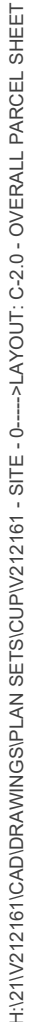


STANDARD DRAWING LEGEND			STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET			FOR ENTIRE PLAN SET
LIMIT OF WORK		LOW LOW	AC ACRES
LIMIT OF DISTURBANCE		LOD LOD	ADA AMERICANS WITH DISABILITY ACT
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ARCH ARCHITECTURAL
---	ONSITE PROPERTY LINE / R.O.W. LINE	---	BC BOTTOM OF CURB
- - -	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	- - -	BF BASEMENT FLOOR
---	EASEMENT LINE	---	BK BLOCK
---	SETBACK LINE	---	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
			GLT 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




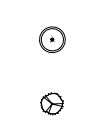




<i>PROPOSED</i> EASEMENT LEGEND	
CS DIM	COMMON SHARED
IE DIM	INGRESS-EGRESS
PA DIM	PUBLIC ACCESS
PU DIM	PUBLIC UTILITY
SAN DIM	SANITARY SEWER
SD DIM	SIGHT DISTANCE
STD DIM	STORM DRAIN
VAR	VARIABLE WIDTHS
W DIM	WATER

[illegible]



ZONE:	B-2 URBAN COMMERCIAL		
USE:	FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITY		
BULK REQUIREMENTS:		REQUIRED	PROPOSED:
BUILDING FLOOR		0.7 MAX	0.06
MIN. BUILDING SETBACK			
SIDE SETBACK (NORTH)		0'	34.9'a
FRONT SETBACK (WEST)		40'	94.9'a
REAR SETBACK (EAST)		25'	57.3'a
SIDE SETBACK (SOUTH)		0'	105.2'a
PARKING REQUIREMENTS			
11 SPACES / 1,000 GFA		27	27
11 SPACES X 2365 = 27 SPACES			
ACCESSIBLE SPACES		2	2
STACKING SPACES			16
LOADING ZONE REQUIREMENTS			
		12'X25'	12'X25'
MAX. BUILDING HEIGHT		65'	21'a
OPEN SPACE RATIO		0.25	0.28

