SCHEDULE A
25' BUFFER AREA PLANTING

1) MINIMUM REQUIRED BUFFER AREA: (NON-RESIDENTIAL AGAINST ARTERIAL)
2) MINIMUM WIDTH OF LANDSCAPED YARD: 25-FT.
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 806-FT.
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 0%
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: X YES ___ NO
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 605 P.U.
7) NUMBER OF SHADE TREES PROVIDED: 33 X 10 P.U. = 330 P.U.
   NUMBER OF EVERGREEN TREES: 68 X 7 P.U. = 476 P.U.
   NUMBER OF ORNAMENTAL TREES: ___ X 7 P.U. = ___ P.U.
   NUMBER OF SHRUBS: ___ X 1 P.U. = ___ P.U.
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 806

SCHEDULE B
50' BUFFER AREA PLANTING

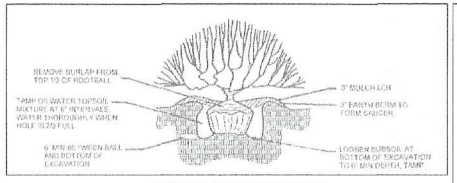
1) MINIMUM REQUIRED BUFFER AREA: (COMMERCIAL AGAINST RESIDENTIAL)
2) MINIMUM WIDTH OF LANDSCAPED YARD: 25-FT.
3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: 1,043-FT.
4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: 50%
5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: X YES ___ NO
6) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: 844 P.U.
7) NUMBER OF SHADE TREES PROVIDED: 46 X 10 P.U. = 460 P.U.
   NUMBER OF EVERGREEN TREES: 61 X 7 P.U. = 427 P.U.
   NUMBER OF ORNAMENTAL TREES: ___ X 7 P.U. = ___ P.U.
   NUMBER OF SHRUBS: ___ X 1 P.U. = ___ P.U.
8) TOTAL NUMBER OF PLANT UNITS PROVIDED IN BUFFER STRIP: 887

LANDSCAPE LEGEND

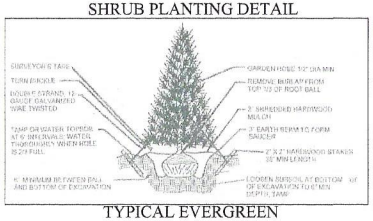
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	QUANTITY	S.F.
		SHADE TREES				
RM	QUERCUS ALBA	WHITE OAK	2-1/2"-3" (CAL)	B&B	100	250
		EVERGREEN TREES				
VP	FOSTER HOLLY	ILEX ATTENUATA	6'-6-1/2' (Ht.)	B&B	129	125
		SHRUBS				

SCHEDULE D
PARKING LOT INTERIOR PLANTING

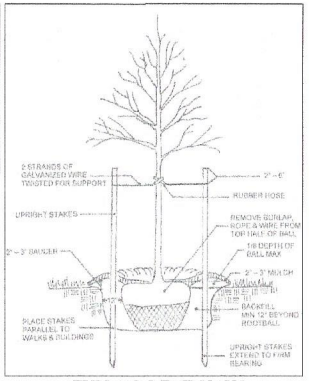
1) NUMBER OF PARKING SPACES PROVIDED: 174
2) INTERIOR LANDSCAPED PU REQUIRED: (30 SQ. FT. x 174 = 5,220 SQ. FT. x (12PU / 300 SQ. FT.) = 209 PU)
3) NUMBER OF CANOPY TREES PROVIDED: 21 x 10 PU = 210 PU
   NUMBER OF EVERGREEN TREES PROVIDED: 0
   NUMBER OF SHRUBS TREES PROVIDED: 0



