

GENERALIZED DEVELOPMENT PLAN

FOR



STORE # 05159

LOCATION OF SITE
GARRISONVILLE ROAD
ROCK HILL DISTRICT
STAFFORD COUNTY, VIRGINIA
TAX MAP: 19 71C

PLAN REFERENCES AND CONTACTS

REFERENCES

- ♦ BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
"ALTA/NSPS LAND TITLE SURVEY FOR CHICK-FIL-A, INC
PARCEL A1B, INSTR. # PM190000012, ROCK HILL MAGISTERIAL
DISTRICT, STAFFORD COUNTY, VIRGINIA"
PREPARED BY: BOHLER
PROJECT NUMBER: V216509/SV216509
DATED: 01/24/22
- ♦ GEOTECHNICAL INVESTIGATION REPORT:
"ADDENDUM NO. 1 - EXISTING POND UNDERCUTTING, CFA
#5159 - GARRISONVILLE ROAD, STAFFORD COUNTY, VIRGINIA"
PREPARED BY: ECS MID-ATLANTIC, LLC
ECS PROJECT NUMBER: 05:7599
DATED: MARCH 21, 2021.
- ♦ ARCHITECTURAL PLAN:
E + H ARCHITECTS P.C.
750 OLD HICKORY BLVD. SUITE 250
BRENTWOOD, TN 37027
FILE NAMED: "P14_LE_LRG_WEST GARRISONVILLE 4-7-22.PDF"
DATED: 04/07/22

GOVERNING AGENCIES

- ♦ PLANNING DEPARTMENT
AMY TAYLOR
1300 COURTHOUSE ROAD
STAFFORD, VA 22554
PHONE: (540) 658-8668
- ♦ ZONING DEPARTMENT
DOUGLAS MORGAN - ZONING ADMINISTRATOR
1300 COURTHOUSE ROAD
STAFFORD, VA 22554
PHONE: (540) 658-4505
- ♦ BUILDING DEPARTMENT
PUBLIC WORKS
CARY JAMISON - BUILDING OFFICIAL
1300 COURTHOUSE ROAD
STAFFORD, VA 22554
PHONE: (540) 658-4151
- ♦ FIRE DEPARTMENT
ANDREW MILLIKEN - DEPUTY FIRE MARSHAL
1225 COURTHOUSE ROAD
STAFFORD, VA 22554
PHONE: (540) 658-8648
- ♦ ROW JURISDICTION
♦ TRAFFIC
VIRGINIA DEPARTMENT OF TRANSPORTATION
MARGARET NIEMANN
87 DEACON ROAD
FREDERICKSBURG, VA 22405
PHONE: (540) 899-4106

UTILITIES

- ♦ WATER & SEWER
CHRIS EDWARDS
2126 JEFFERSON DAVIS HIGHWAY
SUITE 200
STAFFORD, VA 22554
PHONE: (540) 658-8620
- ♦ GAS
BOB WILLIAMS - COLUMBIA GAS OF VIRGINIA
60 COMMERCE PARKWAY
FREDERICKSBURG, VA 22406
PHONE: (540) 368-3216
- ♦ CABLE
CHRIS WEBB - VERIZON
9401 PEABODY STREET
MANASSAS, VA 20110
- ♦ ELECTRIC
DALE NESTER - DOMINION VIRGINIA POWER
980 WARRENTON ROAD
STAFFORD, VA 22555
PHONE: (540) 752-2013



LOCATION MAP

SCALE: 1" = 2,000'
PLAN REFERENCE: MICROSOFT CORPORATION

OWNERS

GARRISONVILLE ROAD REALITY LLC
13024 BALLANTYNE CORPORATE PL. STE 500
CHARLOTTE NC, 28277

DEVELOPER

CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
CONTACT: BRENT EDMISTON
PHONE: (678) 836-8524
MOBILE: (336) 210-6072
FAX: (404) 765-6330

SHEET INDEX

SHEET TITLE	SHEET NUMBERS
COVER SHEET	C-0.0
ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	C-1.0
LEGEND	C-1.1
GENERALIZED DEVELOPMENT PLAN	C-2.0
SITE DETAILS	C-4.0
LANDSCAPE PLAN	L-1.0
LANDSCAPE COMPLIANCE	L-1.1

PROJECT DESCRIPTION

THE PROPERTY IS LOCATED APPROXIMATELY 400 FEET FROM THE INTERSECTION OF SHELTON SHOP ROAD AND GARRISONVILLE ROAD STAFFORD VIRGINIA. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPOSED 5,236 SQUARE FOOT (P14-LARGE) FAST FOOD RESTAURANT WITH A DUAL DRIVE-THRU. UTILITY WORK INCLUDES SANITARY, STORM, WATER, ELECTRIC, TELECOM AND GAS. DETAILS WILL BE PROVIDED WITH FINAL SITE PLAN.



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REVISIONS:

MARK	DATE	BY
△		

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28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 348-4500
Fax: (540) 348-4321
VA@BohlerEng.com