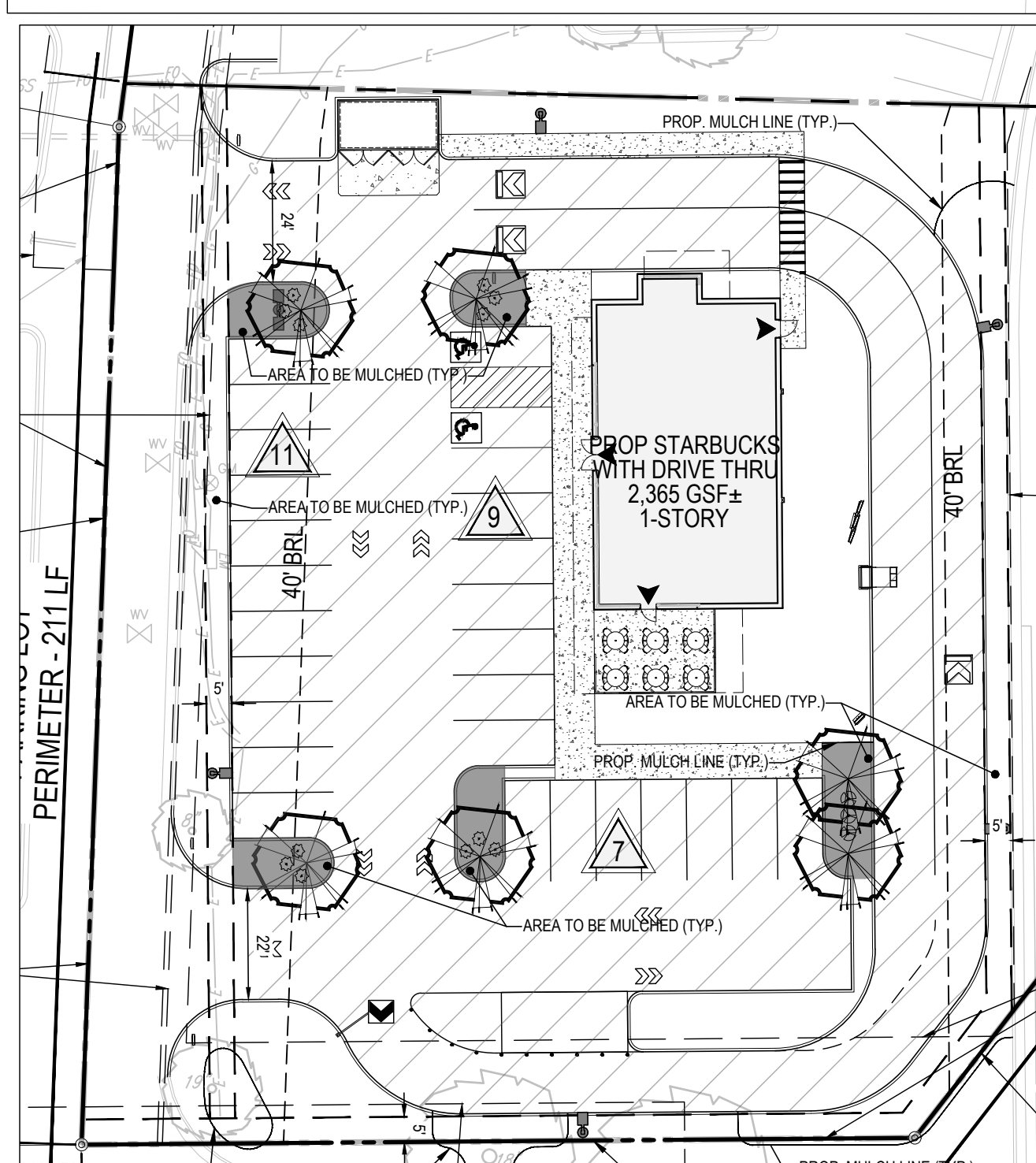


- 
 LARGE DECIDUOUS TREES (6)
- 
 LARGE EVERGREEN TREES (0)
- 
 UNDERSTORY DECIDUOUS TREES (3)
- 
 UNDERSTORY EVERGREEN TREES (0)
- 
 LARGE DECIDUOUS SHRUBS (48)
- 
 LARGE EVERGREEN SHRUBS (12)
- 
 SMALL DECIDUOUS SHRUBS/ GRASSES (15)
- 
 SMALL EVERGREEN SHRUBS (3)

N02°06'23"E (M) 201.96' (M&R,
S02°34'39"W (R)



LANDSCAPE PLAN NOTES:

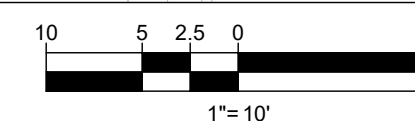
1. ALL PLANTINGS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. ALL BUFFER YARDS AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CURRENT STAFFORD COUNTY DEVELOPMENT STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION. .



INTERIOR PARKING INSET:

SCALE: 1"=30'

-  PARKING LOT AREA
-  PLANTING AREA



S37°45'34"W (M) 51.58' (M&R)
N38°13'50"E (R)

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

L-1.0

ORG. DATE - 02/01/2023

REVISIONS

[illegible]

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CONSTRUCTION

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	V212161
DRAWN BY:	MEG
CHECKED BY:	KSR
DATE:	02/01/2023
CAD I.D.:	-0

PROJECT:

CONDITIONAL USE PERMIT

— FOR —

STARBUCKS
AQUIA

PROPOSED
DEVELOPMENT

2860 RICHMOND HIGHWAY
AQUIA ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

BOHLER //

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
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VA@BohlerEng.com



SHEET TITLE: