





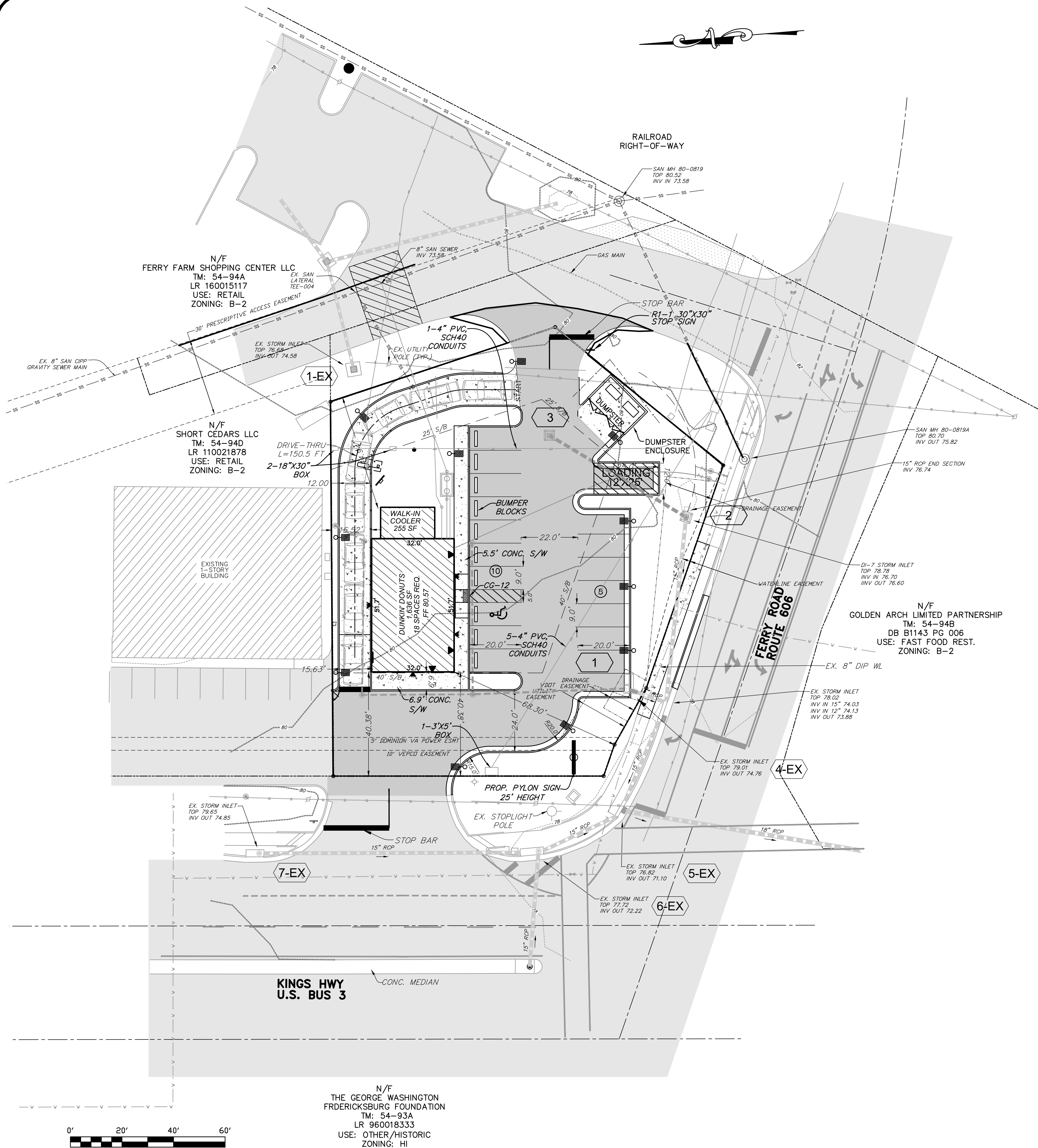




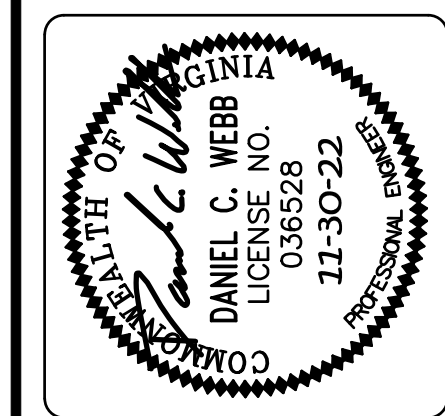


COUNTY PROJ. NO. :\_\_





REVISION		BLOCK	DATE	DESCRIPTION	BY
NO.	DESCRIPTION				



**W W WEBB**  
& ASSOCIATES, PLLC  
ENGINEERING - SURVEYING - LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408  
OFFICE (540)371-1209 FAX (540)371-4650

**GENERALIZED DEVELOPMENT PLAN**

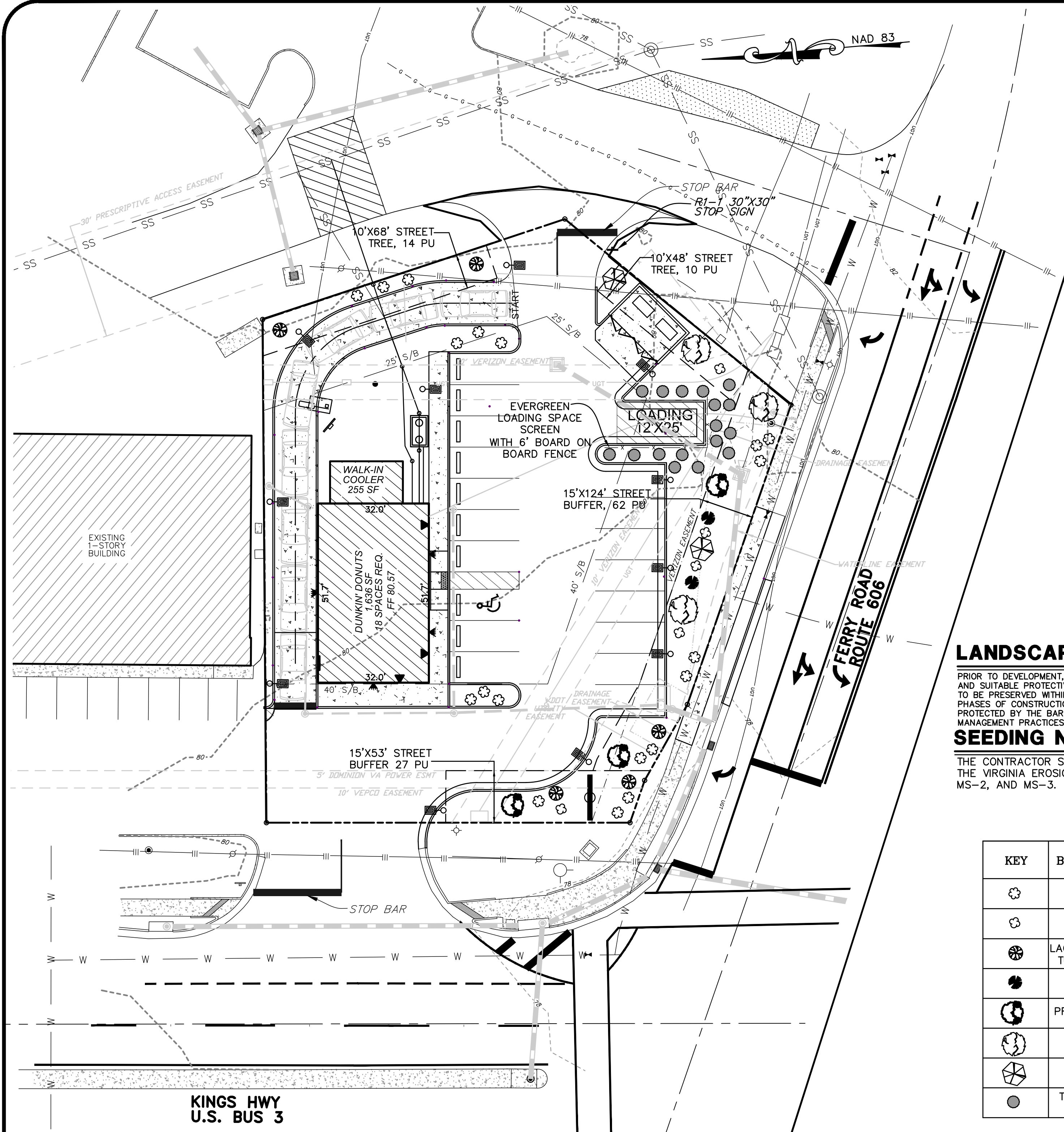
**DUNKIN' DONUTS**  
TM 54-94C  
GEORGE WASHINGTON MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