STORE
SERIES P14 - #05159
STAFFORD
GARRISONVILLE ROAD
ROCK HILL DISTRICT
STAFFORD COUNTY,
VIRGINIA

SHEET TITLE

COVER SHEET

DWG EDITION 02.4

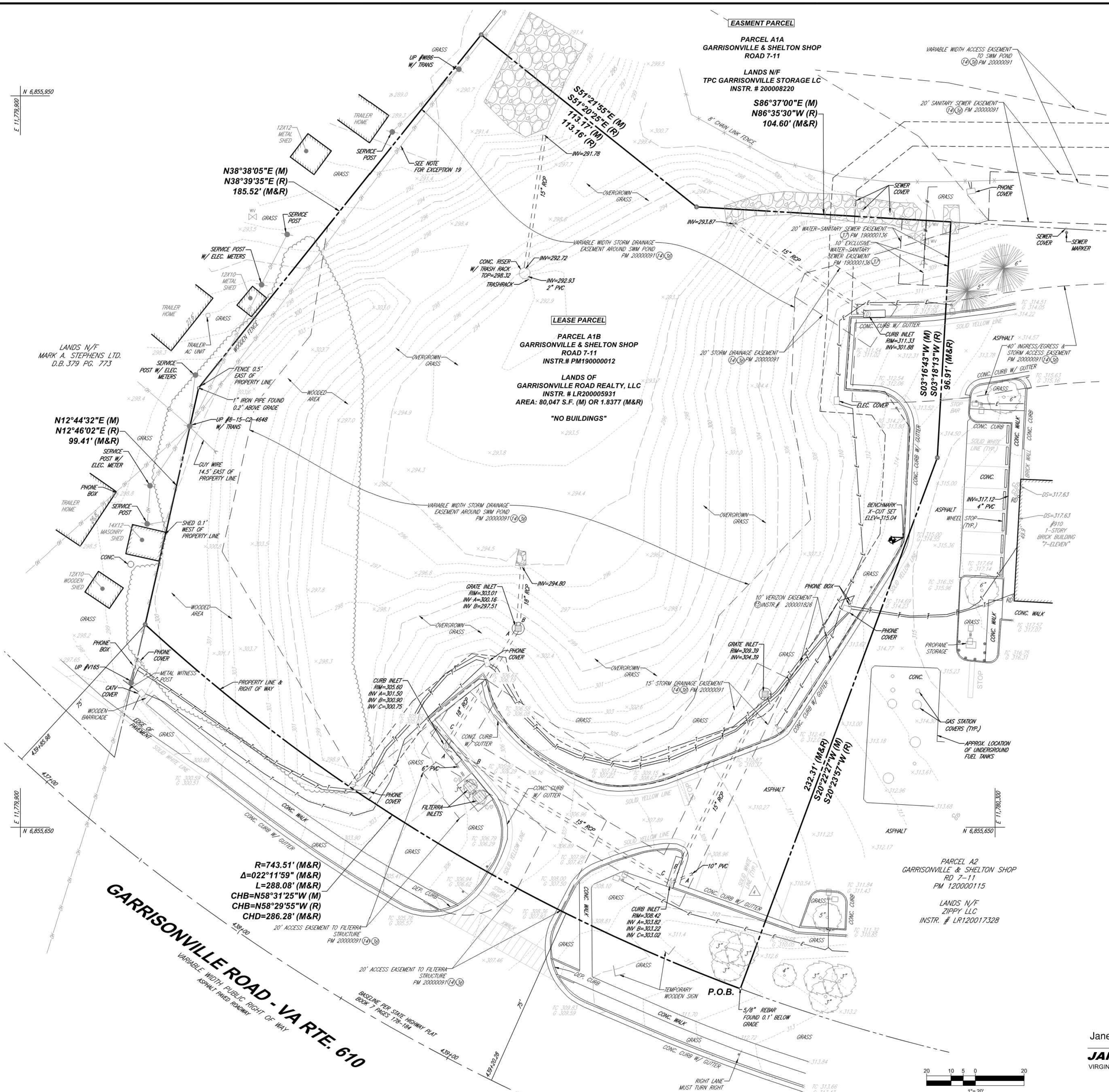
- ☒ PRELIMINARY
- ☐ 80% SUBMITTAL
- ☐ FOR CONSTRUCTION

JOB NO. : V216509
STORE : #05159
DATE : 4/28/2022
DRAWN BY : BSC
CHECKED BY : KSR
CAD ID : CNDS-0

SHEET

C-0.0

N 6,855,950
E 11,779,800

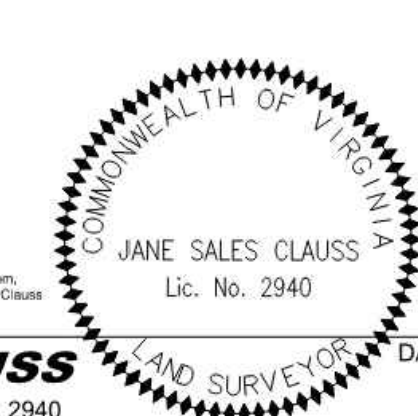


- ### LEGEND
- 123- EXISTING CONTOUR
 - X 123.45 EXISTING SPOT ELEVATION
 - X TC 123.45 EXIST. TOP OF CURB ELEVATION
 - X G 122.95 EXIST. GUTTER ELEVATION
 - WV WATER VALVE
 - OH OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
 - APPROX. LOC. UNDERGROUND TELE. LINE PER PRIVATE UTILITY MARKOUT
 - APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT
 - UTILITY POLE
 - STORM DRAIN MANHOLE
 - SIGN
 - BOLLARD
 - FENCE
 - AREA LIGHT
 - CLEAN OUT
 - TITLE REPORT EXCEPTION
 - DENOTES PARKING SPACE COUNT
 - BENCHMARK
 - PROP. CORNER TO BE SET
 - TREELINE
 - TREE (SIZE AS NOTED)
 - RIP-RAP
 - ROOF DRAIN

GARRISONVILLE ROAD - VA RTE. 610
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY

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Jane S. Claus
JANE SALES CLAUS
VIRGINIA LICENSED LAND SURVEYOR NO. 2940



ALTA/NSPS LAND TITLE SURVEY

CHICK-FILE-A, INC.
INSTR. # PM19000012
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

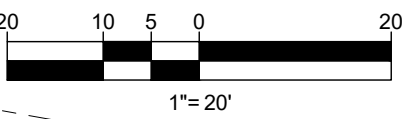
BOHLER
1205 WINDYBATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.8600
www.bohlerengineering.com

