

TAKE 5 - OIL CHANGE
(GENERALIZED DEVELOPMENT PLAN)
HARTWOOD DISTRICT
STAFFORD COUNTY, VIRGINIA

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1700 WILLOW LAWN DRIVE, SUITE 200
RICHMOND, VA 23230
TEL: 804-673-3882
CONTACT: DAVID ELLINGTON, P.E.
EMAIL: DAVID.ELLINGTON@KIMLEY-HORN.COM

APPLICANT

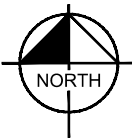
QUICK LUBE OF CAROLINA, LLC
GRIFFIN ASH
1520 W MAIN STREET SUITE 203
RICHMOND, VA. 23220
EMAIL: GRIFFIN@EBPARTNERSLLC.COM
PHONE: 704-609-9114

OWNER

BEREA MARKET LLC
ATTN B. JUDSON HONAKER, JR.
1201 CENTRAL PARK BLVD
FREDERICKSBURG, VA 22401-4912

VICINITY MAP

SCALE: 1" = 2000'



SHEET INDEX

SHEET NUMBER:

1
2
3
4

TITLE:

COVER SHEET
EXISTING CONDITIONS AND PROPERTY LINES
GENERALIZED DEVELOPMENT PLAN
LANDSCAPING PLAN

SITE NOTES

1. STREET LIGHTS WILL BE IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE.
2. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER.
3. EXISTING ZONE: B-1; USE: VACANT
4. THE PROPERTY SHOWN HEREON LIES WITHIN UNSHADED FLOOD HAZARD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #5101540182E, HAVING AN EFFECTIVE DATE OF FEBRUARY 4TH, 2005, AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. GDP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.
6. NO SURVEY HAS BEEN PERFORMED AT THIS TIME AND THEREFORE ALL PROPERTY LINES SHOWN ARE APPROXIMATE.

Kimley»Horn

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PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE
12/16/2020

