

FACILITY ENGINEERING

101 DEMPSEY ROAD
 MADISON, WI 53714
 FAIRFAX, VA 22033

Contact: Thomas M. Gernetzke

Owner

SKYLINE TARGET

Submission Set
 Fairfax County, Virginia

Job Name

REVISIONS

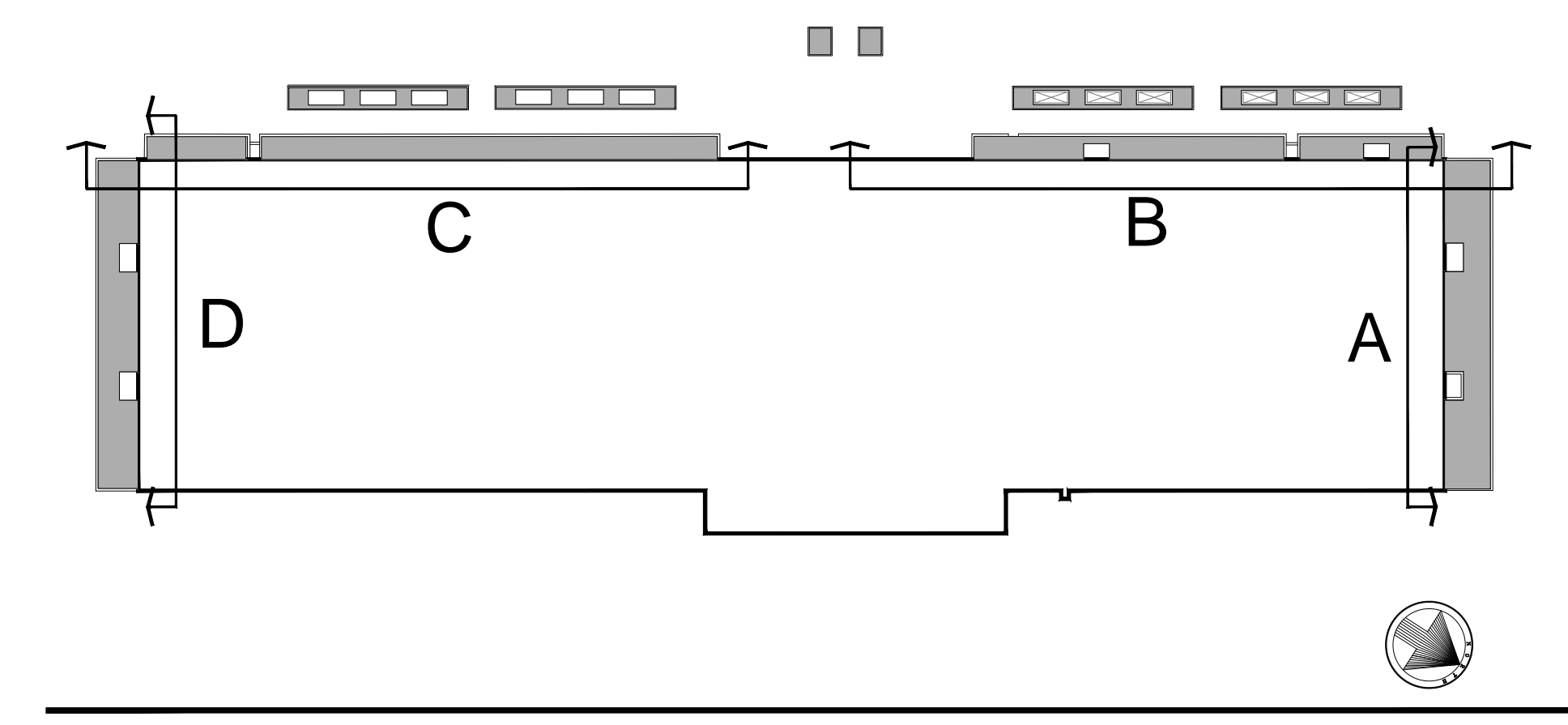
No.	Description	Date
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LANDSCAPE PLAN

