOR THE FIRST 10,000 SF OF GFA= ONE (1) SPACE REQUIRED/PROVIDED
8. THE PROPERTY HAS PUBLIC WATER AND SEWER AVAILABLE.
9. NO HAZARDOUS MATERIALS ARE CURRENTLY PRESENT NOR PROPOSED WITH THIS DEVELOPMENT.
10. THE SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA.
11. A REVIEW OF THE FLOOD MAP FOR FAIRFAX COUNTY SHOWS THAT THIS PROPERTY IS LOCATED OUTSIDE THE 500-YEAR FLOODPLAIN.
12. THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE AT THIS LOCATION.
13. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND.
14. THERE ARE NO KNOWN EXISTING GRAVES ON THE SITE.
15. EXISTING CONTOUR LINES ARE SHOWN PER A FIELD SURVEY.
16. PROPOSED BUILDING UTILITY LOCATIONS AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAIL CONFORMANCE AS DEPICTED.
17. GASOLINE FUEL WITHIN UNDERGROUND STORAGE TANKS SHALL MEET ALL LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. NO HAZARDOUS OR TOXIC SUBSTANCES SHALL BE DISPOSED OF ON-SITE.
18. LIMITS OF CLEARING: LOC LOC
19. LIMITS OF SPECIAL EXCEPTION:
19. PER THE FAIRFAX COUNTY AREA II COMPREHENSIVE PLAN, A BYCICLE TRAIL IS PLANNED FOR THE WEST SIDE OF NUTLEY STREET (NOT DEPICTED ON PLAN).
20. SEE SHEET 5 FOR LANDSCAPE SCHEDULE

WAIVER REQUESTED:
1. WAIVER OF RIGHT OF WAY DEDICATION ALONG NUTLEY STREET, FAIRFAX COUNTY COMPREHENSIVE PLAN TRANSPORTATION REQUIREMENT, IS HEREBY REQUESTED.



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

No.	Date	Description	By
7	3/5/04	REVISED ACCORDING TO PLANNING COMMISSION	J.W.K.
6	2/17/04	REVISED PER COMMUNITY MEETING COMMENTS	J.W.K.
5	12/17/03	REVISE FRONT LANDSCAPE ISLAND	J.T.W.
4	12/05/03	REVISED PER COUNTY COMMENTS	G.C.
3	11/18/03	REVISED PER COUNTY COMMENTS	J.W.K.
2	08/04/03	REVISED PER McGUIREWOODS COMMENTS	J.T.W.
1	06/03/03	REVISED PER EXISTING CONDITIONS PLAN	J.S.F.

REVISIONS

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROPOSED SAFEWAY GASOLINE
NUTLEY ST. & LEE HIGHWAY (RT. 29)
STORE #2605
PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA

PROJECT

SPECIAL EXCEPTION PLAN

TITLE

LEGEND

EXISTING / PROPOSED

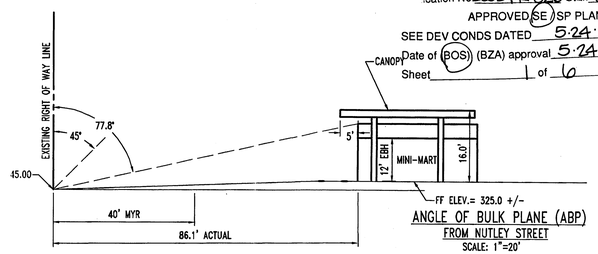
- ON-SITE PROPERTY LINE / R.O.W. LINE
- NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
- EASEMENT LINE
- BUILDING/PARKING SETBACK LINE
- R.O.W. CENTERLINE
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- STORM SEWER
- WATER LINE
- GAS LINE
- UG ELECTRIC LINE
- UG TELEPHONE LINE
- OH WIRE
- UG CABLE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- BUILDING LINE
- INDEX CONTOUR LINE
- HANDICAP RAMP
- R.O.W. MONUMENT
- HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- SIGN
- TYPICAL NOTE TEXT — ABCDEFG
- TYPICAL METES & BOUNDS DESCRIPTION TEXT — N 27°54'32" E

LANDSCAPE LEGEND

(SEE SHEET 6 OF 6 FOR LANDSCAPE SCHEDULE)

SYMBOL	DESCRIPTION
	PROPOSED SHADE TREE (TYP)
	PROPOSED DECIDUOUS OR EVERGREEN SHRUB (TYP)
	PROPOSED ORNAMENTAL TREE (TYP)
	EXISTING TREE (TYP.)
	PROPOSED GROUNDCOVER (TYP)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



ANGLE OF BULK PLANE (ABP)
FROM NUTLEY STREET
SCALE: 1"=20'

Application No. SE 2003-PR-026 Staff CSB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 5·24·04
Date of (BOS) (BZA) approval 5·24·04
Sheet 1 of 6

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
No. 034104
3/29/05
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
APR 01 2004
Zoning Evaluation Division