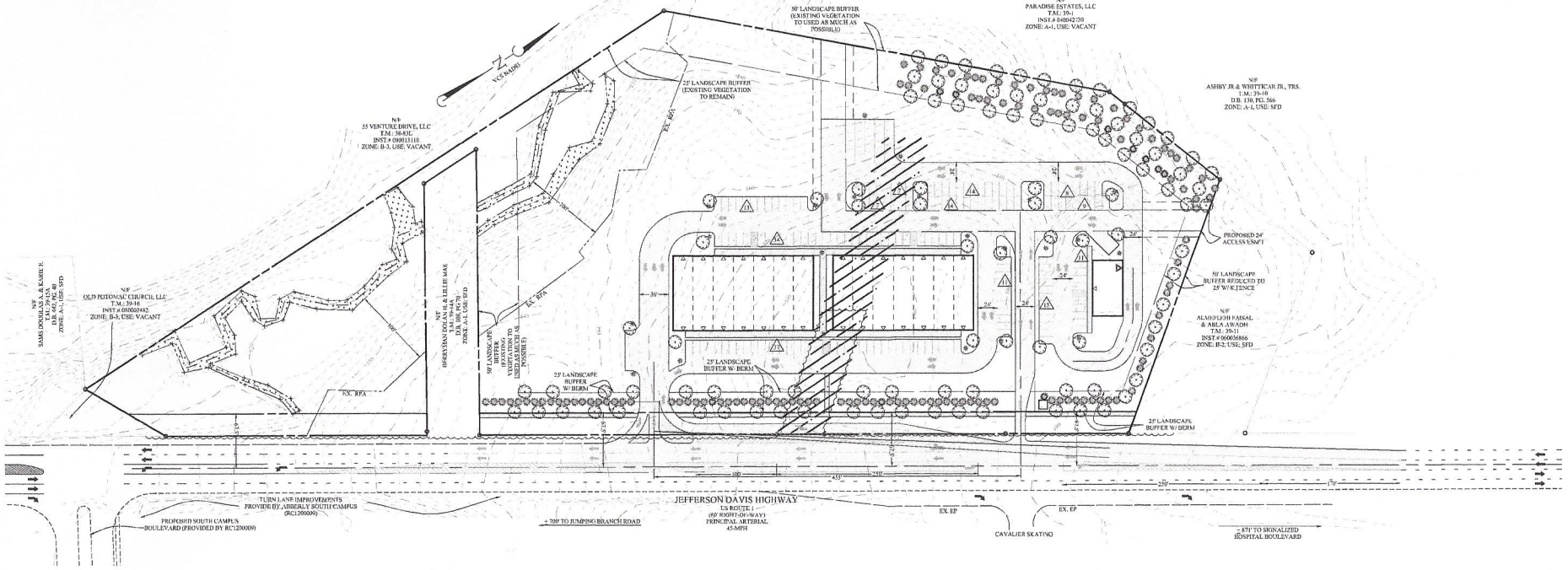
TYPICAL DECIDUOUS SHRUB PLANTING DETAIL



TYPICAL EVERGREEN PLANTING DETAIL



TYPICAL DECIDUOUS TREE PLANTING DETAIL



STAFFORD COUNTY RECLASSIFICATION NUMBER: RC(15)50498
STAFFORD COUNTY CONDITIONAL USE NUMBER: CUP(15)50499

DATE	BY	COUNTY REVISIONS
5/7/2015	RKF	REVISIONS TO COUNTY COMMENTS
7/31/2015	RKF	REVISIONS TO COUNTY COMMENTS
10/19/2015	RKF	SPLIT ENTRANCE
12/16/2015	RKF	SPLIT ENTRANCE W/ SPECIALTY RETAIL
01/25/2015	RKF	VDOT REVISION-ISLAND & DRIVE THRU

60 0 60 120
SCALE: 1" = 60'

FOROUGHI & ASSOCIATES ENGINEERING, PLLC
113 COLUMBUS COVE
STAFFORD, VIRGINIA 22554
(540) 720-4588 [OFFICE] (540) 720-7379 [FAX]

GENERALIZED LANDSCAPE PLAN

COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
01/28/2016
PROFESSIONAL ENGINEER

STAFFORD COMMONS RETAIL CENTER

HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

CONTOUR INTERVAL – 2' DATE: 13 OCTOBER 2014

DRAFTER: RKF
ENGINEER: RKF
REVIEWER: RKF
SHEET: 3 OF 4
FILE NO: SP4
SCALE: 1" = 60'

C:\Users\Admin_FRE\Stafford Road Commons_GDP_3-Split Entrance Specialty Retail_01232015.dwg Wed, Jan 27 2016 Ryan