Drawing Title

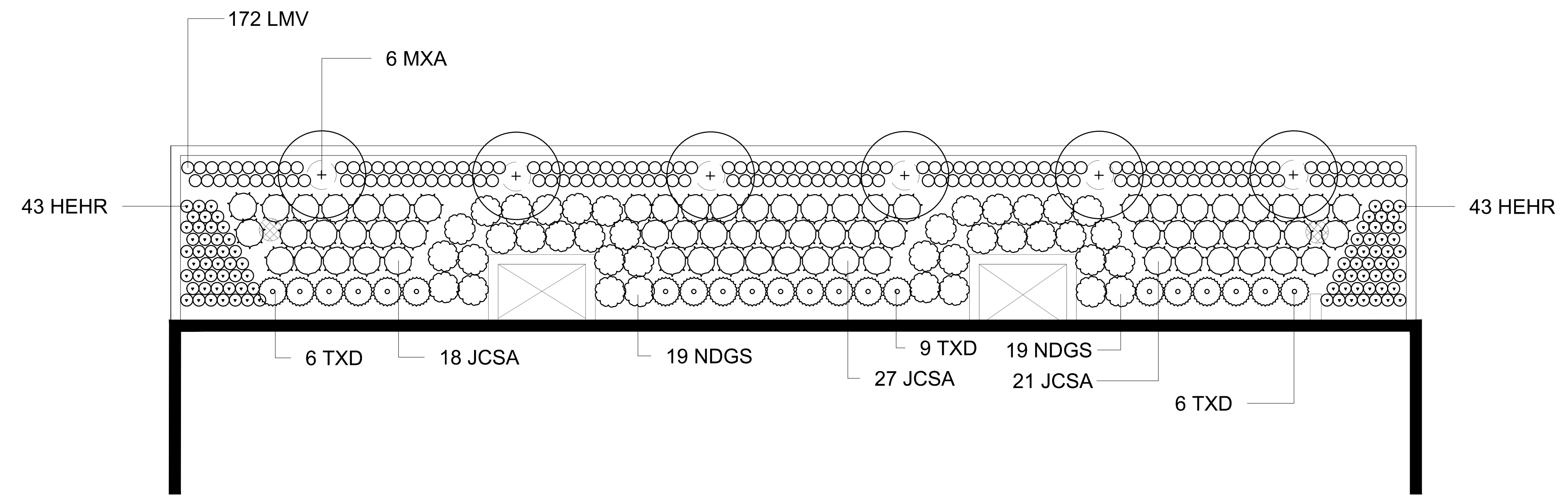
Project Number: SKYTARG_01
 Scale: 1/8"=1'-0"
 Date: January 10, 2013