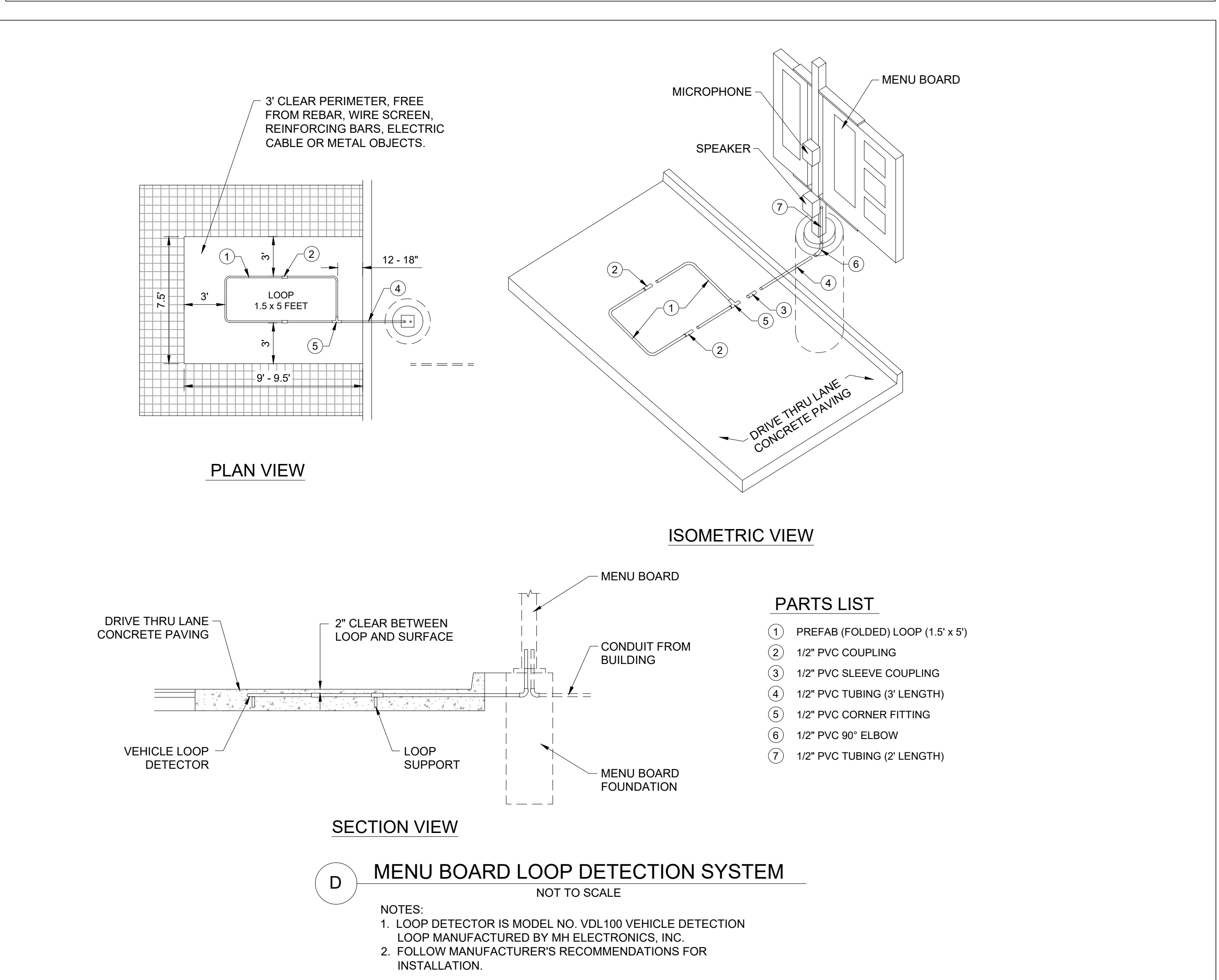
FILE NO.	SV216509
DATE	01/24/22
FIELD DATE	12/13/21
CREW CHIEF	JS
DRAWN	CJB
REVIEWED	LF
APPROVED	JEB
SCALE	1"=20'
DWG. NO.	C-1.0