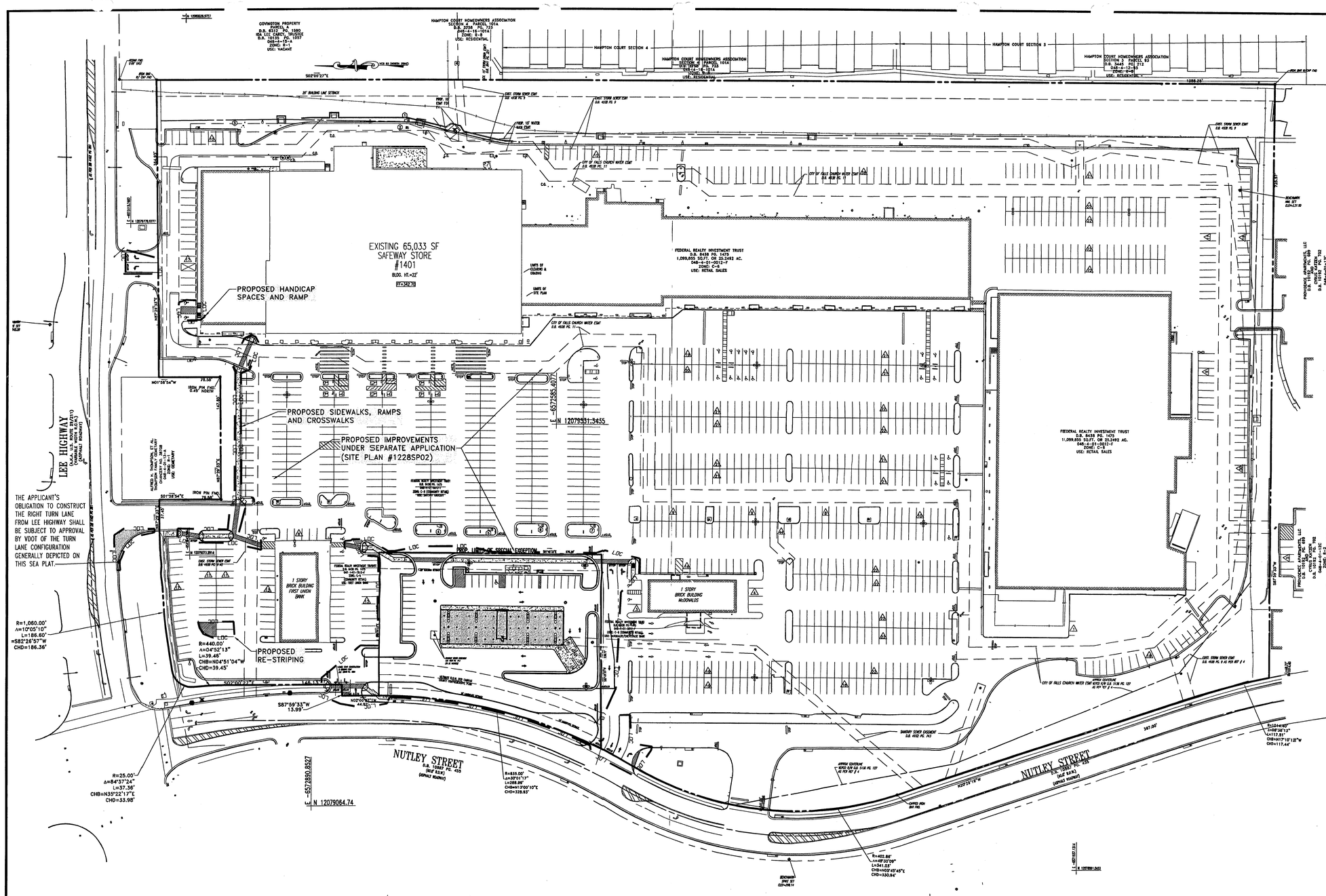
DESIGNED BY:	A.J.V.
CHECKED BY:	A.J.V.
DRAWN BY:	J.W.K.
SCALE:	1"=20'
DATE:	02/11/02
PROJECT NO:	S003624
CAD ID. NO:	S036245EB

SHEET NUMBER:
1
OF 6

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 074439
GUAMPLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 10216
GEORGIA LICENSE No. 024041
NORTH CAROLINA LICENSE No. 23432
SOUTH CAROLINA LICENSE No. 20443
TENNESSEE LICENSE No. 101043

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 28370
DISTRICT OF COLUMBIA LICENSE No. 900392

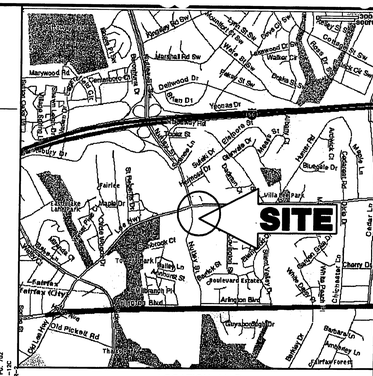
BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-9500
FAX: (703) 709-9501
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Watchung, NJ ■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

SE
Location No. 2003-PR-026 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-24-04
Date of (BOS) (BZA) approval 5-24-04
Sheet 2 of 6

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
No. 034104
3/25/05
PROFESSIONAL ENGINEER

REVISIONS			
No.	Date	Description	By
1	06/03/03	REVISED PER EXISTING CONDITIONS PLAN	J.S.F.
2	08/04/03	REVISED PER McGUIREWOODS COMMENTS	J.T.W.
3	11/18/03	REVISED PER COUNTY COMMENTS	J.W.K.
4	11/05/03	REVISED PER COUNTY COMMENTS	G.C.
5	12/17/03	REVISED FRONT LANDSCAPE ISLAND	J.T.W.
6	2/17/04	REVISED PER COMMUNITY MEETING COMMENTS	J.W.K.
7	3/5/04	REVISED ACCORDING TO PLANNING COMMISSION	J.W.K.

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROJECT: PROPOSED SAFEWAY GASOLINE
NUTLEY ST. & LEE HIGHWAY (RT. 29)
STORE #2605
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

TITLE: OVERALL SPECIAL EXCEPTION PLAN

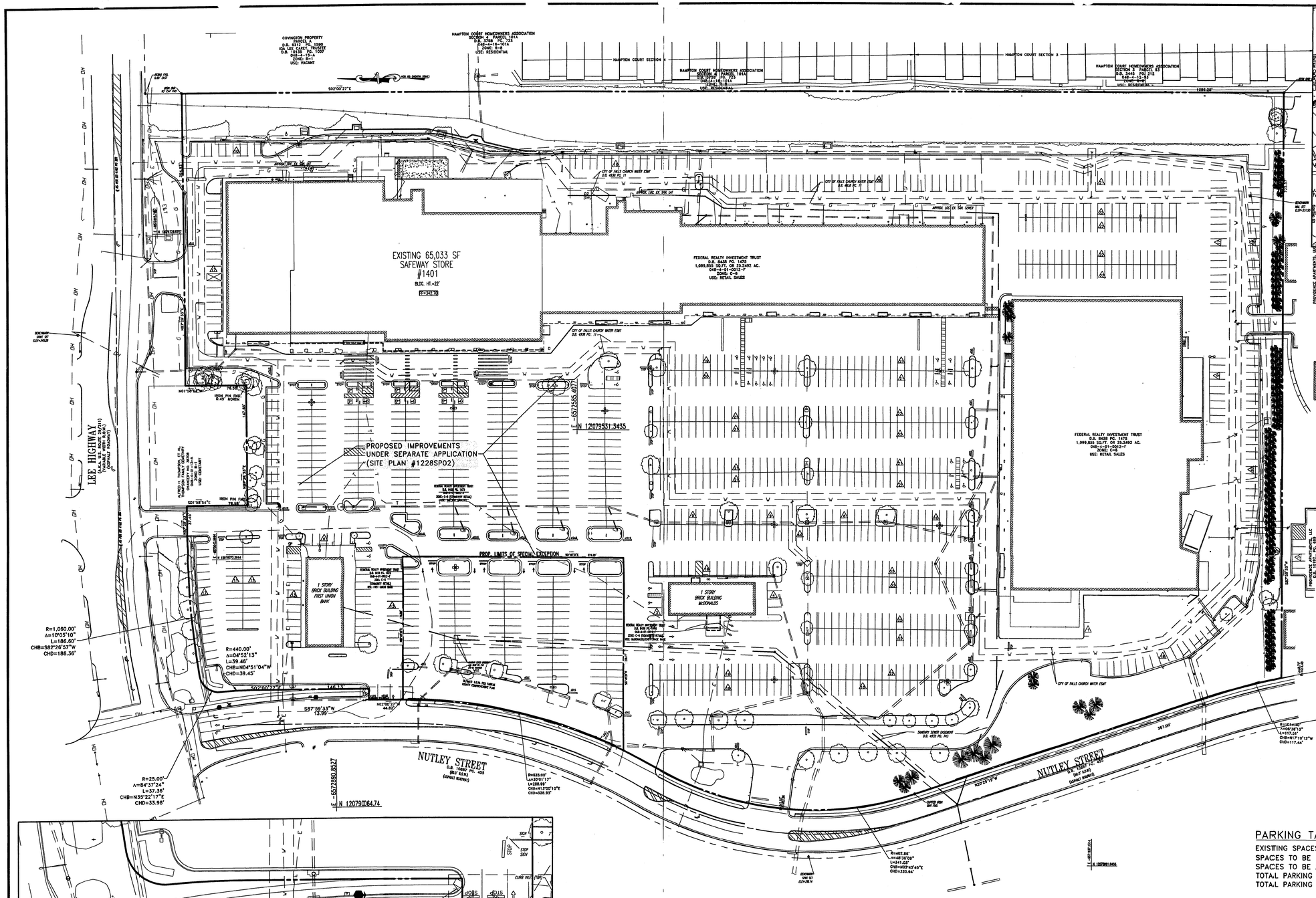
DESIGNED BY:	A.J.V.
CHECKED BY:	A.J.V.
DRAWN BY:	J.W.K.
SCALE:	AS NOTED
DATE:	02/11/02
PROJECT NO:	S003624
CAD ID. NO:	S03624SE8

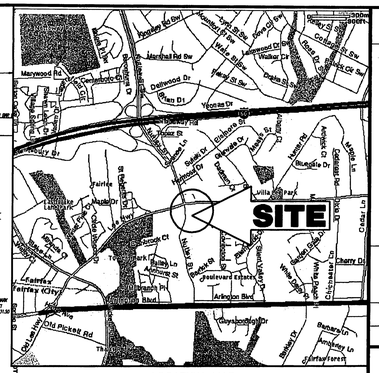
SHEET NUMBER:
2
OF 6

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 031438
MARYLAND LICENSE No. 21343
DISTRICT OF COLUMBIA LICENSE No. 10728
CALIFORNIA LICENSE No. 0120041
NORTH CAROLINA LICENSE No. 23432
SOUTH CAROLINA LICENSE No. 20143
TENNESSEE LICENSE No. 107048

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-9500
FAX: (703) 709-9501
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Watchung, NJ ■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY





LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
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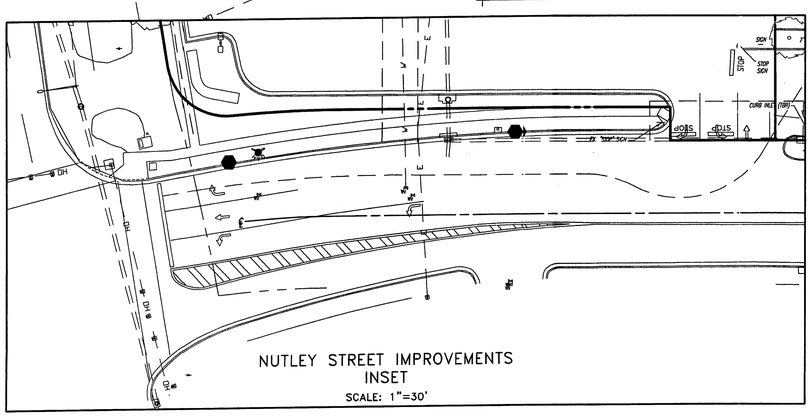
SCALE: 1"=2000'



NUTLEY STREET IMPROVEMENTS
INSET
SCALE: 1"=30'

PARKING TABULATION

EXISTING SPACES = 1,231 SPACES
SPACES TO BE REMOVED= 127 SPACES
SPACES TO BE ADDED= 28 SPACES
TOTAL PARKING SPACES PROVIDED= 1,132 SPACES
TOTAL PARKING REQUIRED= 1,050 SPACES

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
No. 034104
3/25/04
PROFESSIONAL ENGINEER

Application No. SE 2003-PR-026 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5·24·04
Date of (BOS) (BZA) approval 5·24·04
Sheet 3 of 6

REVISIONS			
No.	Date	Description	By
7	3/5/04	REVISED ACCORDING TO PLANNING COMMISSION	J.W.K.
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2	08/04/03	REVISED PER McGRIGEWOODS COMMENTS	J.W.K.
1	06/03/03	REVISED PER EXISTING CONDITIONS PLAN	J.S.F.

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROJECT
PROPOSED SAFEWAY GASOLINE
NUTLEY ST. & LEE HIGHWAY (RT. 29)
STORE #2605
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

TITLE
OVERALL EXISTING CONDITIONS PLAN

DESIGNED BY:	A.J.V.
CHECKED BY:	A.J.V.
DRAWN BY:	J.W.K.
SCALE:	1"=20'
DATE:	02/11/02
PROJECT NO:	S003624
CAD ID. NO:	S03624SE8

SHEET NUMBER:
3
OF 6

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 031438
MARYLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 10728
NORTH CAROLINA LICENSE No. 026341
MISSISSIPPI LICENSE No. 15812
SOUTH CAROLINA LICENSE No. 20410
TENNESSEE LICENSE No. 103040

