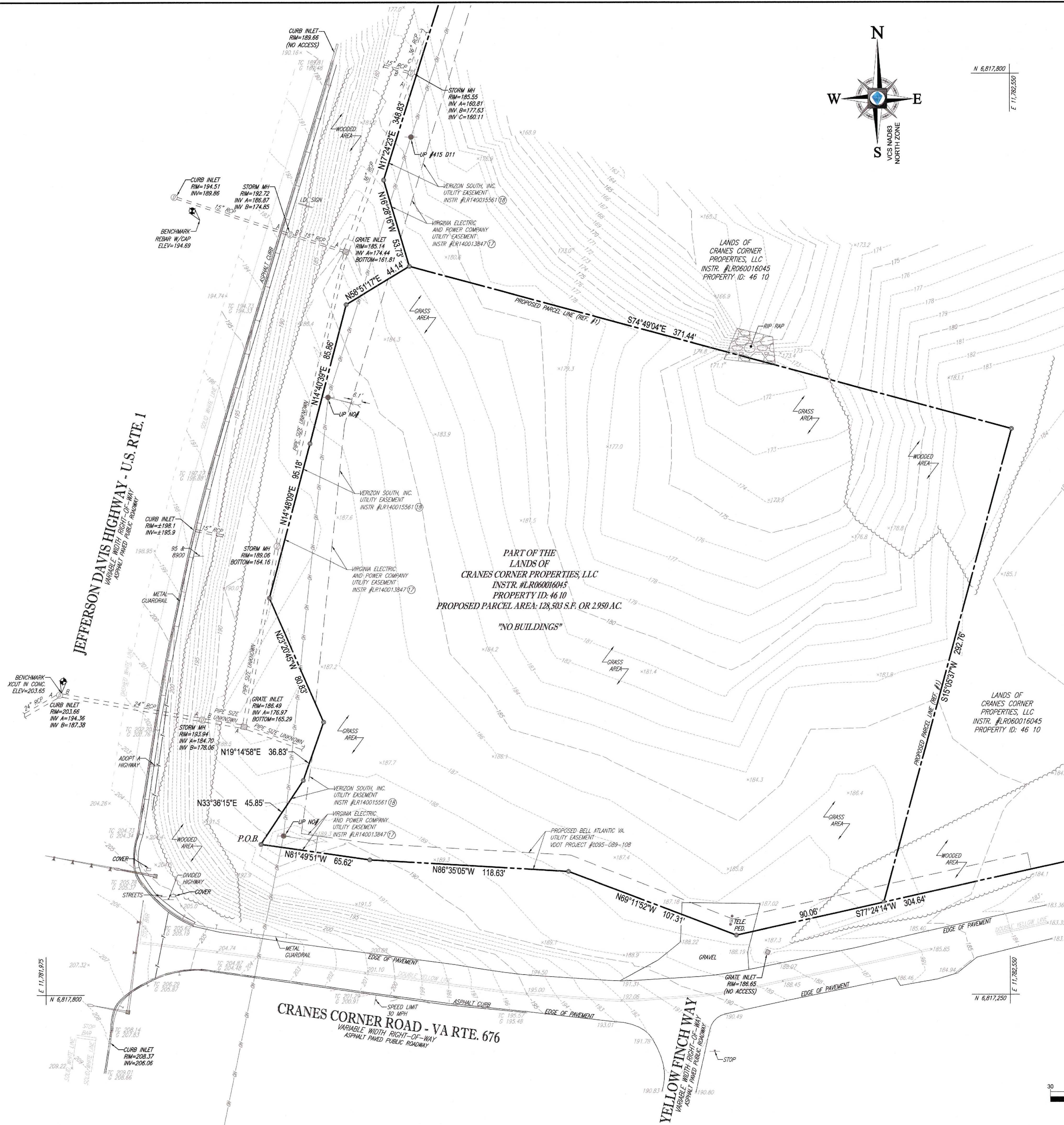
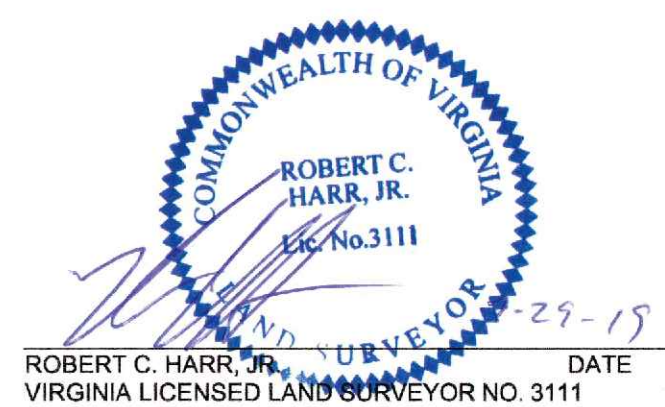