Sheet No. of L1 3



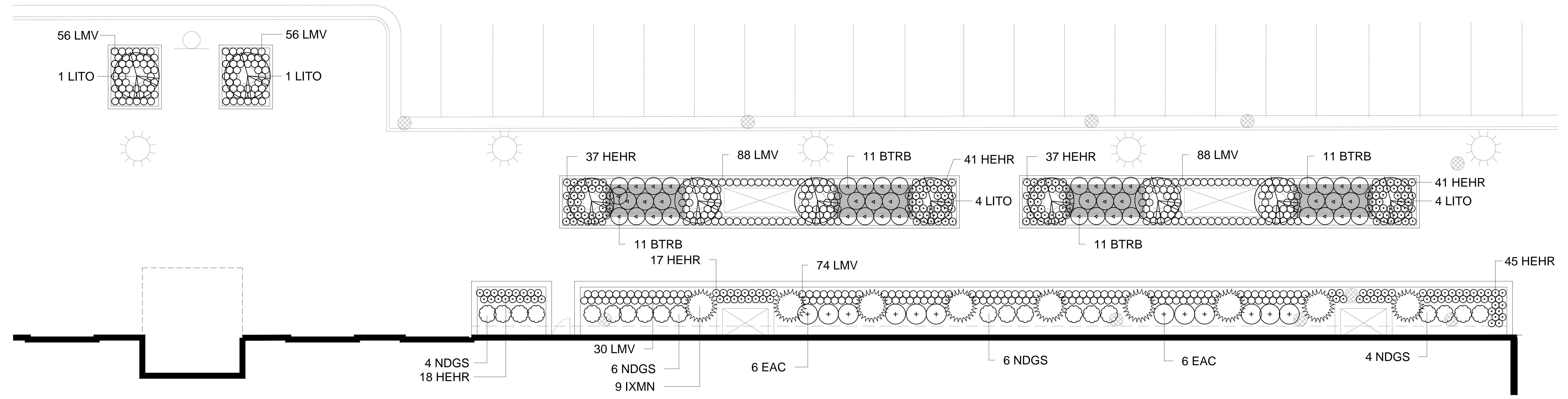
KEY PLAN

SCALE: 1" = 60'



PLANTER A

SCALE: 1/8" = 1'-0"



PLANTER B

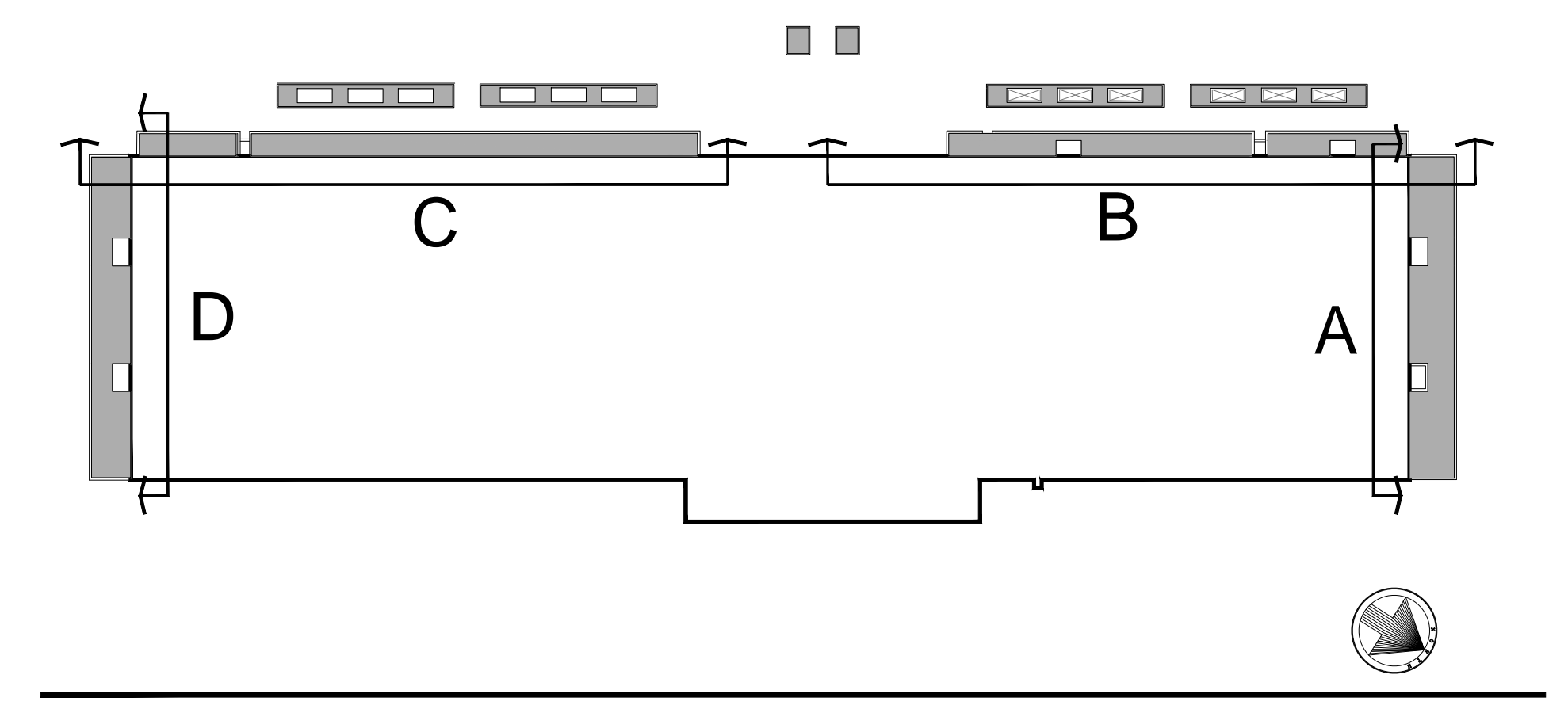
SCALE: 1/8" = 1'-0"

