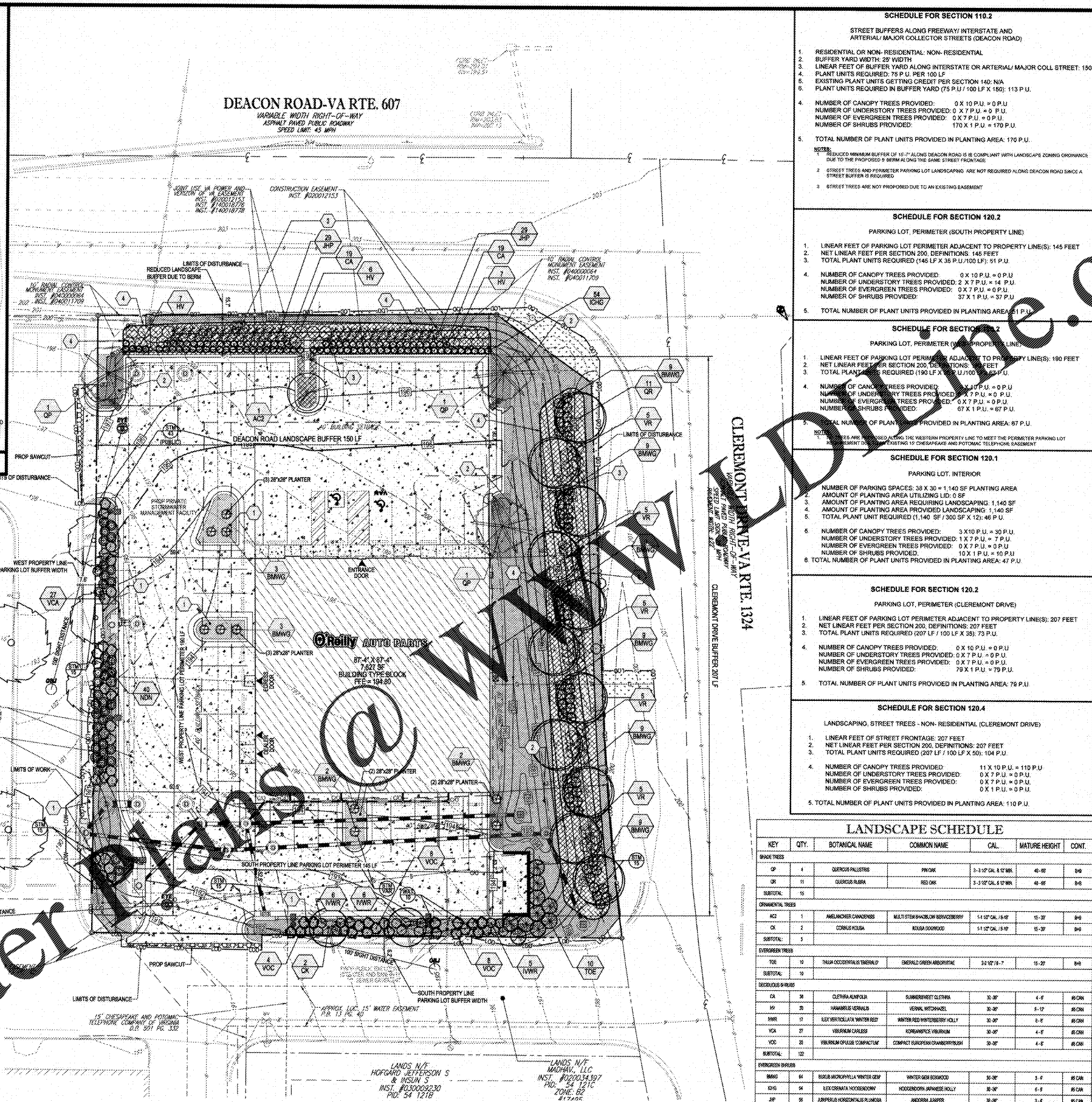


ALL SHRUBS COUNTING TOWARD THE INTERIOR PARKING LOT LANDSCAPE COMPLIANCE ARE PROPOSED WITHIN UTILITY EASEMENTS AND PLANTED IN MOVABLE CONTAINERS TO ALLOW FOR MAINTENANCE AND REPAIRS