DATE:	OCTOBER 10, 2022
SCALE:	SHOWN
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW

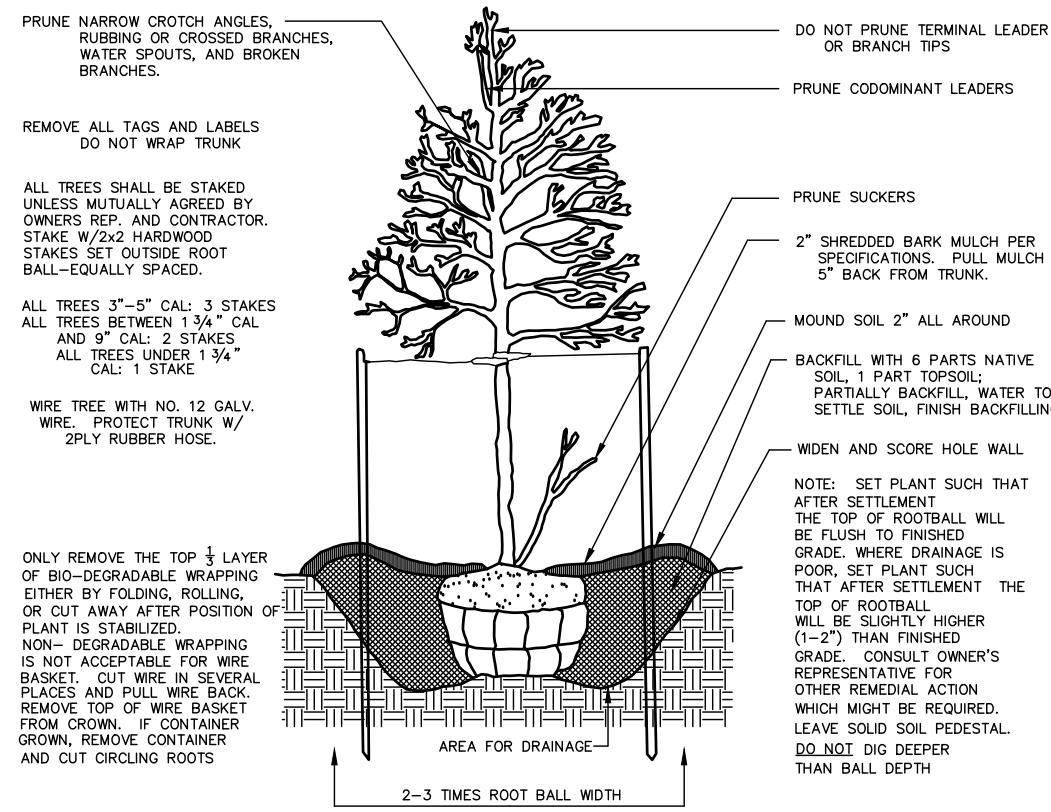
ACAD FILE:	22D025DSP
DRAWING NO:	22-D-025
SHEET NO.	4
OF 5 SHEETS	

COUNTY PROJ. NO. :