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LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
- UTILITY POLE
- STORM DRAIN MANHOLE
- SIGN
- BOLLARD
- METAL GUARDRAIL
- TITLE REPORT EXCEPTION
- BENCHMARK
- STREET LIGHT
- GUY WIRE
- TRAFFIC SIGNAL POLE
- TREE LINE
- PROP. CORNER TO BE SET
- P.O.B.
- POINT OF BEGINNING



ALTA/NSPS LAND TITLE SURVEY

6S DEVELOPMENT

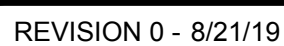
CRANES CORNER & JEFFERSON DAVIS HIGHWAY
FALMOUTH DISTRICT
STAFFORD COUNTY, VIRGINIA



FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
SV182082	07/29/19	07/21/19	JQ	SPT	DK	SU	1" = 30'	2



EXISTING GUARDRAIL	
EXISTING OVERHEAD UTILITY	
EXISTING UTILITY POLE	
EXISTING TRAFFIC SIGNAL	
EXISTING STREET LIGHT	
PROPOSED LIGHT POLE	
PROPOSED DOOR	
PROPOSED TREELINE	
EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
PROPOSED SANITARY FORCEMAIN	
PROPOSED WATERLINE	



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LANDSCAPING REQUIREMENTS:

JEFFERSON DAVIS HIGHWAY - ROUTE 1 STREET BUFFER
NON-RESIDENTIAL DEVELOPMENT:
15' WIDE BUFFER WITH 50 PLANT UNITS / 100 L.F. OF BUFFER

CRANES CORNER STREET BUFFER:
15' WIDE BUFFER WITH 50 PLANT UNITS / 100 L.F. OF BUFFER

WAWA SITE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:
50 SPACES @ 30 S.F. / SPACE = 1,500 S.F. AND 23 PLANT UNITS

PARKING LOT PERIMETER:
5' WIDE WITH 35 PLANT UNITS / 100 LF OF PERIMETER OF PARKING LOT

NOTE: IRRIGATION WILL BE PROVIDED FOR LANDSCAPE AREAS.

LEGEND:

- EXISTING GUARDRAIL
- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING TRAFFIC SIGNAL
- EXISTING STREET LIGHT
- PROPOSED LIGHT POLE
- PROPOSED DOOR
- PROPOSED TREELINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED WATERLINE



BOHLER

ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LANDSCAPE ARCHITECTURE

PROGRAM MANAGEMENT

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

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REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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811

Know what's below.
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It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: V182082
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 8/21/19
CAD I.D.: GDP-0

PROJECT: GENERALIZED DEVELOPMENT PLAN
FOR



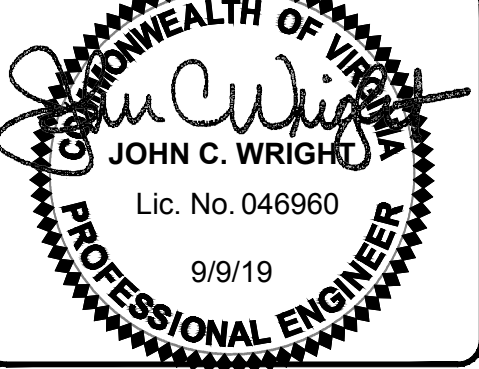
LOCATION OF SITE

CRANES CORNER & JEFFERSON DAVIS HIGHWAY
FALMOUTH DISTRICT
STAFFORD COUNTY, VIRGINIA



BOHLER
ENGINEERING

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JOHN C. WRIGHT
Lic. No. 046960
9/9/19
PROFESSIONAL ENGINEER

SHEET TITLE:

GENERALIZED DEVELOPMENT PLAN

SHEET NUMBER:

4

REVISION 0 - 8/21/19