**GRASS/STABILIZATION CHART**

SYMBOL	ACREAGE	COMMON NAME	BOTANICAL NAME	MIXTURE
SOD & HYDROSEED	0.22 AC OR 9,435 SF	LITTLE BLUESTEM, CAMPER	SCHIZACHYRIUM SCABERUM	40%
		VIRGINIA WILDOYE, PA ECOTYP	ELYMUS SPOGDIUM	20%
		INDIANGRASS, PA ECOTYP	SORGHANUM NUTANS	15%
		BEAKED PANICGRASS, SC ECOTYP	PANICUM ANCEPS	10%
		BIG BLUESTEM, NIAGARA	ANDROPOGON GERARDII	5%
		PURPLETOP, SOUTHEASTERN VA ECOTYP	DIENIS FLAVUS	5%
		SWITCHGRASS, CAVE-IN-ROCK	PANICUM VIRGATILUM	2%
		WINTER BENTGRASS, NC ECOTYP	AGROSTIS HYEMALIS	2%
		SLENDER WOODCATS, NC ECOTYP	CHRISANTHEMUM LAXUM	1%

**LANDSCAPE SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	MATURE HEIGHT	CONT.
<b>SHADE TREES</b>						
OP	4	QUERCUS FALLENBERGII	PNW OAK	3-3 1/2" CAL. @ 12' HGT.	40-50'	840
OR	11	QUERCUS ALBA	RED OAK	3-3 1/2" CAL. @ 12' HGT.	40-50'	840
<b>ORNAMENTAL TREES</b>						
AC2	1	AMELANCHIER CANADENSIS	MULTI-COLOR DOGWOOD	1-1 1/2" CAL. @ 6' HGT.	15-20'	840
OK	2	CORNUS FLORIDA	DOGWOOD	1-1 1/2" CAL. @ 6' HGT.	15-20'	840
<b>EVERGREEN TREES</b>						
TOE	10	TAIA OCCIDENTALIS TEMULIFOLIA	EMERALD GREEN ARBOVITAE	3/4" @ 12' HGT.	15-20'	840
<b>DECIDUOUS SHRUBS</b>						
CA	30	CLETHRA ALNIFOLIA	SUMMERBERRY CLETHRA	3/4" @ 12' HGT.	4-6'	8500
SV	30	HYDRANGEA VERNALIS	VERNAL HYDRANGEA	3/4" @ 12' HGT.	5-12'	8500
HW	17	LEUCOPHYLLA WALTERSII	WALTERS RED WINTERBERRY HOLLY	3/4" @ 12' HGT.	4-6'	8500
VCA	27	VIBURNUM CASSINII	KORONAVINE VIBURNUM	3/4" @ 12' HGT.	4-6'	8500
VCC	28	VIBURNUM OPULIS COMPACTUM	COMPACT EUROPEAN CORONAVIBURNUM	3/4" @ 12' HGT.	4-6'	8500
<b>EVERGREEN SHRUBS</b>						
BBGG	64	BURB. MICROCARPA WINTER DEEP	WINTER DEEP BURNING BUSH	3/4" @ 12' HGT.	5-6'	8500
IOIS	54	ILEX CORNUTA HOBOBEAR	HOBOBEAR JAPANESE HOLLY	3/4" @ 12' HGT.	6-8'	8500
JIP	50	JUNIPERUS HORIZONTALIS PLUMOSA	MOORLAND JUNIPER	3/4" @ 12' HGT.	3-4'	8500
NOV	40	NANDINA DOMESTICA WAXY	HONEYBERRY BURNING BUSH	3/4" @ 12' HGT.	3-4'	8500
VR	25	VIBURNUM A. RYTHYDOPHYLLUM	LEATHERLEAF VIBURNUM	3/4" @ 12' HGT.	6-8'	8500