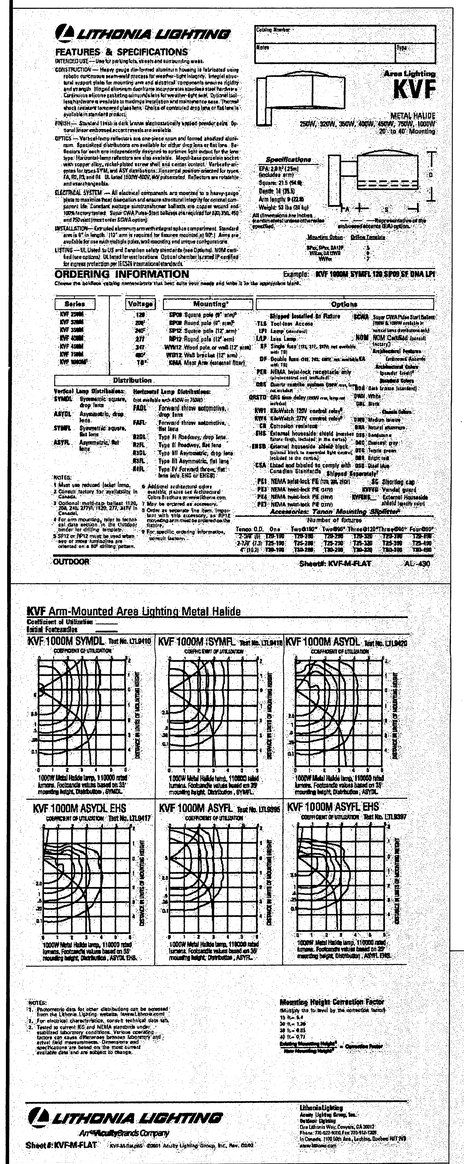
D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26703
DISTRICT OF COLUMBIA LICENSE No. 900367

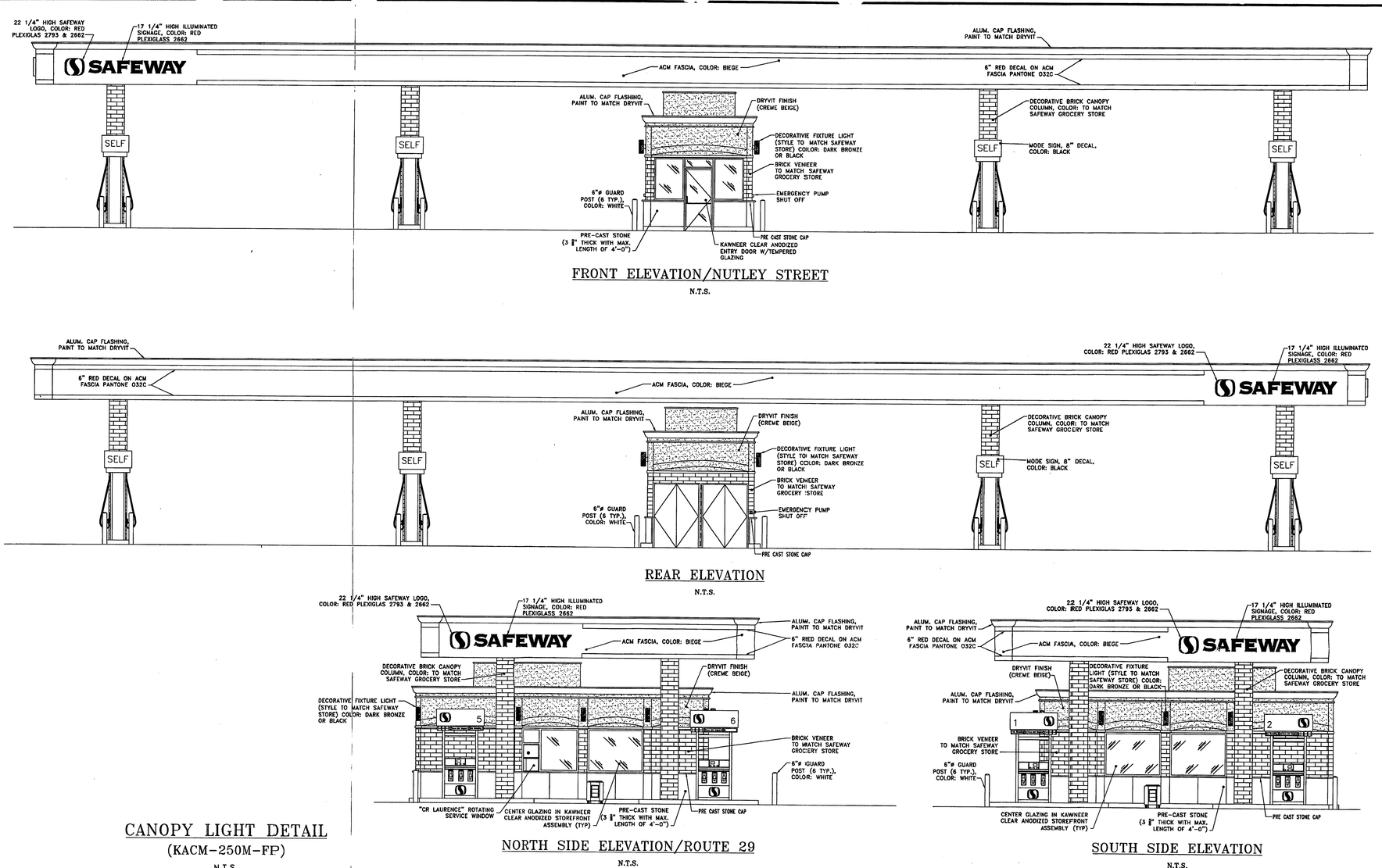
BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-9500
FAX: (703) 709-9501
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Watchung, NJ ■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY

AREA LIGHT DETAIL

(KVF-1000M)

N.T.S.





FRONT ELEVATION/NUTLEY STREET

N.T.S.

REAR ELEVATION

N.T.S.

NORTH SIDE ELEVATION/ROUTE 29

N.T.S.