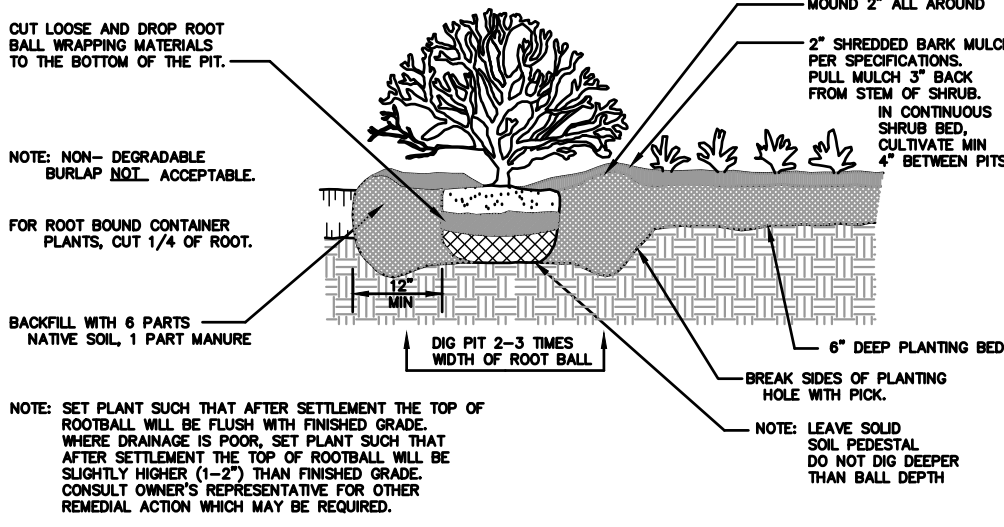


PLAN VIEW  
SCALE: 1"=20'



TREE PLANTING DETAIL

- 1 REMOVE ALL LABELS AFTER FINAL INSPECTION  
2 SUITABLE SOIL MAY BE NEEDED FOR PLANT BEDS. THIS SOIL WILL NEED TO BE OBTAINED OFF-SITE.