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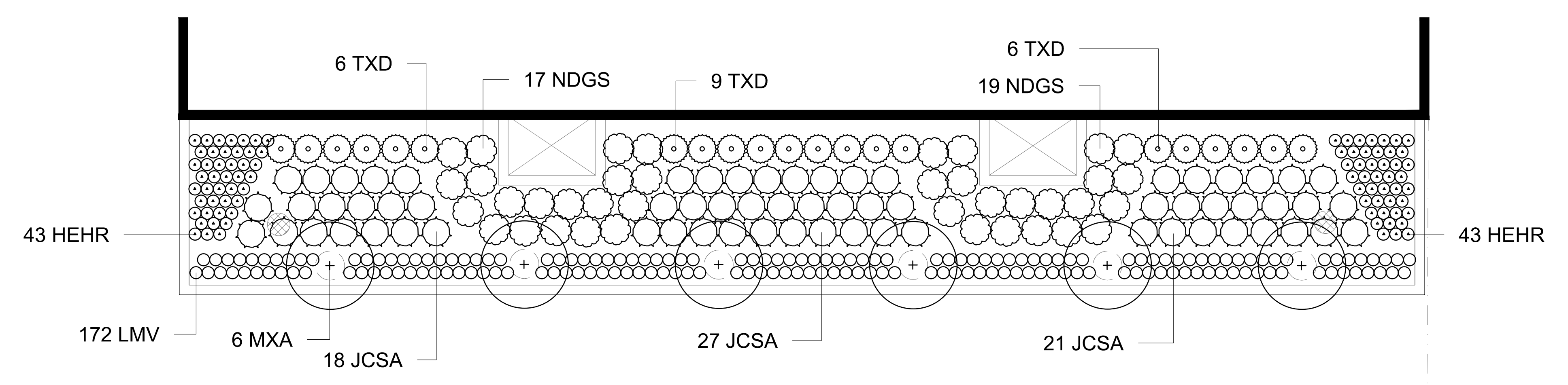
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KEY PLAN

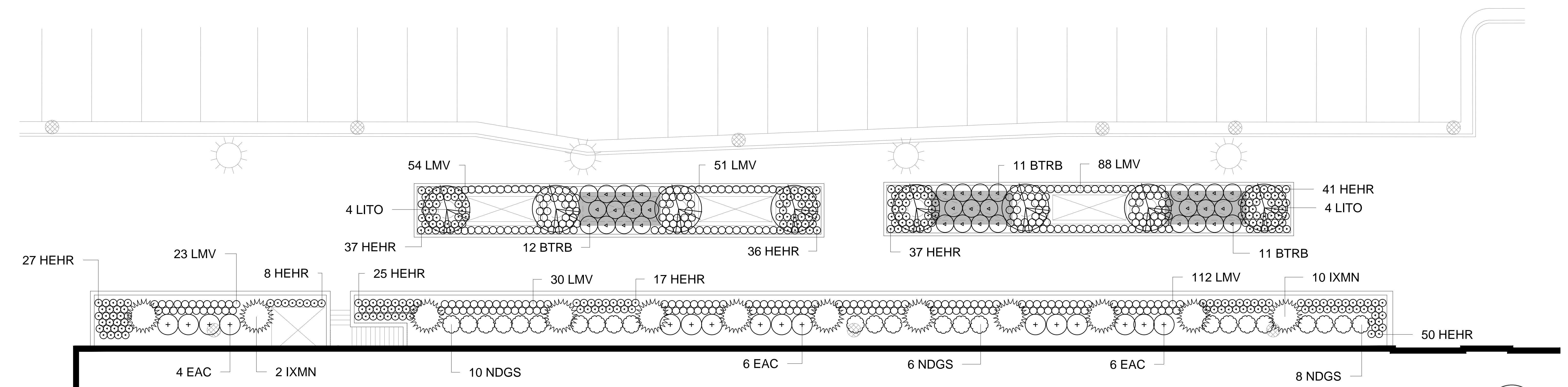
SCALE: 1" = 60'