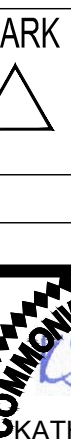
STANDARD DRAWING LEGEND			FOR ENTIRE PLAN SET												
LIMIT OF WORK			————LOW————LOW————												
LIMIT OF DISTURBANCE			————LOD————LOD————												
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE													
-----	ONSITE PROPERTY LINE / R.O.W. LINE	-----													
-----	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	-----													
-----	EASEMENT LINE	-----													
-----	SETBACK LINE	-----													
						CONCRETE CURB & GUTTER		CURB AND GUTTER							
								SPILLTRANSITION							
								DEPRESSED CURB AND GUTTER							
						UTILITY POLE WITH LIGHT		-----							
								POLE LIGHT							
								TRAFFIC LIGHT							
								UTILITY POLE							
						TYPICAL LIGHT		ACORN LIGHT							
TYPICAL SIGN															
PARKING COUNTS															
						CONTOUR LINE		190							
								187							
						SPOT ELEVATIONS		TC 516.00							
								TC 516.00 BC 516.56 WATCH 516.02-3							
												SAN #		SAN #	
														X #	
												SANITARY SEWER LATERAL		SL	
														UNDERGROUND WATER LINE	
UNDERGROUND ELECTRIC LINE		E													
		UNDERGROUND GAS LINE		G											
OVERHEAD WIRE				OH											
		UNDERGROUND TELEPHONE LINE		T											
UNDERGROUND CABLE LINE				C											
STORM SEWER								-----							
								SANITARY SEWER MAIN		S					
HYDRANT										-----					
								SANITARY MANHOLE		-----					
STORM MANHOLE										-----					
								WATER METER		-----					
WATER VALVE										-----					
								GAS VALVE		-----					
GAS METER										-----					
		TYPICAL END SECTION		-----											
HEADWALL OR ENDWALL				-----											
		GRATE INLET		-----											
CURB INLET				-----											
		CLEAN OUT		-----											
ELECTRIC MANHOLE				-----											
		TELEPHONE MANHOLE		-----											
ELECTRIC BOX				-----											
		ELECTRIC PEDESTAL		-----											
						MONITORING WELL		-----							
								TEST PIT		-----					
						BENCHMARK				-----					
								BORING		-----					
						FOR ENTIRE PLAN SET									
						AC	ACRES								
						ADA	AMERICANS WITH DISABILITY ACT								
						ARCH	ARCHITECTURAL								
						BC	BOTTOM OF CURB								
BF	BASEMENT FLOOR														
BK	BLOCK														
BL	BASELINE														
BLDG	BUILDING														
BM	BUILDING BENCHMARK														
BRL	BUILDING RESTRICTION LINE														
CF	CUBIC FEET														
CL	CENTERLINE														
CMP	CORRUGATED METAL PIPE														
CONN	CONNECTION														
CONC	CONCRETE														
CPP	CORRUGATED PLASTIC PIPE														
CY	CUBIC YARDS														
DEC	DECORATIVE														
DEP	DEPRESSED														
DIP	DUCTILE IRON PIPE														
DOM	DOMESTIC														
ELEC	ELECTRIC														
ELEV	ELEVATION														
EP	EDGE OF PAVEMENT														
ES	EDGE OF SHOULDER														
EW	END WALL														
EX	EXISTING														
FES	FLARED END SECTION														
FF	FINISHED FLOOR														
FH	FIRE HYDRANT														
FG	FINISHED GRADE														
G	GRADE														
GF	GARAGE FLOOR (AT DOOR)														
GH	GRADE HIGHER SIDE OF WALL														
GL	GRADE LOWER SIDE OF WALL														
GRT	GRATE														
GV	GATE VALVE														
HDPE	HIGH DENSITY POLYETHYLENE PIPE														
HP	HIGH POINT														
HOR	HORIZONTAL														
HW	HEADWALL														
INT	INTERSECTION														
INV	INVERT														
LF	LINEAR FOOT														
LOC	LIMITS OF CLEARING														
LOD	LIMITS OF DISTURBANCE														
LOS	LINE OF SIGHT														
LP	LOW POINT														
L/S	LANDSCAPE														
MAX	MAXIMUM														
MIN	MINIMUM														
MH	MANHOLE														
MJ	MECHANICAL JOINT														
OC	ON CENTER														
PA	POINT OF ANALYSIS														
PC	POINT OF CURVATURE														
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN														
PI	POINT OF INTERSECTION														
POG	POINT OF GRADE														
PROP	PROPOSED														
PT	POINT OF TANGENCY														
PTCR	POINT OF TANGENCY, CURB RETURN														
PVC	POLYVINYL CHLORIDE PIPE														
PVI	POINT OF VERTICAL INTERSECTION														
PVT	POINT OF VERTICAL TANGENCY														
R	RADIUS														
RCP	REINFORCED CONCRETE PIPE														
RET WALL	RETAINING WALL														
R/W	RIGHT OF WAY														
S	SLOPE														
SAN	SANITARY SEWER														
SF	SQUARE FEET														
STA	STATION														
STM	STORM														
SW	SIDEWALK														
TBA	TO BE ABANDONED														
TBR	TO BE REMOVED														
TBRL	TO BE RELOCATED														
TBV	TO BE VACATED														
TC	TOP OF CURB														
TELE	TELEPHONE														
TPF	TREE PROTECTION FENCE														
TW	TOP OF WALL														
TYP	TYPICAL														
UG	UNDERGROUND														
UP	UTILITY POLE														
W	WIDE														
WL	WATER LINE														
WM	WATER METER														
±	PLUS OR MINUS														
°	DEGREE														
Ø	DIAMETER														
#	NUMBER														