SHRUB PLANTING DETAIL

NOT TO SCALE

- Section 153.0 Landscape Notes
- Contractor shall furnish and install all plants as shown on the approved landscape plan, in accordance with the type, sizes, quantities, and specifications listed in the plant schedule.
  - Total number of plants shall be drawn on the landscape plan. If the actual total is different from the approved landscape plan, the Contractor shall notify the Owner and/or Owners Representative and approved by The County.
  - All plants shall be nursery grown and shall be hardy under climate conditions in the Locality of the project.
  - Plant dimensions shall be in accordance with the most recent edition of the Standardized Landscape Specifications for the Commonwealth of Virginia, which references the American Standard for Nursery Stock (ANSI).
  - Balled and burlapped plants shall be dug with firm, natural balls of earth and shall be pruned, stored, and dug in accordance with Current ANSI standards. No balled and burlapped plants shall be planted if the ball is either cracked or broken during the process of planting.
  - All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, well rooted, and free from disease and insect infestation. Any tree with weak, thin trunks not capable of supporting itself will not be acceptable. The minimum acceptable size of all plants measured before pruning with the branches in normal position shall conform to dimensions as shown on the approved landscape plan. Larger plants of equal quality may be accepted at no additional cost to the Owner.
  - Substitution of plants shall not be permitted unless authorized by the Owner and/or Owner's Representative and approved by the County.
  - The Contractor shall lay out, with identifiable stakes, the location of all trees, outlines of planting beds, and underground utilities as indicated on the approved landscape plan. In the event that rock, utility lines, or any underground obstructions are encountered during these operations, or in the excavation of any plant pits, alternate locations may be selected by the Owner and/or Owner's Representative and approved by County with no additional cost to the Owner.
  - Planting soil shall be 6 parts native soil and 1 part topsoil.
  - Mulch shall be applied immediately after planting operations. Mulch shall be free of debris, weeds, spores or other foreign material, well rotted and of such character as to not be easily removed by the elements.
  - Prior to installation, the Contractor shall notify the Owner and/or Owners Representative of all soil or drainage conditions that are detrimental to the growth of plants. The Contractor shall state the conditions and submit a proposal, in writing, correcting the conditions, including any change in cost, for review and acceptance by the Owner.
  - A container grown plant shall be defined as a plant transplanted into a container and grown in that container sufficiently long for the new fibrous roots to have developed so that the container mass will retain its shape and hold together when removed from the container. All container grown plants shall be sound, healthy, vigorous, well rooted, free from disease and insect infestation, and established in the container in which they are sold. They shall have tops that are of good quality and are in healthy condition. No root bound container grown plants will be permitted. No container grown plant shall be planted if the root mass is broken either before or during the process of planting.
  - All plant pits shall be circular in outline. All excavations shall have vertical sides. The depths and widths for excavation of plant pits shall be the depths and widths as specified in the landscape plan. Loosen subgrade 6" below bottom of the pit. Subgrade soils shall be separated from the upper topsoil portions and removed immediately wherever encountered during planting operations. Excess soils shall be removed and legally disposed. In general, set plants at same relation to finished grade as the bore to the ground from which they were dug. Prepare planting pits as specified and as shown on the landscape plan, prior to inserting plants. Use topsoil mixture to backfill approximately 2/3 full. Water thoroughly before installing remainder of the soil to the top of the pit. Set trees plumb and brace rigidly in position until the planting soil has been tamped solidly around the ball and the roots.
  - Guying and staking shall be required for all trees in accordance with the landscape plan and must be completed within 24 hours after planting.
  - Maintenance of new plants shall consist of pruning, watering, cultivating, weeding, mulching, tightening, and resetting plants to proper grades or upright position. Restoration of the planting saucer and furnishing and applying such sprays are necessary to keep the plant free from disease and insect infestation. Maintenance shall be provided until time of provisional acceptance.
  - Plantings and planting areas shall be protected at all times against trespassing and damage of any kind for the duration of the maintenance period. If any plants become damaged, they shall be treated or replaced by the Contractor at no additional cost to the Owner. No work shall be done within, adjacent to, or over any plant or planting area without proper safeguards and protection.
  - All plants shall be guaranteed by the Contractor for a period of one year from the date of provisional acceptance. The Contractor shall provide, in writing, specific maintenance recommendations to the Owner for all plants to remain in good, healthy, and flourishing condition.
  - For plants that have been properly maintained by the Owner during the one-year guarantee period, the Contractor shall replace, without cost to the Owner, all dead or severely damaged plants as determined by a certified agent. The replacement plants shall be sound, healthy, vigorous, well rooted, free from disease and insect infestation, and shall closely match surrounding plants of the same size and species. Requirements shall be subject to all requirements stated in this specification.
  - The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement is not acceptable during or at the end of the said extended guarantee period, the Owner may elect a substitution or a credit for each item.
  - No plants shall impede the sight distance for ingress & egress to the site.
  - Performance bond may be required by Stafford County [Ord. 28--86(C)(5)].

## LANDSCAPE NOTE

PRIOR TO DEVELOPMENT, THE BOUNDARIES OF THE CONSTRUCTION FOOTPRINT SHALL BE CLEARLY MARKED ON THE PROPERTY AND SUITABLE PROTECTIVE BARRIERS SHALL BE ERRECTED 5 FEET OUTSIDE OF THE DRIPLINE OF ANY TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100 FEET OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERRECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL SHALL NOT BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER. REQUIRED LANDSCAPE MATERIAL, PLANTING, AND MAINTENANCE AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONFORM TO CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE.

## SEEDING NOTE

THE CONTRACTOR SHALL SEED OR MULCH ALL DENUDEED OR DISTURBED AREAS IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL ORDINANCE REGULATIONS, STANDARDS: MS-1, MS-2, AND MS-3.

## PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	REQUIRED QUANTITY	CALIPER SIZE/HEIGHT	REMARKS	UNDERSTORY TREE		LARGE TREE		EVERGREEN SHRUBS		PLANTING UNITS		COST ESTIMATE
						DECID- UOUS	EVER- GREEN	DECID- UOUS	EVER- GREEN	LARGE	SMALL	PER TREE	TOTAL PU	
☼	ILEX CRENATA "SOFT TOUCH"	COMPACT JAPANESE HOLLY	13	1 GAL 6" HEIGHT	CONTAINER						13	1	13	☉ \$35 ea. \$455
☼	ILEX CRENATA "SOFT TOUCH"	COMPACT JAPANESE HOLLY	5	5 GAL 2.5' HEIGHT	CONTAINER					5		3	15	☉ \$75 ea. \$375
☼	LAGERSTROEMIA INDICA TUSKEGEE(DK ROSE)	CREPE MYRTLE SINGLE STEM	5	MINIMUM 6' HEIGHT	B&B	5						7	35	☉ \$190 ea. \$950
☼	ILEX OPACA	AMERICAN HOLLY	2	MINIMUM 6' HEIGHT	B&B		2					7	14	☉ \$190 ea. \$380
☼	PRUNUS SERRULATA	KWANZAN CHERRY	3	MIN.3" CALIPER 12' HEIGHT	B&B			3				10	30	☉ \$250 ea. \$750
☼	ACER RUBRUM	RED MAPLE	3	MIN.3" CALIPER 12' HEIGHT	B&B			3				10	30	☉ \$250 ea. \$750
☼	CUPRESSOCYPARIS LELANDI	LEYLAND CYPRESS	2	MIN.3" CALIPER 12' HEIGHT	B&B				2			10	20	☉ \$250 ea. \$500
☼	THUJA ORIENTALIS "SMARAGD"	EMERALD GREEN AMERICAN ARBORVITAE	17	MINIMUM 6' HEIGHT	B&B		17					7	119	☉ \$190 ea. \$3,230
* NOTE: OWNER MAY SUBSTITUTE PLANTINGS OF EQUAL TYPE AND SIZE.													276	TOTAL= \$7,390
NOTE: SELECTED SHRUBS MUST MEET MINIMUM REQUIREMENTS OF STAFFORD COUNTY. CONTACT PLANNING OFFICE AT 656-8668 FOR APPROVAL PRIOR TO PLANTING.													50%= \$3,695	

Landscape Planting Schedule DCSL for Section 110.1 & 110.2

### Street Buffers

Separate schedules are required for each type of Street Buffer

Street(s) Subject to Street Buffer: Ferry Road and Kings Highway

### Variables

- Street Type (select one): Arterial/Collector Street
- Proposed Use Type (select one): Commercial
- Plant Units Required per 100 Linear Feet: 50
- Linear Feet of Buffer Yard Along Street(s): 177
- Linear Feet of 5' Berm or 8' Wall in Buffer Yard: 0 50% reduction in buffer width and P.U. where provided
- Subtotal Plant Units in Buffer Yard: 89
- Existing Plant Units Receiving Credit per Sec. 140: 0 Insert credit approval letter into plan and reference the sheet #
- Total Plant Units Required in Buffer Yard: 89

### Calculation of Individuals Required

	Total Plants Required *1	Evergreen Plants Required *2	Deciduous Plants Proposed	Evergreen Plants Proposed	Total Plants Proposed	Total P.U. Proposed *3
A Large Trees	5	1	5	1	6	60
B Understory Trees	4	1	3	2	5	35
C Large Shrubs	3	1		4	4	12
D Small Shrubs/Ornamental Grasses *4	9	3		10	10	10
E Total Plant Units Proposed in Buffer Yard *5:						117

### \*Notes

- total plants required calc based on DCSL Sec. 110.0-b: 50% lg trees, 30% and trees, 10% lg shrubs, and 10% sm shrubs/ornamental grasses
- evergreens required calc based on DCSL Sec. 110.0-d: 40% lg trees, 20% and trees, 25% lg sm shrubs
- large trees: 10 P.U. each, understory trees: 7 P.U. each, large shrubs: 3 P.U. each, small shrubs/ornamental grasses: 1 P.U. each
- ornamental grasses: count toward deciduous requirement only
- total "Plant Units Proposed" must be equal to or greater than "Plant Units Required" shown in variable line 8
- plant quantity & P.U. calc results shall be rounded up (rounding may result in more P.U. provided than the min required)

