

RECEIVED
SEP 18 2019
STAFFORD COUNTY VA

greenform osaka low planter

Material: Fiber-reinforced concrete
 17" x 17" x 14" / 19 lbs. / 13 gal.
 21" x 21" x 14" / 21 lbs. / 15 gal.
 28" x 28" x 14" / 32 lbs. / 20 gal.
 35" x 35" x 20" / 100 lbs. / 74 gal.
 42" x 42" x 24" / 153 lbs. / 112 gal.
 Colors: anthracite (gray) / custom

greenform

greenform llc.
12900 prairie ave.
hawthorne, ca 90250
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email: info@green-form.com
www.green-form.com

SELECT DESIRED SIZE
 LENGTH x WIDTH x HEIGHT / WEIGHT / VOLUME
 17" x 17" x 14" / 21 LBS. / 15 GAL.
 21" x 21" x 22" / 34 LBS. / 26 GAL.
 28" x 28" x 21" / 60 LBS. / 48 GAL. ANTHRACITE FINISH
 35" x 35" x 20" / 132 LBS. / 127 GAL.

ISOMETRIC VIEWS SIDE VIEWS PLAN VIEWS

RECTANGLE/SQUARE FORMS
OSAKA LOW PLANTER

STAFFORD COUNTY LANDSCAPING REQUIREMENTS NOTES

- CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS AS SHOWN ON THE LANDSCAPE PLAN, IN ACCORDANCE WITH THE TYPE, SIZES, QUANTITIES, AND SPECIFICATIONS LISTED IN THE PLANT SCHEDULE.
- TOTAL NUMBER OF PLANTS SHALL BE DRAWN ON THE LANDSCAPE PLAN. IF THE ACTUAL TOTAL IS TO DIFFER FROM THE LANDSCAPE PLAN, THE CONTRACTOR IS TO NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE AND APPROVED BY COUNTY AGENT.
- ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE HARDY UNDER CLIMATE CONDITIONS IN THE LOCALITY OF THE PROJECT.
- PLANT DIMENSIONS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE STANDARDIZED LANDSCAPE SPECIFICATIONS FOR THE COMMONWEALTH OF VIRGINIA, WHICH REFERENCES THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI).
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH AND SHALL BE PRUNED, STORED, AND DUG IN ACCORDANCE WITH CURRENT ANSIS STANDARDS. NO BALLED AND BURLAPPED PLANTS SHALL BE PLANTED IF THE BALL IS EITHER CRACKED OR BROKEN DURING THE PROCESS OF PLANTING.
- ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL ROOTED, AND FREE FROM DISEASE AND INSECT INFESTATION. ANY TREE WITH WEAK, THIN TRUNKS NOT CAPABLE OF SUPPORTING ITSELF WHEN IN THE OPEN WILL NOT BE ACCEPTABLE. THE MINIMUM ACCEPTABLE SIZE OF ALL PLANTS MEASURED BEFORE PRUNING WITH THE BRANCHES IN NORMAL POSITION SHALL CONFORM TO DIMENSIONS AS SHOWN ON THE LANDSCAPE PLAN. LARGER PLANTS OF EQUAL QUALITY MAY BE ACCEPTED AT NO ADDITIONAL COST TO THE OWNER.
- SUBSTITUTION OF PLANTS SHALL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE AND APPROVED BY COUNTY AGENT.
- THE CONTRACTOR SHALL LAY OUT WITH IDENTIFIABLE STAKES, THE LOCATION OF ALL TREES, OUTLINES OF PLANTING BEDS, AND UNDERGROUND UTILITIES AS INDICATED ON THE CONSTRUCTION PLAN. IN THE EVENT THAT ROCK, UTILITY LINES, OR ANY UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING THE OPERATION, OR IN THE EXCAVATION OF ANY PLANT PITS, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE AND APPROVED BY COUNTY AGENT WITH NO ADDITIONAL COST TO THE OWNER.
- PLANTING SOIL SHALL BE A 85% LEAFLOAM AND 15% PEAT MOSS WELL MIXED.
- MULCH SHALL BE APPLIED IMMEDIATELY AFTER PLANTING OPERATIONS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD TYPE OTHER THAN PINE, SPRUCE, OR OTHER FOREIGN MATERIAL, WELL ROTTED AND OF SUCH CHARACTER AS TO NOT BE EASILY REMOVED BY THE ELEMENTS.
- PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE OF ANY SOIL OR DRAINAGE CONDITIONS THAT ARE DETRIMENTAL TO THE GROWTH OF PLANTS. THE CONTRACTOR SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL, IN WRITING, DESCRIBING THE CONDITIONS, INCLUDING ANY CHANGE IN COST, FOR REVIEW AND ACCEPTANCE BY THE OWNER.
- A CONTAINER GROWN PLANT SHALL BE DEFINED AS A PLANT TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE CONTAINER MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. ALL CONTAINER GROWN PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL ROOTED, FREE FROM DISEASE AND INSECT INFESTATION, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS THAT ARE OF GOOD QUALITY AND ARE IN HEALTHY CONDITION. NO ROOT BOUND CONTAINER GROWN PLANTS WILL BE PERMITTED. NO CONTAINER GROWN PLANT SHALL BE PLANTED IF THE ROOT MASS IS BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING.