- SCHEDULE FOR SECTION 110.2**  
STREET BUFFERS ALONG FREEWAY/INTERSTATE AND ARTERIAL/MAJOR COLLECTOR STREETS (DEACON ROAD)
- RESIDENTIAL OR NON-RESIDENTIAL: NON-RESIDENTIAL
  - BUFFER YARD WIDTH: 20' WIDTH
  - LINEAR FEET OF BUFFER YARD ALONG INTERSTATE OR ARTERIAL/MAJOR COLL. STREET: 150'
  - PLANT UNITS REQUIRED: 75 P.U. / 100 LF
  - EXISTING PLANT UNITS GETTING CREDIT PER SECTION 140: N/A
  - PLANT UNITS REQUIRED IN BUFFER YARD (75 P.U. / 100 LF X 150): 112.5 P.U.
- SCHEDULE FOR SECTION 120.2**  
PARKING LOT, PERIMETER (SOUTH PROPERTY LINE)
- LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE(S): 145 FEET
  - NET LINEAR FEET PER SECTION 200, DEFINITIONS: 145 FEET
  - TOTAL PLANT UNITS REQUIRED (145 LF X 35 P.U./100 LF): 51 P.U.
  - NUMBER OF CANOPY TREES PROVIDED: 0 X 10 P.U. = 0 P.U.
  - NUMBER OF UNDERSTORY TREES PROVIDED: 2 X 7 P.U. = 14 P.U.
  - NUMBER OF EVERGREEN TREES PROVIDED: 0 X 7 P.U. = 0 P.U.
  - NUMBER OF SHRUBS PROVIDED: 37 X 1 P.U. = 37 P.U.
  - TOTAL NUMBER OF PLANT UNITS PROVIDED IN PLANTING AREA: 51 P.U.
- SCHEDULE FOR SECTION 120.1**  
PARKING LOT, PERIMETER (WEST PROPERTY LINE)
- LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE(S): 190 FEET
  - NET LINEAR FEET PER SECTION 200, DEFINITIONS: 190 FEET
  - TOTAL PLANT UNITS REQUIRED (190 LF X 35 P.U./100 LF): 66.5 P.U.
  - NUMBER OF CANOPY TREES PROVIDED: 0 X 10 P.U. = 0 P.U.
  - NUMBER OF UNDERSTORY TREES PROVIDED: 2 X 7 P.U. = 14 P.U.
  - NUMBER OF EVERGREEN TREES PROVIDED: 0 X 7 P.U. = 0 P.U.
  - NUMBER OF SHRUBS PROVIDED: 50 X 1 P.U. = 50 P.U.
  - TOTAL NUMBER OF PLANT UNITS PROVIDED IN PLANTING AREA: 67 P.U.
- SCHEDULE FOR SECTION 120.4**  
PARKING LOT, PERIMETER (CLERMONT DRIVE)
- LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE(S): 207 FEET
  - NET LINEAR FEET PER SECTION 200, DEFINITIONS: 207 FEET
  - TOTAL PLANT UNITS REQUIRED (207 LF / 100 LF X 35): 72.5 P.U.
  - NUMBER OF CANOPY TREES PROVIDED: 0 X 10 P.U. = 0 P.U.
  - NUMBER OF UNDERSTORY TREES PROVIDED: 0 X 7 P.U. = 0 P.U.
  - NUMBER OF EVERGREEN TREES PROVIDED: 0 X 7 P.U. = 0 P.U.
  - NUMBER OF SHRUBS PROVIDED: 72 X 1 P.U. = 72 P.U.
  - TOTAL NUMBER OF PLANT UNITS PROVIDED IN PLANTING AREA: 72 P.U.
- SCHEDULE FOR SECTION 120.2**  
PARKING LOT, PERIMETER (CLERMONT DRIVE)
- LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE(S): 207 FEET
  - NET LINEAR FEET PER SECTION 200, DEFINITIONS: 207 FEET
  - TOTAL PLANT UNITS REQUIRED (207 LF / 100 LF X 35): 72.5 P.U.
  - NUMBER OF CANOPY TREES PROVIDED: 0 X 10 P.U. = 0 P.U.
  - NUMBER OF UNDERSTORY TREES PROVIDED: 1 X 7 P.U. = 7 P.U.
  - NUMBER OF EVERGREEN TREES PROVIDED: 0 X 7 P.U. = 0 P.U.
  - NUMBER OF SHRUBS PROVIDED: 79 X 1 P.U. = 79 P.U.
  - TOTAL NUMBER OF PLANT UNITS PROVIDED IN PLANTING AREA: 79 P.U.
- SCHEDULE FOR SECTION 120.4**  
LANDSCAPING, STREET TREES - NON-RESIDENTIAL (CLERMONT DRIVE)
- LINEAR FEET OF STREET FRONTAGE: 207 FEET
  - NET LINEAR FEET PER SECTION 200, DEFINITIONS: 207 FEET
  - TOTAL PLANT UNITS REQUIRED (207 LF / 100 LF X 50): 104 P.U.
  - NUMBER OF CANOPY TREES PROVIDED: 11 X 10 P.U. = 110 P.U.
  - NUMBER OF UNDERSTORY TREES PROVIDED: 0 X 7 P.U. = 0 P.U.
  - NUMBER OF EVERGREEN TREES PROVIDED: 0 X 7 P.U. = 0 P.U.
  - NUMBER OF SHRUBS PROVIDED: 0 X 1 P.U. = 0 P.U.
  - TOTAL NUMBER OF PLANT UNITS PROVIDED IN PLANTING AREA: 110 P.U.