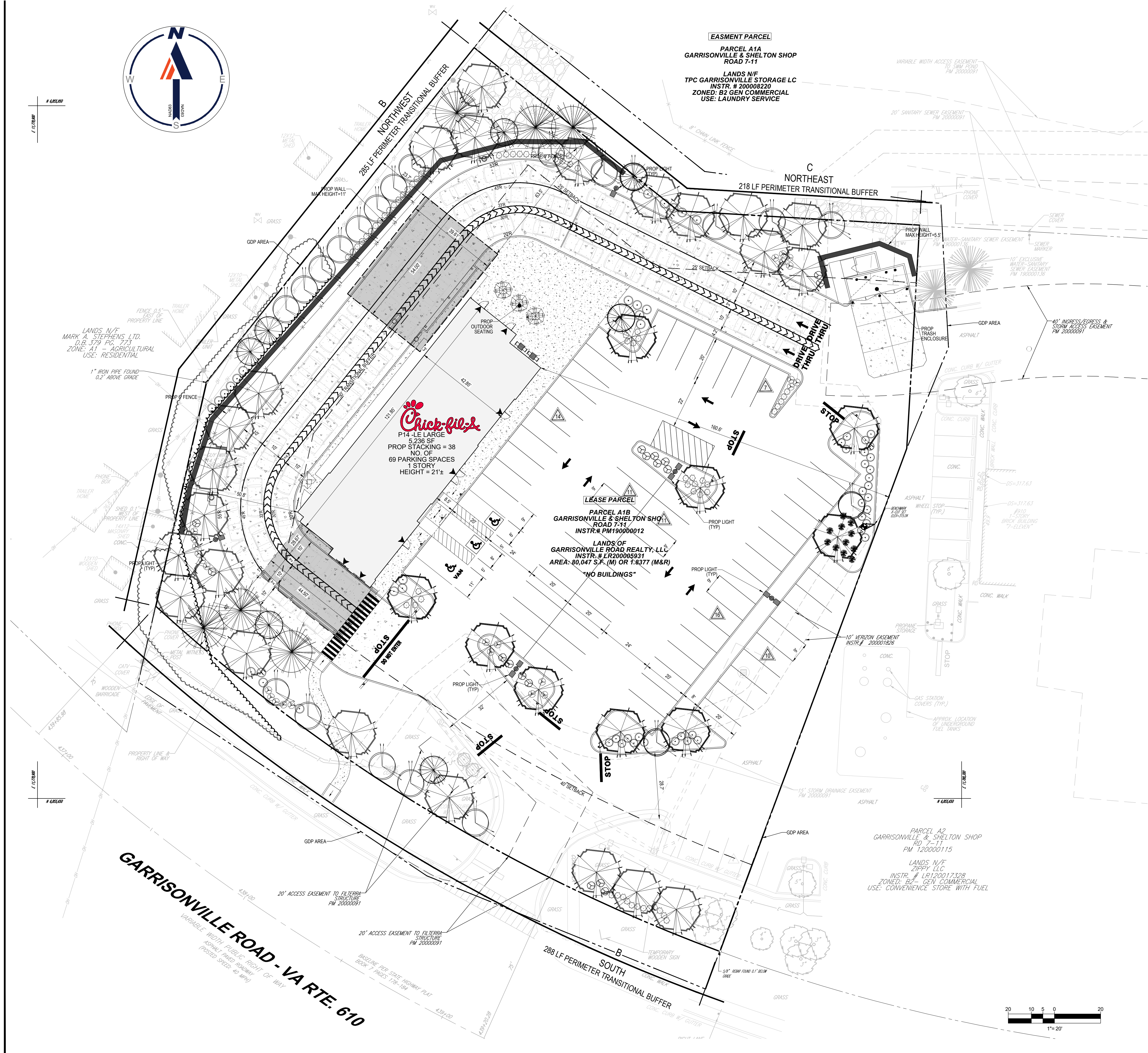
<i>PROPOSED</i> <i>EASEMENT LEGEND</i>	
	COMMON SHARED
	INGRESS-EGRESS
	PUBLIC ACCESS
	PUBLIC UTILITY
	SANITARY SEWER
	SIGHT DISTANCE
	STORM DRAIN
	VARIABLE WIDTHS
	WATER

 5200 Burlington Rd. Atlanta Georgia, 30343-2928		
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REVISIONS:	DATE	BY
△	_____	_____
MARK	DATE	BY
△	_____	_____
MARK	DATE	BY
△	_____	_____
		
		
BOHLER THE SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT UTILITY DESIGN SUSTAINABLE DESIGN PERMITTING SERVICES TRAFFIC STUDIES THE		
BOHLER 28 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VIRGINIA 20188 Phone: (540) 348-4500 Fax: (540) 349-0321 VA@BohlerEng.com		
STORE SERIES P14 - #05159 STAFFORD GARRISONVILLE ROAD ROCK HILL DISTRICT STAFFORD COUNTY, VIRGINIA		
SHEET TITLE LEGEND		
DWG EDITION		02.4
☒ PRELIMINARY ☐ 80% SUBMITTAL ☐ FOR CONSTRUCTION		
JOB NO.	:	V216509
STORE	:	#05159
DATE	:	4/28/2022
DRAWN BY	:	BSC
CHECKED BY	:	KSR
CAD ID	:	CNDS-0
SHEET C-1.1		





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MARK	DATE	BY
△	_____	_____
MARK	DATE	BY
△	_____	_____
		
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STORE SERIES P14 - #05159 STAFFORD GARRISONVILLE ROAD ROCK HILL DISTRICT STAFFORD COUNTY, VIRGINIA		
SHEET TITLE SITE DETAILS		
DWG EDITION		02.4
☒ PRELIMINARY ☐ 80% SUBMITTAL ☐ FOR CONSTRUCTION		
JOB NO. :		V216509
STORE :		#05159
DATE :		4/28/2022
DRAWN BY :		BSC
CHECKED BY :		KSR
CAD ID :		DETL -0
SHEET C-4.0		



PLANT LEGEND

- LARGE DECIDUOUS TREES (32)
- LARGE EVERGREEN TREES (6)
- UNDERSTORY DECIDUOUS TREES (21)
- UNDERSTORY EVERGREEN TREES (6)
- LARGE DECIDUOUS SHRUBS (55)
- LARGE EVERGREEN SHRUBS (17)
- SMALL DECIDUOUS SHRUBS/ GRASSES (78)
- SMALL EVERGREEN SHRUBS (25)

REVISIONS:

MARK	DATE	BY
△		
△		
△		

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WARRENTON, VIRGINIA 20186
Phone: (540) 348-4500
Fax: (540) 348-9321
VA@BohlerEng.com