SCALE AS SHOWN

DESIGNED BY CLH

DRAWN BY CLH

CHECKED BY DBE

COVER SHEET

TAKE 5 - OIL CHANGE

STAFFORD COUNTY

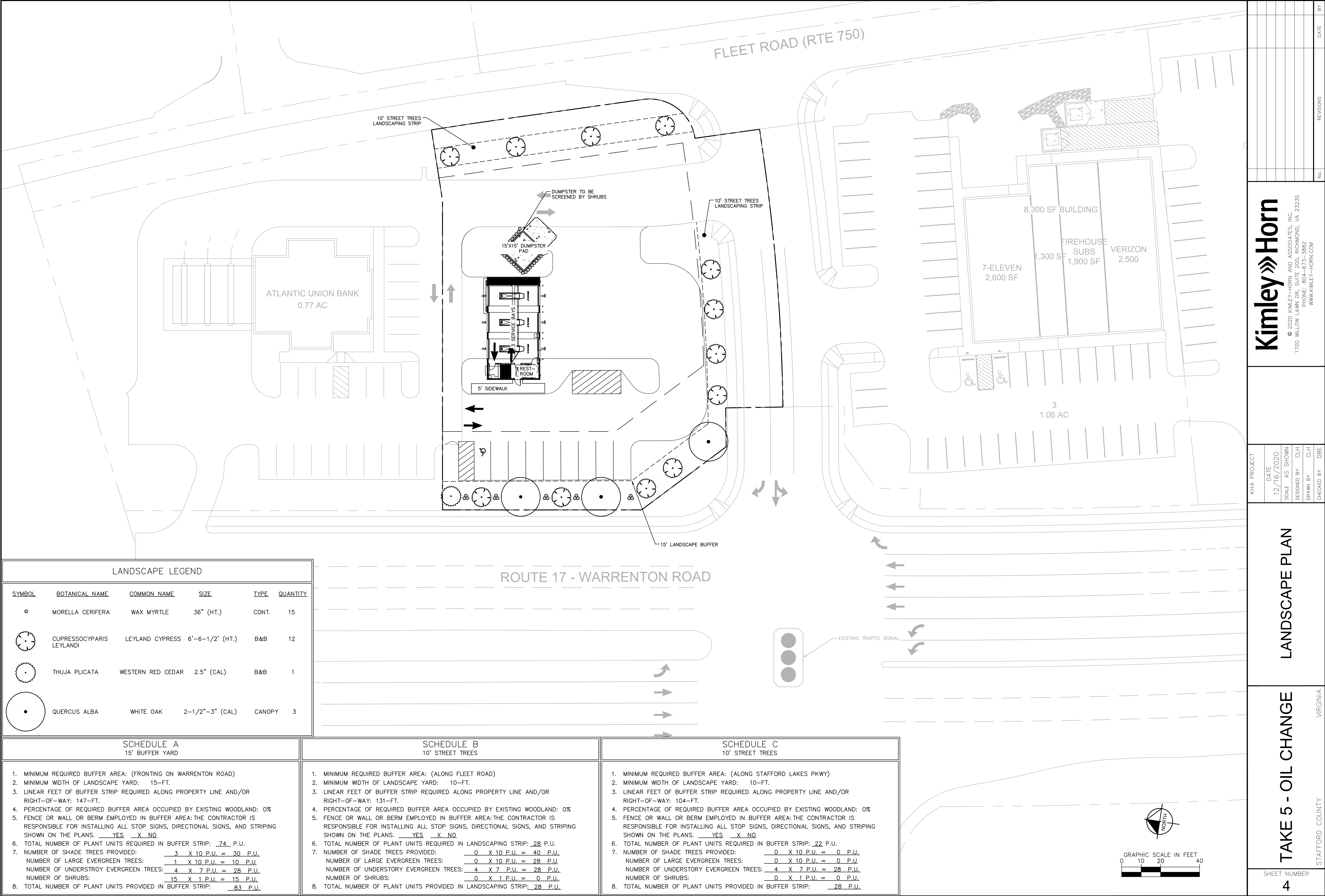
VIRGINIA

SHEET NUMBER
1

REVISIONS

DATE

BY



LANDSCAPE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	QUANTITY
○	MORELLA CERIFERA	WAX MYRTLE	36" (HT.)	CONT.	15
⊙	CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	6'-6-1/2' (HT.)	B&B	12
⊙	THUJA PLICATA	WESTERN RED CEDAR	2.5" (CAL)	B&B	1
●	QUERCUS ALBA	WHITE OAK	2-1/2"-3" (CAL)	CANOPY	3

SCHEDULE A 15' BUFFER YARD
1. MINIMUM REQUIRED BUFFER AREA: (FRONTING ON WARRENTON ROAD)
2. MINIMUM WIDTH OF LANDSCAPE YARD: 15-FT.
3. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 147-FT.
4. PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%
5. FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS. <u>YES</u> <u>X</u> <u>NO</u>
6. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: <u>74</u> P.U.
7. NUMBER OF SHADE TREES PROVIDED: <u>3</u> X 10 P.U. = <u>30</u> P.U. NUMBER OF LARGE EVERGREEN TREES: <u>1</u> X 10 P.U. = <u>10</u> P.U. NUMBER OF UNDERSTORY EVERGREEN TREES: <u>4</u> X 7 P.U. = <u>28</u> P.U. NUMBER OF SHRUBS: <u>15</u> X 1 P.U. = <u>15</u> P.U.
8. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: <u>83</u> P.U.

SCHEDULE B 10' STREET TREES
1. MINIMUM REQUIRED BUFFER AREA: (ALONG FLEET ROAD)
2. MINIMUM WIDTH OF LANDSCAPE YARD: 10-FT.
3. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 131-FT.
4. PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%
5. FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS. <u>YES</u> <u>X</u> <u>NO</u>
6. TOTAL NUMBER OF PLANT UNITS REQUIRED IN LANDSCAPING STRIP: <u>28</u> P.U.
7. NUMBER OF SHADE TREES PROVIDED: <u>0</u> X 10 P.U. = <u>40</u> P.U. NUMBER OF LARGE EVERGREEN TREES: <u>0</u> X 10 P.U. = <u>28</u> P.U. NUMBER OF UNDERSTORY EVERGREEN TREES: <u>4</u> X 7 P.U. = <u>28</u> P.U. NUMBER OF SHRUBS: <u>0</u> X 1 P.U. = <u>0</u> P.U.
8. TOTAL NUMBER OF PLANT UNITS PROVIDED IN LANDSCAPING STRIP: <u>28</u> P.U.

SCHEDULE C 10' STREET TREES
1. MINIMUM REQUIRED BUFFER AREA: (ALONG STAFFORD LAKES PKWY)
2. MINIMUM WIDTH OF LANDSCAPE YARD: 10-FT.
3. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 104-FT.
4. PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%
5. FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS. <u>YES</u> <u>X</u> <u>NO</u>
6. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: <u>22</u> P.U.
7. NUMBER OF SHADE TREES PROVIDED: <u>0</u> X 10 P.U. = <u>0</u> P.U. NUMBER OF LARGE EVERGREEN TREES: <u>0</u> X 10 P.U. = <u>0</u> P.U. NUMBER OF UNDERSTORY EVERGREEN TREES: <u>4</u> X 7 P.U. = <u>28</u> P.U. NUMBER OF SHRUBS: <u>0</u> X 1 P.U. = <u>0</u> P.U.
8. TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: <u>28</u> P.U.

REVISIONS

No.

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BY

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SHEET NUMBER

4