PLANTER D

SCALE: 1/8" = 1'-0"

A



PLANTER C

SCALE: 1/8" = 1'-0"

B

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LANDSCAPE PLAN NOTES:

- 1) THIS LANDSCAPING PLAN IS STRICTLY FOR THE CONCEPTUAL IDENTIFICATION AND PLACEMENT OF PLANT MATERIAL ON THE SITE. THE ACTUAL PLACEMENT, ADJUSTMENT AND FINAL SPECIFIC LOCATION OF PLANT MATERIALS AND ASSOCIATED IMPROVEMENTS ONSITE SHALL BE SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES LISTED WITHIN THESE NOTES AND ELSEWHERE WITHIN THIS PLAN.
- 2) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE PLANT INSTALLATION INCLUDING BUT NOT LIMITED TO:
 - CONFIRMING SPECIES AVAILABILITY OR FINDING A REPLACEMENT IN ACCORDANCE WITH THE PRIOR APPROVAL OF FACILITY ENGINEERING, INC.
 - CONFIRMATION OF ALL UTILITIES. ALL PLANTING SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN A SEPARATION OF 5 FEET FROM ALL UTILITIES AND THEIR EASEMENTS. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FACILITY ENGINEERING, INC. OF ANY SUSPECTED CONFLICT WITH AN EXISTING OR PROPOSED UTILITY PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL CALL MISS UTILITY BEFORE PERFORMING ANY WORK AS REQUIRED BY LAW.
 - CONFIRMATION AND AVOIDANCE OF ANY AND ALL ARCHITECTURAL OR MECHANICAL DESIGN CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF THE PLANTING LAYOUT TO MATCH ACTUAL FIELD CONDITIONS INCLUDING THE LOCATION OF IRRIGATION LINES, STORM SEWER LINES, WATERLINES, SANITARY SEWER LINES, DRAINAGE STRUCTURES OR PIPES, MECHANICAL EQUIPMENT, ETC.. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FACILITY ENGINEERING, INC. OF ANY SUSPECTED CONFLICT PRIOR TO MAKING ANY ADJUSTMENTS. SAID ADJUSTMENTS REQUIRE THE APPROVAL OF FACILITY ENGINEERING, INC.
 - CREATING A MAINTENANCE PROGRAM FOR ALL LANDSCAPING. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ALL MAINTENANCE OBLIGATIONS.
- 3) THE LANDSCAPE CONTRACTOR SHALL PROVIDE SOILS AND SOIL AMENDMENTS TO THE SPECIFICATIONS OF FACILITY ENGINEERING, INC. (PDSI IS NOT RESPONSIBLE FOR THE SELECTION / SPECIFICATION OF THE APPROPRIATE SOIL FOR THE PROPOSED PLANTERS).
- 4) ALL PLANT MATERIAL SHALL BE WELL ESTABLISHED, WELL BRANCHED, FULL SIZED, SUBSTANTIALLY MATCHING AND SHALL CONFORM TO THE LATEST SPECIFICATIONS SPONSORED BY THE ANLA.ORG. PLANTS ARE TO BE INSTALLED IN ACCORDANCE WITH "LANDSCAPE SPECIFICATION GUIDELINES", CURRENT EDITION, BY THE LANDSCAPE CONTRACTORS ASSOCIATION AND ALL OTHER GOVERNING REGULATIONS.