## LANDSCAPING REQUIREMENTS

STREET BUFFER CALCULATIONS	
SECTION 110.2.2.a - STAFFORD COUNTY DCSL KINGS HIGHWAY - ROUTE 3	
±53 L.F. OF 15' WIDE STREET BUFFER 50 PLANT UNITS PER 100 L.F. REQUIRED (53 L.F. / 100 L.F.) X 50 PLANT UNITS = 26.5 (P.U.)	
(50%) LARGE TREES = 14 P.U. (30%) UNDERSTORY = 8 P.U. (10%) SMALL SHRUBS = 3 P.U. (10%) LARGE SHRUBS = 3 P.U.	
2 LARGE TREES PROVIDED = 20 P.U. 2 UNDERSTORY PROVIDED = 14 P.U. 3 SMALL SHRUBS PROVIDED = 3 P.U. 1 LARGE SHRUBS PROVIDED = 3 P.U.	
TOTAL PLANT UNITS PROVIDED = 40 P.U.	
SECTION 110.2.2.a - STAFFORD COUNTY DCSL FERRY ROAD - ROUTE 606	
±124 L.F. OF 15' WIDE STREET BUFFER 50 PLANT UNITS PER 100 L.F. REQUIRED (124 L.F. / 100 L.F.) X 50 PLANT UNITS = 62 (P.U.)	
(50%) LARGE TREES = 31 P.U. (30%) UNDERSTORY = 19 P.U. (10%) SMALL SHRUBS = 7 P.U. (10%) LARGE SHRUBS = 7 P.U.	
4 LARGE TREES PROVIDED = 40 P.U. 3 UNDERSTORY PROVIDED = 21 P.U. 7 SMALL SHRUBS PROVIDED = 7 P.U. 3 LARGE SHRUBS PROVIDED = 9 P.U.	
TOTAL PLANT UNITS PROVIDED = 77 P.U.	
STREET TREE CALCULATIONS	
SECTION 120.4 - STAFFORD COUNTY DCSL REAR ACCESS DRIVE	
±116 L.F. OF 10' WIDE STREET TREES 21 PLANT UNITS PER 100 L.F. REQUIRED (116 L.F. / 100 L.F.) X 21 PLANT UNITS = 24.4 (P.U.)	
(50%) LARGE TREES = 13 P.U. (30%) UNDERSTORY = 8 P.U. (10%) SMALL SHRUBS = 3 P.U. (10%) LARGE SHRUBS = 3 P.U.	
2 LARGE TREES PROVIDED = 20 P.U. 2 UNDERSTORY PROVIDED = 14 P.U. 3 SMALL SHRUBS PROVIDED = 3 P.U. 1 LARGE SHRUBS PROVIDED = 3 P.U.	
TOTAL PLANT UNITS PROVIDED = 40 P.U.	

TOTAL PLANT UNITS PROVIDED  
8 LARGE TREES PROVIDED (20% EVERGREEN = 2)  
7 UNDERSTORY PROVIDED (30% EVERGREEN = 2)  
13 SMALL SHRUBS PROVIDED (25% EVERGREEN = 4)  
5 LARGE SHRUBS PROVIDED (25% EVERGREEN = 2)

REVISION BLOCK		DESCRIPTION	BY
NO.	DATE		



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STAFFORD COUNTY, VIRGINIA

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**LANDSCAPE PLAN**

**DUNKIN' DONUTS**  
TM 54-94C

**DATE: OCTOBER 10, 2022**

**SCALE: 1" = 20'**

**DESIGNED BY: SLB**

**DRAWN BY: SLB**

**CHECKED BY: DCW**

ACAD FILE: <22D025DSP>

DRAWING NO: 22-D-025

SHEET NO. 5

OF 5 SHEETS

## APPROVAL BLOCK

COUNTY PROJ. NO. :

NOTE: PLAN IS FOR LANDSCAPE PURPOSES ONLY.