STORE
SERIES P14 - #05159
STAFFORD
GARRISONVILLE ROAD
ROCK HILL DISTRICT
STAFFORD COUNTY,
VIRGINIA

SHEET TITLE
LANDSCAPE PLAN

DWG EDITION 02.4

☒ PRELIMINARY
☐ 80% SUBMITTAL
☐ FOR CONSTRUCTION

JOB NO. : V216509

STORE : #05159

DATE : 4/28/2022

DRAWN BY : BSC

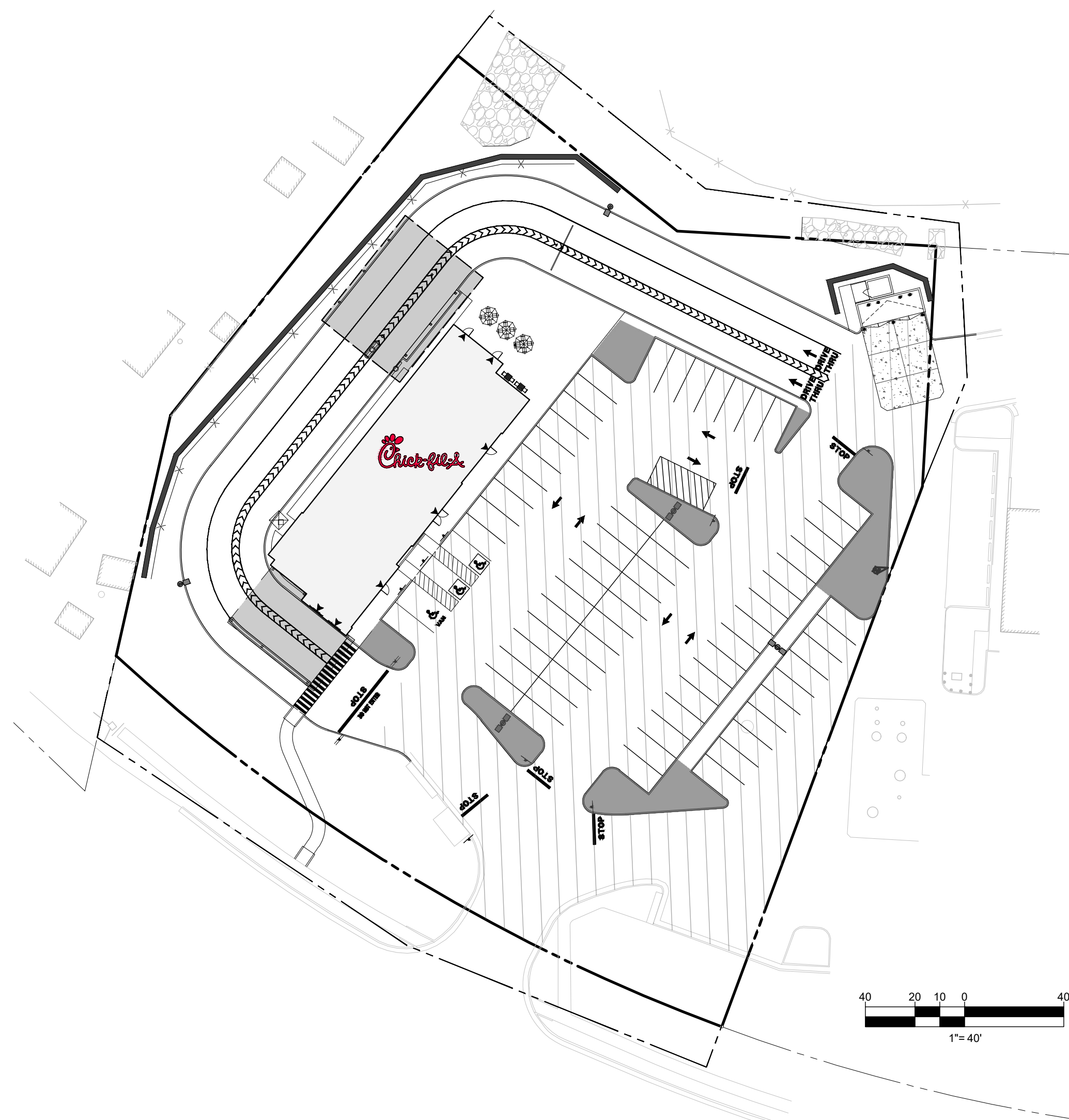
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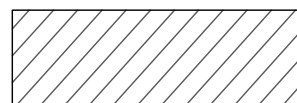
SHEET
L-1.0

A

GARRISONVILLE ROAD - ROUTE 610 SOUTH PROPERTY LINE

**INTERIOR PARKING LOT AREA INSET**

SCALE: 1" = 40'

LEGEND

PARKING LOT AREA



PARKING LOT PLANTING AREA

Sample Schedule for Section 110.1 & 110.2**Street Buffers adjacent to Freeway/Interstate & Arterial/Collector Streets**

(Separate Schedules are required for each type of Street Buffer)

Variables:

1. Residential or **Non-Residential** (circle one)
2. Street Buffer required: **Freeway/Interstate** or **Arterial/Collector** (circle one)
3. Linear feet of buffer yard along Freeway/Interstate or Arterial/Collector Street: 288 feet
4. Plant units required per Section 110.1 or 110.2: 50 p.u. / 100 linear feet
5. Plant units required within entire buffer yard: (#3* x #4*) / 100 = 144 p.u.
- 5a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft. berm/8 ft wall: (#5 / 2) = 0 p.u.
6. Existing plant units receiving credit per Sec. 140: 0 p.u.
7. **Total Plant Units required in buffer yard: (#5 or #5A) - #6 = 144 p.u.**
8. Proposed percentage of large evergreen trees (minimum 20%) = 25 %
9. Proposed percentage of understory evergreen trees (minimum 20%) = 29 %
10. Proposed percentage of evergreen shrubs (minimum 25%) = 37 %

Calculation of Individuals Required: (percentages are expressed in decimal format)

- | | |
|---|---------------------------------------|
| A. Large Deciduous Tree: (1 - .20) x (0.5 x 144) = <u>57.60</u> p.u. | <u>6</u> plants x 10 = <u>60</u> p.u. |
| B. Large Evergreen Tree: .20 x (0.5 x 144) = <u>14.40</u> p.u. | <u>2</u> plants x 10 = <u>20</u> p.u. |
| C. Deciduous Understory Tree: (1 - .20) x (0.3 x 144) = <u>34.56</u> p.u. | <u>5</u> plants x 7 = <u>35</u> p.u. |
| D. Evergreen Understory Tree: .20 x (0.3 x 144) = <u>8.64</u> p.u. | <u>2</u> plants x 7 = <u>14</u> p.u. |
| E. Deciduous Large Shrub: (1 - .25 *) x (0.1 x 144) = <u>10.8</u> p.u. | <u>4</u> plants x 3 = <u>12</u> p.u. |
| F. Evergreen Large Shrub: .25 x (0.1 x 144) = <u>3.6</u> p.u. | <u>3</u> plants x 3 = <u>9</u> p.u. |
| G. Deciduous Small Shrub/Ornamental Grass: (1 - .25) x (0.1 x 144) = <u>10.80</u> p.u. | <u>12</u> plants = <u>12</u> p.u. |
| H. Evergreen Small Shrub: .25 x (0.1 x 144) = <u>3.6</u> p.u. | <u>5</u> plants = <u>5</u> p.u. |

I. Total Plant Units proposed:167 p.u**Notes:**

- (1) * Refers to corresponding “Variables” line items.
- (2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
- (3) The “Total Plant Units proposed” shown on line item I from the above “Calculation of Individuals Required” shall be equal to or greater than line item #7 from the above “Variables”.

B

NORTHWEST PROPERTY LINE

Sample Schedule for Section 110.3**Transitional Buffers**

(Separate Schedules are required for each type of Transitional Buffer)

Variables:

1. Proposed Use per Table 2: Number: 11 Use: RESTAURANT
2. Adjacent property which requires a Transitional Buffer: N S E or **W** (circle one)
3. Adjacent property use per Table 2: Number: 2 Use: SINGLE FAMILY DETACHED
4. Transitional Buffer required per Table 2: **A B** or **C** (circle one)
5. Linear feet of buffer yard required along property line: 285 feet
6. Plant units required: 162 p.u. / 100 linear feet.
7. Plant units required within entire buffer yard: (#5* x #6*) / 100 = 462 p.u.
- 7a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft berm/8 ft wall: (#7 / 2) = 0 p.u.
- 7b. Sec. 110.0 j. – Optional plant unit reduction with 6 ft fence: (#7 / 2) = 231 p.u.
8. Existing plant units receiving credit per Sec. 140: 0 p.u.
9. **Total Plant Units required in buffer yard: (#7, #7A, or #7B) - #8 = 231 p.u.**

10. Proposed percentage of large evergreen trees (minimum 20%) = 23 %
11. Proposed percentage of understory evergreen trees (minimum 20%) = 20 %
12. Proposed percentage of evergreen shrubs (minimum 25%) = 25 %

Calculation of Individuals Required: (percentages are expressed in decimal format)

- | | |
|---|---|
| A. Large Deciduous Tree: (1 - .20) x (0.5 x 231) = <u>92.40</u> p.u. | <u>10</u> plants x 10 = <u>100</u> p.u. |
| B. Large Evergreen Tree: .20 x (0.5 x 231) = <u>23.10</u> p.u. | <u>3</u> plants x 10 = <u>30</u> p.u. |
| C. Deciduous Understory Tree: (1 - .20) x (0.3 x 231) = <u>55.40</u> p.u. | <u>8</u> plants x 7 = <u>56</u> p.u. |
| D. Evergreen Understory Tree: .20 x (0.3 x 231) = <u>13.86</u> p.u. | <u>2</u> plants x 7 = <u>14</u> p.u. |
| E. Deciduous Large Shrub: (1 - .25) x 0.1 x 231 = <u>17.33</u> p.u. | <u>6</u> plants x 3 = <u>18</u> p.u. |
| F. Evergreen Large Shrub: .25 x (0.1 x 231) = <u>5.78</u> p.u. | <u>2</u> plants x 3 = <u>6</u> p.u. |
| G. Deciduous Small Shrub/Ornamental Grass: (1 - .25) x (0.1 x 231) = <u>17.33</u> p.u. | <u>18</u> plants = <u>18</u> p.u. |
| H. Evergreen Small Shrub: .25 x (0.1 x 231) = <u>5.78</u> p.u. | <u>6</u> plants = <u>6</u> p.u. |

I. Total Plant Units proposed:248 p.u.**Notes:**

- (1) * Refers to corresponding “Variables” line items.
- (2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
- (3) The “Total Plant Units proposed” shown on line item I from the above “Calculation of Individuals Required” shall be equal to or greater than line item #9 from the above “Variables”.

C

NORTHEAST PROPERTY LINE

Sample Schedule for Section 110.3**Transitional Buffers**

(Separate Schedules are required for each type of Transitional Buffer)

Variables:

1. Proposed Use per Table 2: Number: 9 Use: WAREHOUSE/INDOOR STORAGE
2. Adjacent property which requires a Transitional Buffer: **N S E** or **W** (circle one)
3. Adjacent property use per Table 2: Number: 11 Use: WAREHOUSE/ MINI-STORAGE
4. Transitional Buffer required per Table 2: **A B** or **C** (circle one)
5. Linear feet of buffer yard required along property line: 218 feet
6. Plant units required: 162 p.u. / 100 linear feet.
7. Plant units required within entire buffer yard: (#5* x #6*) / 100 = 354 p.u.
- 7a. Sec. 110.0 h. – Optional plant unit reduction with 5 ft berm/8 ft wall: (#7 / 2) = *177 p.u.
- 7b. Sec. 110.0 j. – Optional plant unit reduction with 6 ft fence: (#7 / 2) = 0 p.u.
8. Existing plant units receiving credit per Sec. 140: 0 p.u.
9. **Total Plant Units required in buffer yard: (#7, #7A, or #7B) - #8 = 177 p.u.**

10. Proposed percentage of large evergreen trees (minimum 20%) = 20 %
11. Proposed percentage of understory evergreen trees (minimum 20%) = 20 %
12. Proposed percentage of evergreen shrubs (minimum 25%) = 25 %

Calculation of Individuals Required: (percentages are expressed in decimal format)

- | | |
|---|---------------------------------------|
| A. Large Deciduous Tree: (1 - .20) x (0.5 x 177) = <u>70.80</u> p.u. | <u>7</u> plants x 10 = <u>70</u> p.u. |
| B. Large Evergreen Tree: .20 x (0.5 x 177) = <u>17.70</u> p.u. | <u>2</u> plants x 10 = <u>20</u> p.u. |
| C. Deciduous Understory Tree: (1 - .20) x (0.3 x 177) = <u>42.48</u> p.u. | <u>6</u> plants x 7 = <u>42</u> p.u. |
| D. Evergreen Understory Tree: .20 x (0.3 x 177) = <u>10.62</u> p.u. | <u>2</u> plants x 7 = <u>14</u> p.u. |
| E. Deciduous Large Shrub: (1 - .25) x 0.1 x 177 = <u>13.28</u> p.u. | <u>5</u> plants x 3 = <u>15</u> p.u. |
| F. Evergreen Large Shrub: .25 x (0.1 x 177) = <u>4.43</u> p.u. | <u>2</u> plants x 3 = <u>6</u> p.u. |
| G. Deciduous Small Shrub/Ornamental Grass: (1 - .25) x (0.1 x 177) = <u>13.28</u> p.u. | <u>14</u> plants = <u>14</u> p.u. |
| H. Evergreen Small Shrub: .25 x (0.1 x 177) = <u>4.43</u> p.u. | <u>5</u> plants = <u>5</u> p.u. |

I. Total Plant Units proposed:186 p.u.**Notes:**

- (1) * Refers to corresponding “Variables” line items.
- (2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
- (3) The “Total Plant Units proposed” shown on line item I from the above “Calculation of Individuals Required” shall be equal to or greater than line item #9 from the above “Variables”.

*50% REDUCTION IN PLANTINGS DUE TO AREA OF NEIGHBORING PARCEL BEING COMPRISED OF A STORMWATER POND AREA

INTERIOR PARKING LOT**Sample Schedule for Section 120.1****Parking Lot, Interior****Variables:**

1. Total square footage of parking lot: 33,141 sq. feet
2. Minimum planting area required: (#1* x 0.05) = 1,657 sq. feet
3. Additional square footage required to meet landscape island spacing/placement: 0 sq. feet
4. Amount of planting area utilizing IMP: 0 sq. feet
5. **Total Planting Area required: (#2 + #3*) - #4* = 1,657 sq. feet**
6. **Total Plant Units required: (#5 / 150) x 12 = 133 p.u.**
- 6a. **Total Trees required: (#5 / 150) = 11 trees (minimum 1 tree/ 150 sq. ft. planting area)**

Calculation of Individuals: (percentages are expressed in decimal format)

- | |
|--|
| A. Number of Proposed Large Deciduous Trees: <u>9</u> (plants) x 10 = <u>90</u> p.u. |
| B. Number of Proposed Large Evergreen Trees: <u>0</u> (plants) x 10 = <u>0</u> p.u. |
| C. Number of Proposed Understory Trees: <u>2</u> (plants) |
| 1) Number of Deciduous Understory Trees <i>Required</i> : (C x 0.8) = <u>2</u> (plants) x 7 = <u>14</u> p.u. |
| 2) Number of Evergreen Understory Trees <i>Required</i> : (C x 0.2) = <u>1</u> (plants) x 7 = <u>7</u> p.u. |
| D. Number of Proposed Large Shrubs: <u>40</u> (plants) |
| 1) Number of Deciduous Large Shrubs <i>Required</i> : (D x 0.8) = <u>40</u> (plants) x 3 = <u>120</u> p.u. |
| 2) Number of Evergreen Large Shrubs <i>Required</i> : (D x 0.2) = <u>10</u> (plants) x 3 = <u>30</u> p.u. |
| E. Number of Proposed Small Shrubs/Ornamental Grasses: <u>43</u> (plants) |
| 1) Number of Deciduous Small Shrubs/Ornamental Grasses <i>Required</i> : (E x 0.8) = <u>34</u> (plants) = <u>34</u> p.u. |
| 2) Number of Evergreen Small Shrubs <i>Required</i> : (E x 0.2) = <u>9</u> (plants) = <u>96</u> p.u. |

F. Total Plant Units proposed: 304 p.u.**Notes:**

- (1) * Refers to corresponding “Variables” line items.
- (2) Plant unit (p.u.) calculation results shall be rounded up to the next whole number.
- (3) The “Total Plant Units proposed” shown on line item F from the above “Calculation of Individuals” shall be equal to or greater than line item #6 from the above “Variables”.



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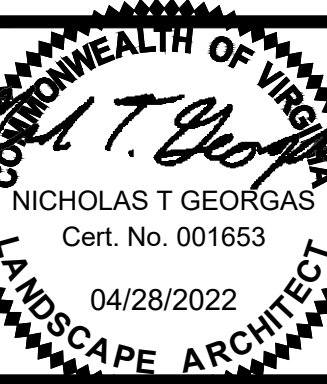
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STAFFORD
GARRISONVILLE ROAD
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STAFFORD COUNTY,
VIRGINIA

SHEET TITLE**LANDSCAPE COMPLIANCE**DWG EDITION **02.4**

☒ PRELIMINARY
☐ 80% SUBMITTAL
☐ FOR CONSTRUCTION

JOB NO. : V216509

STORE : #05159

DATE : 4/28/2022

DRAWN BY : BSC

CHECKED BY : KSR

CAD ID : LSCP-0

SHEET

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