











CENTER STREET PARKING LOT, PUBLIC

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			
		UTILITY POLE WITH LIGHT			
		POLE LIGHT			
		TRAFFIC LIGHT			
		UTILITY POLE			
		TYPICAL LIGHT			
		ACORN LIGHT			
		TYPICAL SIGN			
		PARKING COUNTS			
		CONTOUR LINE			
TC 516.4 OR 516.4		SPOT ELEVATIONS			
		SANITARY LABEL			
		STORM LABEL			
		SANITARY SEWER LATERAL			
		UNDERGROUND WATER LINE			
		UNDERGROUND ELECTRIC LINE			
		UNDERGROUND GAS LINE			
		OVERHEAD WIRE			
		UNDERGROUND TELEPHONE LINE			
		UNDERGROUND CABLE LINE			
		STORM SEWER			
		SANITARY SEWER MAIN			
		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			

STANDARD ABBREVIATIONS	
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
GH	GARAGE FLOOR (AT DOOR)
GF	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
RW	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

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

TM.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROFESSIONAL SURVEYING

GRADING AND DRAINAGE

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE EXTENSIVE, BROAD ACQUISITION OF PROFESSIONAL KNOWLEDGE AND SKILLS HAS BECOME AN INDEED AN OBLIGATION AMONGST PROFESSIONAL ENGINEERS AND ARCHITECTS. THE QUALITY OF OUR WORK IS THE RESULT OF OUR COMMITMENT TO EXCELLENCE.

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PROJECT No.: VAB220078.00
DRAWN BY: NBC
CHECKED BY: KSR
DATE: 09/19/2023
CAD I.D.: CND5-0

PROJECT:

GENERALIZED DEVELOPMENT PLAN

FOR

CENTER STREET
PARKING LOT,
PUBLIC

LOCATION OF SITE

CENTER STREET
AND
GARRISONVILLE ROAD
STAFFORD COUNTY, VIRGINIA 22556

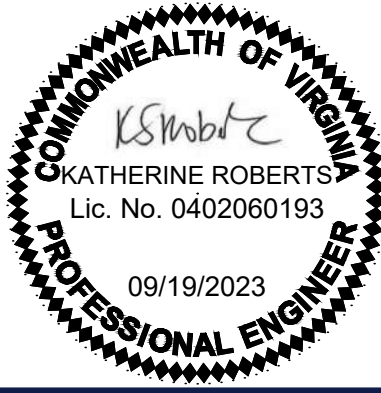
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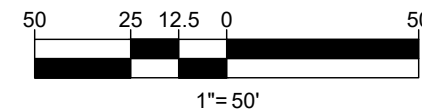
SHEET TITLE:

LEGEND

SHEET NUMBER

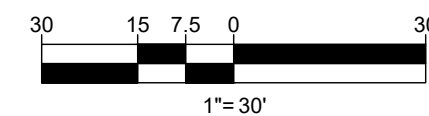
C-103

ORG. DATE - 08/04/2023



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ORG. DATE - 08/04/2023



GDP NOTES:

1. THIS GPD HAS NOT BEEN REVIEWED FOR FULL COMPLIANCE WITH THE STAFFORD COUNTY ORDINANCE AT THIS TIME. ALL PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING OR CONSTRUCTION PERMITS WITH CURRENT STAFFORD COUNTY ORDINANCES AND DEVELOPMENT REGULATIONS/STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.
2. 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.
3. ANY EXISTING PUBLIC WATER AND SANITARY SEWER LINES AND APPURTENANCES, THAT WILL BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS/PERMANENT STRUCTURES, SHALL BE REMOVED. ADDITIONALLY, ANY RELATED EASEMENTS WILL BE VACATED AND REDEICATED.

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS WITH PROPOSED PLANTS SHALL BE MULCHED WITH A MINIMUM 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD MULCH. UNLESS OTHERWISE SPECIFIED, ALL OTHER DESIRED SOIL AREAS SHALL BE PERMANENTLY COVERED TO PREVENT THE EROSION AND SEDIMENT CONTROL SPECIFICATIONS.
2. A "*" IN THE PLANTING LABEL INDICATES TREES THAT ARE NOT INCLUDED IN THE COMPLIANCE AND ARE PLANTED TO SUPPLEMENT EXISTING LANDSCAPE. TREES MUST BE REMOVED AT THE OUTSIDE OF THE PROPOSED PARKING LOT.
3. TREES ARE NOT USED IN ISLANDS THAT ARE ABOVE THE PROPOSED UNDERGROUND DETENTION. SHRUBS HAVE BEEN USED TO MEET THE NEIGHBORLY PLANT USE REQUIREMENTS. HOWEVER, THE OVERALL NUMBER OF TREES REQUIRED (12) HAVE BEEN PROPOSED.

LANDSCAPE HATCH LEGEND



INTERIOR PARKING LOT AREA

INTERIOR PARKING LOT
LANDSCAPE AREA

COUNTY APPROVAL STAMP



REVISIONS

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 08/04/2023