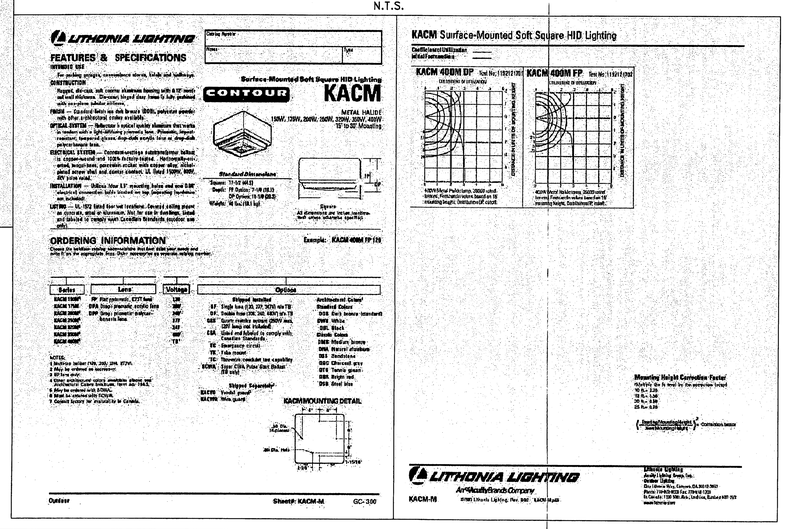
SOUTH SIDE ELEVATION

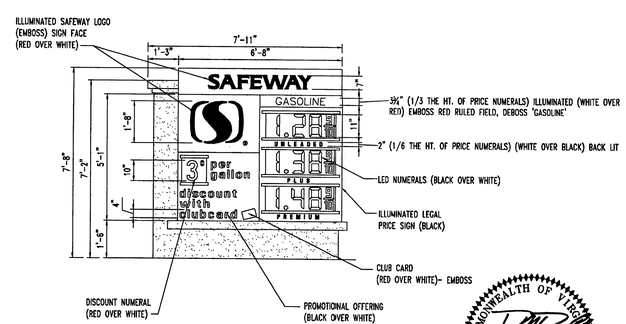
N.T.S.

CANOPY LIGHT DETAIL

(KACM-250M-FP)

N.T.S.





TYPICAL SIGN DETAIL

(TO BE SUBMITTED WITH PERMIT APPLICATION)

N.T.S.

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
No. 034104
12/15/05
PROFESSIONAL ENGINEER

JE
Application No 2003-PR-026 Staff CSB
APPROVED (SE) SF PLAN
SEE DEV CONDS DATED 5-24-04
Date of (BOS) (BZA) approval 5-24-04
Sheet 4 of 6

REVISIONS			
No.	Date	Description	By
7	3/5/04	REVISED ACCORDING TO PLANNING COMMISSION	J.W.K.
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5	12/17/03	REVISED FRONT LANDSCAPE ISLAND	J.T.W.
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3	11/18/03	REVISED PER COUNTY COMMENTS	J.W.K.
2	08/04/03	REVISED PER McGUIRE/WOODS COMMENTS	J.T.W.
1	06/03/03	REVISED PER EXISTING CONDITIONS PLAN	J.S.F.

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROJECT: PROPOSED SAFEWAY GASOLINE STORE #2605, NUTLEY ST. & LEE HIGHWAY (RT. 29), PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

TITLE: BUILDING ELEVATIONS & LIGHTING DETAILS

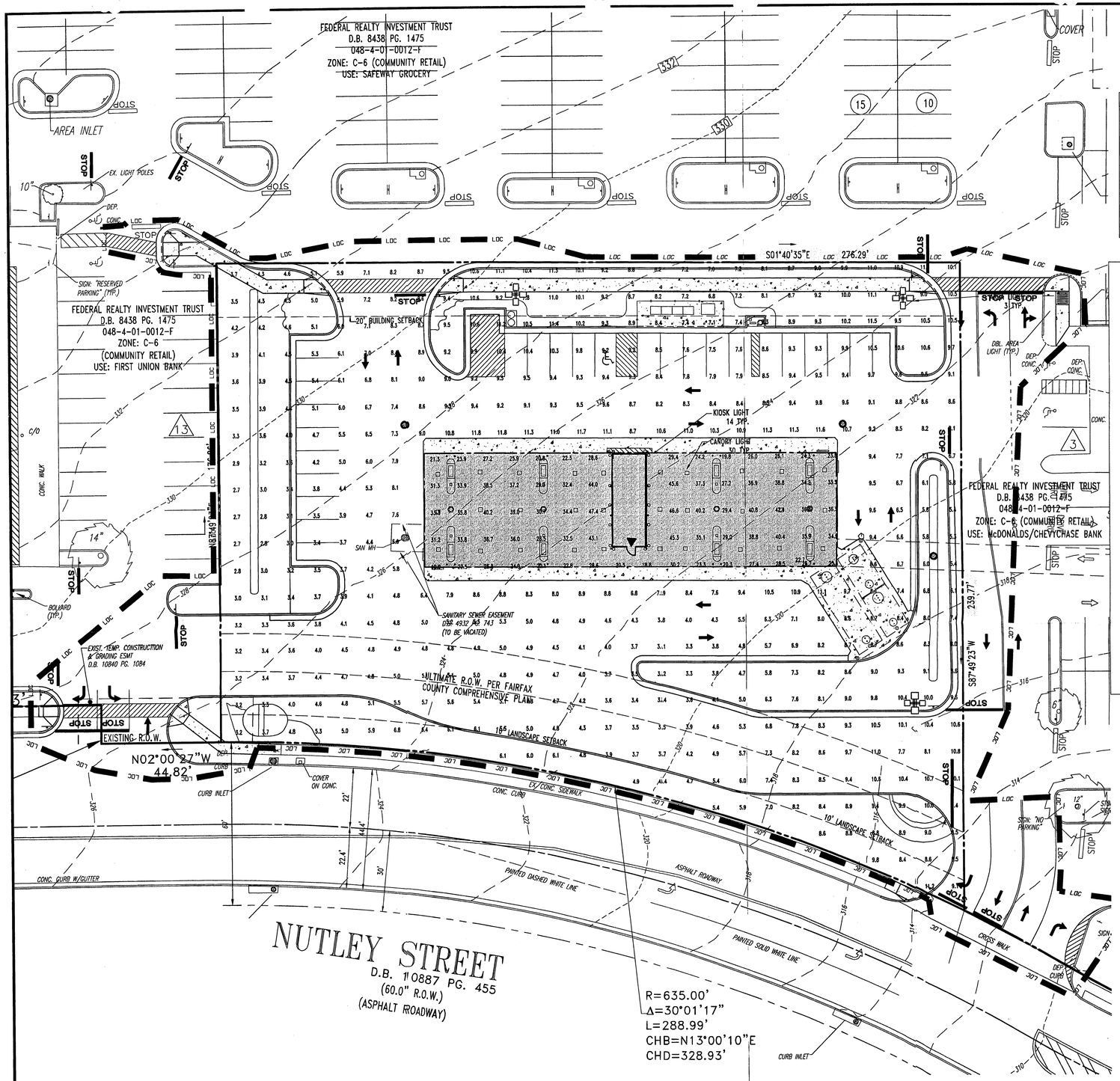
DESIGNED BY:	A.J.V.
CHECKED BY:	A.J.V.
DRAWN BY:	J.W.K.
SCALE:	1"=20'
DATE:	02/11/02
PROJECT NO:	S003624
CAD ID. NO:	S036245E8

SHEET NUMBER: 4 OF 6

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 024138
MARYLAND LICENSE No. 15820
DISTRICT OF COLUMBIA LICENSE No. 10708
GEORGIA LICENSE No. 026241
NORTH CAROLINA LICENSE No. 23432
SOUTH CAROLINA LICENSE No. 20143
TENNESSEE LICENSE No. 107548

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 036104
MARYLAND LICENSE No. 28255
DISTRICT OF COLUMBIA LICENSE No. 900292

BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-9500
FAX: (703) 709-9501
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Watchung, NJ ■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY



LIGHTING LEGEND

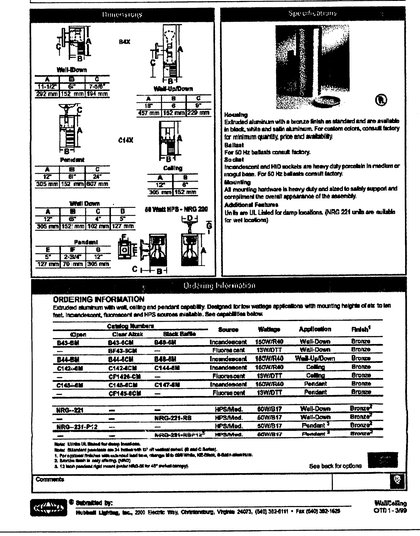
SYMBOL	DESCRIPTION
	4-KVF-1000M (AREA LIGHT)(3-TYP.)
	1-KACM-250M-FP (CANOPY LIGHT)(30-TYP.)
	B44-6M INCANDESCENT 150W/R40 WALL WALL UP/DOWN W/ BRONZE FINISH (14-TYP.)

KIOSK LIGHT DETAIL

SURFACE CYLINDERS 6" Cylinders **B, BF, C, CF, NRG**

Job | Type

Dimensions



Specifications

Housing
Extruded aluminum with a bronze finish as standard and are available in black, white and aluminum. For custom colors, consult factory for minimum quantity, price and availability.
Ballast
For 50 Hz ballasts consult factory.
Socket
Incandescent and HID sockets are heavy duty porcelain in medium or mogul base. For 50 Hz ballasts consult factory.
Mounting
All mounting hardware is heavy duty and sized to safely support and compliment the overall appearance of the assembly.
Additional Features
Units are UL Listed for damp locations. (NRG 221 units are suitable for wet locations)

Ordering Information

ORDERING INFORMATION
Extruded aluminum with wall, ceiling and pendant capability. Designed for low wattage applications with mounting heights of six to ten feet. Incandescent, fluorescent and HPS sources available. See capabilities below.

Catalog Numbers			Source	Wattage	Application	Finish[1]
42pen	Clear Albax	Stock Baffle				
B45-6M	B45-6CM	B45-6M	Incandescent	150W/R40	Wall-Down	Bronze
—	BF45-9CM	—	Fluorescent	13W/DTT	Wall-Down	Bronze
B44-6M	B44-6CM	B44-6M	Incandescent	150W/R40	Wall-Up/Down	Bronze
C145-4M	C145-4CM	C145-4M	Incandescent	150W/R40	Ceiling	Bronze
—	CF145-9CM	—	Fluorescent	13W/DTT	Ceiling	Bronze
C145-4M	C145-4CM	C147-4M	Incandescent	150W/R40	Pendant	Bronze
—	CF145-9CM	—	Fluorescent	13W/DTT	Pendant	Bronze
NRG-221	—	—	HPS/Mod.	50W/S17	Wall-Down	Bronze[2]
—	—	NRG-221-RB	HPS/Mod.	50W/S17	Wall-Down	Bronze[2]
NRG-231-P12	—	—	HPS/Mod.	50W/S17	Pendant [3]	Bronze[2]
—	—	NRG-231-RB-P12[3]	HPS/Mod.	50W/S17	Pendant [3]	Bronze[2]

Note: Units UL listed for damp locations.
1. Standard finish is bronze. Available in black, white, 31" of wallcast extract (B and C Series).
2. For Bronze Finish Fluorescent and Incandescent lamps, change B to BR (Brick), NG (Moss), or Aztec (Aztec).
3. Bracket mount in only offering. (pole)
4. 12 inch position light mount pole (RB) or for 42" arched canopy.

See back for options

Comments

© Illustrated by:
Holbrook Lighting, Inc., 200 Electric Way, Christiansburg, Virginia 24073, (540) 382-6191 • Fax (540) 382-1625

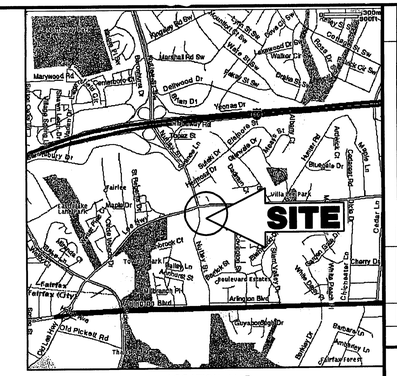
WallCeiling
CITD 1-3/99

SURFACE CYLINDERS 6" Cylinders **B, BF, C, CF, NRG**

Ordering Information

OPTIONS
Order with B or C Series fixture.

Suffix	Description
-Z13	A lamp reflector - downlight
-Z14	A lamp reflectors - up-down light
-FIN(X)	Six inch lens assembly for bug protection on up-down units (specify color)



LOCATION MAP
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SCALE: 1"=2000'

No.	Date	Description	By
7	3/5/04	REVISED ACCORDING TO PLANNING COMMISSION	J.W.K.
6	2/17/04	REVISED PER COMMUNITY MEETING COMMENTS	J.W.K.
5	12/17/03	REVISED FRONT LANDSCAPE ISLAND	J.T.W.
4	12/05/03	REVISED PER COUNTY COMMENTS	G.C.
3	11/18/03	REVISED PER COUNTY COMMENTS	J.W.K.
2	08/04/03	REVISED PER McGUIREWOODS COMMENTS	J.T.W.
1	06/03/03	REVISED PER EXISTING CONDITIONS PLAN	J.S.F.

REVISIONS

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROJECT: PROPOSED SAFEWAY GASOLINE
NUTLEY ST. & LEE HIGHWAY (RT. 29)
STORE #2605
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

TITLE: LIGHTING PLAN

Application No. SE 2003-PR-026 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-24-04
Date of (BOS) (BZA) approval 5-24-04
Sheet 5 of 6

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	4.3 fc	13.8 fc	0.0 fc	N/A	N/A
Under Canopy	31.5 fc	47.6 fc	19.8 fc	2.4:1	1.6:1
Not Under Canopy	7.1 fc	11.8 fc	2.7 fc	4.4:1	2.6:1

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
No. 034104
3/25/04
PROFESSIONAL ENGINEER

DESIGNED BY:	A.J.V.
CHECKED BY:	A.J.V.
DRAWN BY:	J.W.K.
SCALE:	1"=20'
DATE:	02/11/02
PROJECT NO:	S003624
CAD ID. NO:	S036245E8

SHEET NUMBER: 5 OF 6

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. DAFE 021418
MARYLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 10758
GEORGIA LICENSE No. 025041
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SOUTH CAROLINA LICENSE No. 20245
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BOHLER ENGINEERING, P.C.
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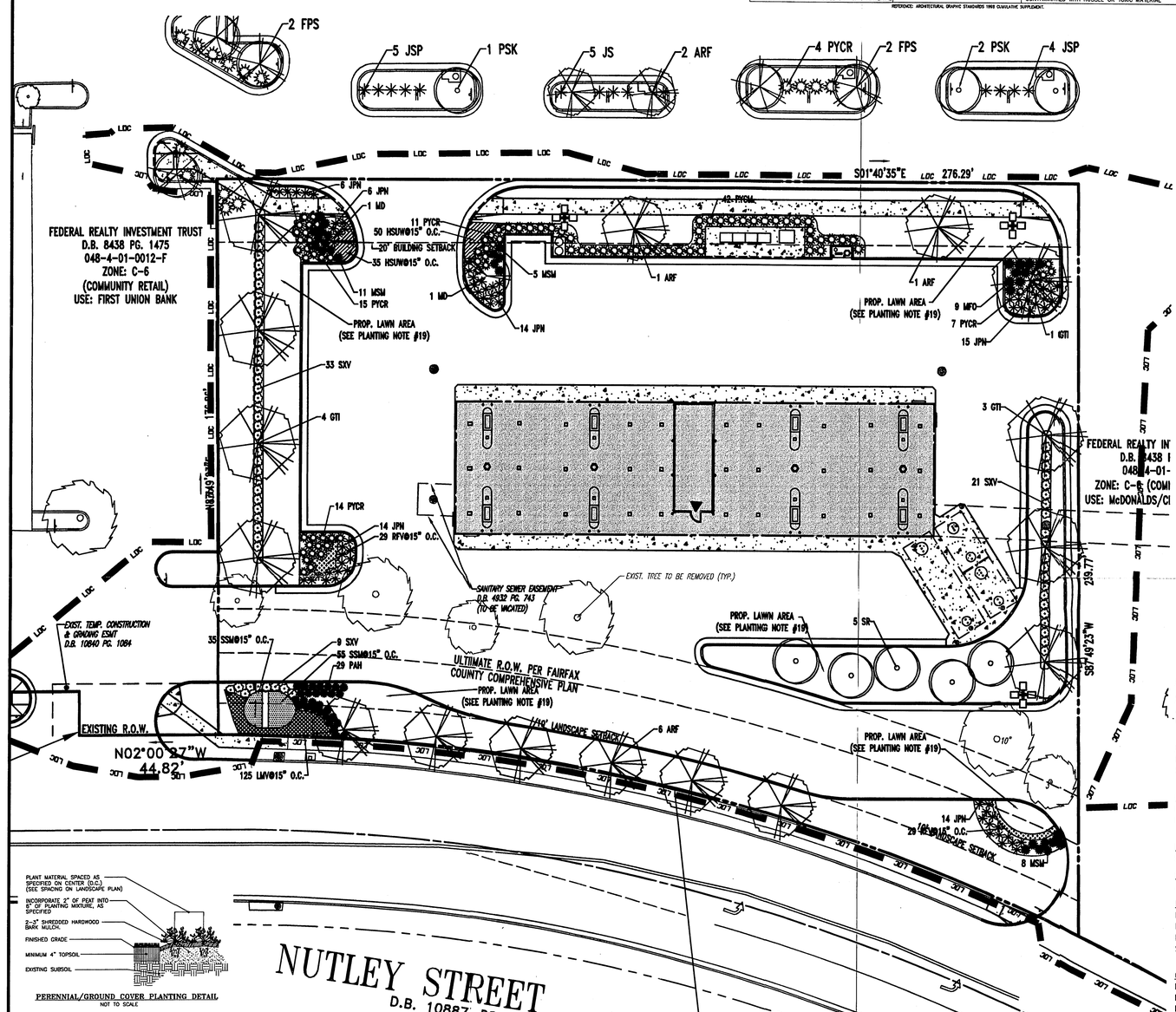
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Watchung, NJ ■ North Wales, PA ■ Melville, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Albany, NY

GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS

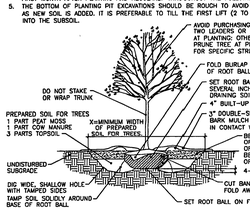
POST-CONSTRUCTION SOIL CONDITION	MIN./ WIDTH PREPARED SOIL FOR TREES (X)	TYPE OF PREPARATION
GOOD SOIL (NOT PREVIOUSLY GRADED OR COMPACTED, TOPSOIL LAYER INTACT)	6 FT. OR TWICE THE WIDTH OF THE ROOT BALL, WHICHEVER IS GREATER	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN DETAILS ABOVE.
COMPACTED SOIL (NOT PREVIOUSLY GRADED, TOPSOIL LAYER DISTURBED BUT NOT ELIMINATED)	15 FT.	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN DETAILS ABOVE; ADD COMPOSTED ORGANIC CONTENT UP TO 5% DRY WEIGHT.
GRADED SUBSOILS AND CLEAN FILLS WITH CLAY CONTENT BETWEEN 5 & 35%	20 FT.	MINIMUM TREATMENT: LOOSEN EXISTING SOIL TO WIDTHS AND DEPTHS SHOWN, ADD COMPOSTED ORGANIC MATTER TO BRING ORGANIC CONTENT UP TO 5% DRY WEIGHT. OPTIMUM TREATMENT : REMOVE TOP 8-10 IN. OF THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN, ADD 8-10 IN. OF LOAM TOPSOIL.
POOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL	20 FT.	REMOVE EXISTING SOILS TO THE WIDTHS AND DEPTHS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1995 QUARLATE SUPPLEMENT.