SPECIFIC REQUIREMENTS INCLUDE:

- BEFORE TRANSPORTING PLANTS TO SITE, THOROUGHLY SPRAY WITH A SOLUTION OF ANTI-DESICCANT AS MAY BE RECOMMENDED BY PRODUCT MANUFACTURER (IF NECESSARY). TWO WEEKS AFTER PLANTING OR AS RECOMMENDED BY PRODUCT MANUFACTURER, SPRAY AGAIN WITH ANTI-DESICCANT (IF NECESSARY). APPLY ANTI-DESICCANT USING POWER SPRAYING TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, STEMS, TWIGS AND FOLIAGE. WHEN TRANSPORTING PLANT MATERIAL TO SITE, PROTECT PLANTS FROM WIND DAMAGE BY AVOIDING HIGH SPEED HIGHWAYS, TRANSPORTING IN ENCLOSED OR PARTIALLY ENCLOSED VEHICLES, OR COVERING PLANT MATERIAL WITH BURLAP OR OTHER SUITABLE MATERIAL. FACILITY ENGINEERING, INC. MAY REJECT ANY WIND-DAMAGED PLANT MATERIALS.
 - PLANT MATERIALS MAY BE PLANTED FROM MARCH 1 TO MAY 1 AND SEPTEMBER 1 TO NOVEMBER 15. ALL PLANT MATERIAL SHOULD BE PROPERLY DUG AND CONDITIONED PRIOR TO PLANTING. IF MATERIALS ARE REQUIRED TO BE PLANTED AT OTHER TIMES, THEY SHALL BE SPRAYED WITH AN ANTI-DESICCANT AS MAY BE RECOMMENDED BY PRODUCT MANUFACTURER (IF NECESSARY). PRIOR TO PLANTING, PLANTING TIMES OTHER THAN INDICATED MUST BE APPROVED BY FACILITY ENGINEERING INC.
 - RESTRICTIONS: DO NOT PLANT WHEN GROUND IS FROZEN, SNOW COVERED, OR MUDDY. DO NOT INSTALL PLANTS WHEN TEMPERATURES DROP BELOW 35 DEGREES F OR RISE ABOVE 85 DEGREES F. DO NOT INSTALL PLANTS WHEN WINDS EXCEED 30 MPH.
- 5) THE PLANT MATERIALS SPECIFIED ON THIS PLAN ARE THOSE WHICH ARE FOUND TO BE READILY AVAILABLE AT LOCAL PLANT NURSURIES. THESE PLANTS HAVE A PROVEN TRACK RECORD OF RELIABILITY IN THIS AREA. HOWEVER, DEFICIENCY OF THE APPROPRIATE PEST AND DISEASE CONTROL, PROVISION OF ADEQUATE WATERING, WIND DAMAGE, FERTILIZING AND PROVISION OF SUITABLE SOIL CONDITIONS ARE NOT UNDER THE CONTROL OF PDSI AND ARE TYPICALLY THE CAUSE OF PLANT FAILURE. PDSI SHALL NOT BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT OR MAINTENANCE OF ANY LANDSCAPING.
 - 6) THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED (OWNER'S) IN ACCORDANCE WITH THIS LANDSCAPE PLAN SHALL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND REPLACEMENT OF PLANT MATERIAL (AFTER THE GUARANTEE PERIOD) AS REQUIRED BY GOVERNING REGULATIONS.
 - 7) GUARANTEE: DURING ALL PHASES OF THE LANDSCAPE CONTRACTORS WORK AND FOR A PERIOD OF ONE (1) YEAR AFTER INITIAL ACCEPTANCE AND RECEIPT OF FINAL ACCEPTANCE (WHICHEVER IS GREATER), THE CONTRACTOR SHALL REPLACE AT HIS SOLE EXPENSE ANY PLANT(S) WHICH DETERIORATES IN HEALTH AND APPEARANCE SO AS TO BECOME A LESSER SPECIFICATION AND / OR GRADE FROM THAT WHICH WAS ORIGINALLY INSTALLED - AS DETERMINED BY FACILITY ENGINEERING, INC. ALL PLANT REPLACEMENTS SHALL BE MADE WITH THE SAME SPECIES, SIZE AND PLANT GRADE UNLESS OTHERWISE APPROVED BY FACILITY ENGINEERING, INC.
 - 8) INITIAL ACCEPTANCE: UPON COMPLETION OF ALL PLANT INSTALLATION SPECIFIED ON THIS PLAN, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WRITTEN (LETTER, FAX OR EMAIL) NOTICE TO FACILITY ENGINEERING, INC. REQUESTING AN INSPECTION TO VERIFY COMPLETION / INITIAL ACCEPTANCE OF WORK. ALL DISCREPANCIES WILL BE NOTED AND IT WILL BE THE LANDSCAPE CONTRACTORS OBLIGATION TO REMEDY SAME, PRIOR TO INITIAL ACCEPTANCE. AN INITIAL ACCEPTANCE - WRITTEN NOTICE WILL BE ISSUED BY FACILITY ENGINEERING, INC. AND THE PLANT GUARANTEE PERIOD WILL COMMENCE WITH THE DATE OF SAID INITIAL ACCEPTANCE NOTICE.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING AND PLANT MATERIAL MAINTENANCE UNTIL INITIAL ACCEPTANCE. AFTER WHICH THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM TO CARE FOR THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
 - 9) FINAL ACCEPTANCE: AT THE END OF THE ONE YEAR GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WRITTEN (LETTER, FAX OR EMAIL) NOTICE TO FACILITY ENGINEERING, INC. REQUESTING AN INSPECTION TO VERIFY FINAL ACCEPTANCE OF THE LANDSCAPING. ALL DISCREPANCIES WILL BE NOTED AND IT WILL BE THE LANDSCAPE CONTRACTORS OBLIGATION TO REMEDY SAME, PRIOR TO FINAL ACCEPTANCE. A FINAL ACCEPTANCE - WRITTEN NOTICE WILL BE ISSUED BY FACILITY ENGINEERING, INC. AND THE PLANT GUARANTEE PERIOD WILL OFFICIALLY END WITH THE DATE OF SAID FINAL ACCEPTANCE NOTICE.
 - 10) THE OWNER SHALL BE RESPONSIBLE FOR ALL REGULATORY APPROVALS GOVERNING THE PROPOSED LANDSCAPING SHOWN ON THIS PLAN. THE OWNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED OFFSITE EASEMENTS AND / OR PERMISSIONS.
 - 11) ANY EXISTING LIGHTING, DRAINAGE, IRRIGATION AND OTHER SUCH FEATURES SHALL BE RELOCATED OR PROVIDED AT THE EXPENSE OF THE LANDSCAPER IN ACCORDANCE WITH DIRECTION PROVIDED BY FACILITIES ENGINEERING, INC.

PLANT TABULATION

Broadleaf Deciduous

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	LITO		Lagerstroemia indica 'Tonto'	Crape Myrtle Tonto	8'-10'	
12	MXA		Magnolia x 'Ann'	Ann Magnolia	6'-7'	

Broadleaf Evergreen

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
21	IXMN		Ilex x 'Mary Nell'	Mary Nell Holly	6'-7'	

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
686	HEHR		Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal.	
1132	LMV		Liriope muscari 'Variegata'	Variegated Lilyturf	1 Gal.	

Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
79	BTRB		Berberis thunber. atro. 'Royal Burgundy'	Royal Burgundy Barberry	24"	
28	EAC		Euonymus alatus 'compacta'	Compact Burning Bush	30-36"	
132	JCSA		Juniperus chinensis var. Sargentii	Sargeant Juniper	24"-30"	
120	NDGS		Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	3-Gal	
42	TXD		Taxus x media densiformis	Dense Yew	24"-30"	

Red Hybrids are open pollinated selections of Ilex x "Mary Nell". The following hybrids may be used in place of the Mary Nell Holly: Festive, Red Robin and Patriot.

The Landscape Plan shown on this sheet was prepared by:



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PLANT TABULATION**

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