**GENERAL NOTES**

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON LANDSCAPE PLAN TAKE QUANTITIES SHOWN ON PLANTING SCHEDULE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPE PLAN.
- PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING REQUIREMENTS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- STANDARD STAFFORD COUNTY LANDSCAPE REQUIREMENTS NOTES ARE LOCATED ON SHEET L1.3 LANDSCAPE NOTES.
- 28" x 38" PLANTER DETAIL & SPECIFICATION LOCATED ON SHEET L1.3 LANDSCAPE NOTES.
- ALTERNATIVE COMPLIANCE APPROVAL LETTER IS LOCATED ON SHEET L1.3

**KEY NOTES**

- AREA OF HYDROSEED AND STRAW. UNLESS NOTED OTHERWISE, ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDROSEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
- AREA OF SOD
- CYPRESS MULCH. REFER TO DETAIL 2A.1.2
- LANDSCAPE EDGING, PROVIDE AT ALL GROUND COVER TYPE TRANSITIONS.

**SYMBOLS LEGEND**

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

- AREA OF HYDROSEED
- AREA OF SOD
- AREA OF SHREDDED CYPRESS MULCH (COLOR TO BE APPROVED BY O'REILLY REPRESENTATIVE) (2A.1.2)
- AREA OF NEW TREE REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE

**PLAN REFERENCES**

- REFER TO LANDSCAPE NOTES AND DETAILS SHEET FOR LANDSCAPE NOTES
- THIS PLAN TO BE UTILIZED FOR SITE LANDSCAPE PURPOSES ONLY

**PROFESSIONAL ENGINEER**  
JONATHAN PRICHIE  
Lic. No. 052544  
9/11/19

**ARCHITECT**  
CRAIG A. SCHNEIDER, AIA  
Lic. No. 65598  
417.962.6559  
Fax: 417.962.3265  
e-mail: architect@esterfischer.com

**PROJECT:**  
NEW O'REILLY AUTO PARTS STORE  
290 DEACON ROAD  
FREDERICKSBURG, VA #4  
**LANDSCAPE PLAN**

**O'Reilly AUTO PARTS**  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 862-2674 TELEPHONE

**COMM #** 4251  
**DATE:** 11-2-18  
**REVISION**  
**DATE:** 03-25-19  
06-24-19  
09-11-19

**BOHLER ENGINEERING**  
28 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VA 20188  
PHONE: (540) 949-4380 FAX: (540) 948-4221

**PROJECT No.:** V183201 **SCALE:** AS NOTED  
**DRAWN BY / CHECKED BY:** DSH/JQR **CAD I.D. / P.0**

**L1.1**



**1 LANDSCAPE PLAN**  
L1.1 SCALE: 1" = 20'