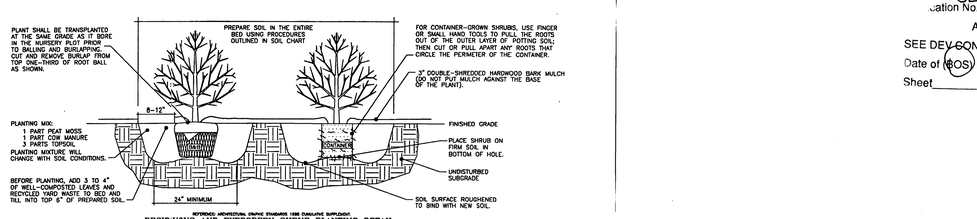


PERENNIAL/GROUND COVER PLANTING DETAIL
NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOUROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1995 QUARLATE SUPPLEMENT.
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1995 QUARLATE SUPPLEMENT.
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

PLANTING SPECIFICATIONS:

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING,: CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR: EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (S.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY :OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7. BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS".
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE 'GRO-POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (3-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%.. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE :CONSTRUCTION. THE SITE :S TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE FOUR INCHES (4") MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A FOUR INCH (4") COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS "GRO-POWER"
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP

   SOIL MODIFICATIONS:
   THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.

   MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% OF VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

   MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
      2 TABLETS PER 1 GAL. PLANT
      3 TABLETS PER 5 GAL. PLANT
      4 TABLETS PER 15 GAL. PLANT
      LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
   A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
   B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
   C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
   A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
   A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

   MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

   MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REDRAGING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID)
   COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

LANDSCAPE SCHEDULE

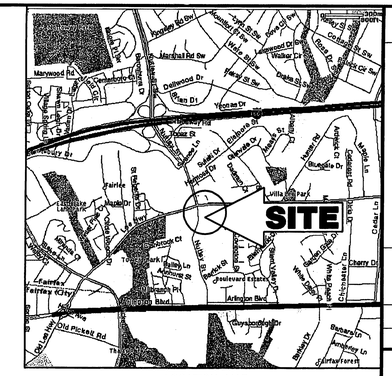
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARF	8	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
GTI	8	GLEDITSIA TRIACANTHOS 'IMPERIAL'	THORNLESS HONEYLOCUST	2 1/2-3" CAL.	B+B/STRAIGHT/FULL HEAD
	16				
ORNAMENTAL TREE(S)					
MD	2	MALUS 'DOROTHEA'	DOROTHEA CRABAPPLE	2 1/2-3" CAL.	B+B
SR	5	SYRINGA RETICULATA	IVORY SILK LILAC	3-3 1/2" CAL.	B+B
	7				
EVERGREEN SHRUB(S)					
PYCM	42	PYRACANTHA COCCINEA 'MOHAVE'	MOHAVE FIRETHORN	24-36"	#5 CAN
PYCR	47	PYRACANTHA COCCINEA 'RUTGERS'	RUTGERS FIRETHORN	18-24"	#3 CAN
	89				
DECIDUOUS SHRUB(S)					
SXV	63	SPIREA X VANNHOUTTEI	VANHOUTTE SPIREA	24-30"	#5 CAN
GROUND COVER					
JPN	69	JUNIPERUS PROCUMBENS 'NANA'	JAPANESE GARDEN JUNIPER	18-24" SPRD.	#2 CAN
PERENNIAL(S)					
HSUW	85	HEMEROCALIS 'SILOAM URY WINNIFORD'	DAYLILY	1 GAL.	CONTAINER
LMV	125	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 PT.	CONTAINER
RVF	58	RUDBECKIA VAR. FULGIDA	BLACK-EYED SUSAN	1 GAL.	CONTAINER
SSM	90	SALVIA SUPERBA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	1 GAL.	CONTAINER
	358				
ORNAMENTAL GRASS(ES)					
MFO	9	MISCANTHUS 'FERNER OSTER'	FERNER OSTER MAIDEN GRASS	1 GAL.	CONTAINER
MSM	24	MISCANTHUS SINENSIS 'MALEPARTUS'	MALEPARTUS MISCANTHUS	1 GAL.	CONTAINER
PAH	29	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
	62				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

SE
Application No. 2003-PR-020 Staff CSB
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 5-24-04
Date of BOS/(BZA) approval 5-24-04
Sheet 6 of 6

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
No. 034104
3/25/04
PROFESSIONAL ENGINEER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



LOCATION MAP
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SCALE: 1"=2000'

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL HEEL-IN PLANT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "MILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE GROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (DIAMETER OF 20 CM OR MORE). THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUB, THOSE WHICH HANG, THE LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND BACK FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND CERTIFIED BY THE COUNTY LANDSCAPE ARCHITECT. THE COUNTY ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PYRUS VARIETIES
CRATEGUS VARIETIES	QUERCUS VARIETIES
KOELREUTERIA	SALIX WEEPING VARIETIES
LIQUID AMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
PLATANUS ACERFOLIA	

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL OF THE COUNTY ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH 4" TOPSOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SEEDING SPECIFICATION ON THIS SHEET.

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

No.	Date	Description	By
7	3/5/04	REVISED ACCORDING TO PLANNING COMMISSION	J.W.K.
6	2/17/04	REVISED PER COMMUNITY MEETING COMMENTS	J.W.K.
5	12/17/03	REVISED FRONT LANDSCAPE ISLAND	J.T.W.
4	12/05/03	REVISED PER COUNTY COMMENTS	G.C.
3	11/19/03	REVISED PER COUNTY COMMENTS	J.W.K.
2	08/04/03	REVISED PER McGRUNDWOODS COMMENTS	J.T.W.
1	06/03/03	REVISED PER EXISTING CONDITIONS PLAN	A.S.F.

REVISIONS

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROJECT: PROPOSED SAFEWAY GASOLINE
NUTLEY ST. & LEE HIGHWAY (RT. 29)
STORE #2605
PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA

TITLE: LANDSCAPE PLAN

DESIGNED BY:	A.J.V.
CHECKED BY:	A.J.V.
DRAWN BY:	J.W.K.
SCALE:	1"=20'
DATE:	02/11/02
PROJECT NO:	S003624
CAD ID. NO:	S03624SE8

SHEET NUMBER: 6 OF 6

A.J. VOIANTH
PROFESSIONAL NOINE