- ALL PLANT PITS SHALL BE CIRCULAR IN OUTLINE. EXCAVATION SHALL HAVE VERTICAL SIDES. THE DEPTHS AND WIDTHS FOR EXCAVATION OF PLANT PITS SHALL BE THE DEPTHS AND WIDTHS AS SPECIFIED IN THE LANDSCAPE PLAN. LOOSEN SUBGRADE SOILS SHALL BE SEPARATED FROM THE UPPER TOPSOIL PORTIONS AND REMOVED IMMEDIATELY WHEREVER ENCOUNTERED DURING PLANTING OPERATIONS. EXCESS SOILS SHALL BE REMOVED AND LEGALLY DISPOSED.
- IN GENERAL, SET PLANTS AT SAME RELATION TO PROPOSED GRADIENTS AS THE PLANT TO WHICH THEY WERE DUG. PREPARE PLANTING PITS AS SPECIFIED AND AS SHOWN ON THE LANDSCAPE PLAN. PRIOR TO PLANTING, PLANTS TO BE SET IN PITS SHALL BE SOAKED IN WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE SOIL TO THE TOP OF THE PIT. SET THE PLANT UPRIGHT AND BRACE RIGHT IN POSITION UNTIL THE PLANTING SOIL HAS BEEN TAMPED SOLELY AROUND THE BALL AND THE ROOTS.
- GUYING AND STAKING SHALL BE REQUIRED FOR ALL TREES IN ACCORDANCE WITH THE LANDSCAPE PLAN AND MUST BE COMPLETED WITHIN 24 HOURS AFTER PLANTING.
- MAINTENANCE OF NEW PLANTS SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, TIGHTENING, AND RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION. REPAIR OR REPLACEMENT OF PLANTS, INCLUDING FURNISHING AND APPLYING SUCH SPRAYS ARE NECESSARY TO KEEP THE PLANT FREE FROM DISEASE AND INSECT INFESTATION MAINTAINING THE PLANT UNTIL THE DATE OF PROVISIONAL ACCEPTANCE.
- PLANTINGS AND PLANTING AREAS SHALL BE PROTECTED AT ALL TIMES AGAINST TRESPASSING AND DAMAGE OF ANY KIND FOR THE DURATION OF THE MAINTENANCE PERIOD. IF ANY PLANTS BECOME DAMAGED, THE PLANTS BE TREATED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. NO WORK SHALL BE DONE WITHIN, ADJACENT TO, OR OVER ANY PLANT OR PLANTING AREA WITHOUT PROPER SAFEGUARDS AND PROTECTION.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROVISIONAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE, IN WRITING, SPECIFIC MAINTENANCE RECOMMENDATIONS TO THE OWNER FOR ALL PLANTS TO REMAIN IN GOOD, HEALTHY, AND FLOURISHING CONDITION.
- FOR PLANTS THAT HAVE BEEN PROPERLY MAINTAINED BY THE OWNER DURING THE ONE YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD OR SEVERELY DAMAGED PLANTS AS DETERMINED BY A CERTIFIED AGENT. THE REPLACEMENT PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL ROOTED, FREE FROM DISEASE AND INSECT INFESTATION, AND SHALL CLOSELY MATCH SURROUNDING PLANTS OF THE SAME SIZE AND SPECIES. REQUIREMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.
- THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT IS NOT ACCEPTABLE DURING OR AT THE END OF THE SAID EXTENDED GUARANTEE PERIOD, THE OWNER MAY ELECT A SUBSTITUTION OR A CREDIT FOR EACH ITEM.
- NO PLANTS SHALL IMPEDE THE SIGHT DISTANCE FOR INGRESS & EGRESS TO THE SITE.
- PERFORMANCE BOND MAY BE REQUIRED BY STAFFORD COUNTY (ORD. 28-86)(G&S).

STAFFORD
Virginia

Board of Supervisors

August 6, 2019

Jonathan Q. Ritchie, P.E.
Bohler Engineering VA, LLC
28 Blackwell Park Lane, Suite 201
Warrenton, VA 20186

SUBJECT: 19152834; Woodlawn Shopping Center - O'Reilly Auto Parts; Alternative Compliance Determination - Street Buffer; Tax Map Parcel No. 54-121D

Dear Mr. Ritchie:

On July 9, 2019, pursuant to Section 142 of the Design and Construction Standards Manual for Landscaping (DCSL), our office received a request for an Alternative Compliance Determination for the required street buffer for this site's frontage along Deacon Road.

For this site, the area subject to street buffer requirements require a buffer 25 feet wide for the entire 150 linear feet of frontage along Deacon Road, or 75 plant units per 100 linear feet. While a total of 113 plant units are required for street buffer requirements also limit the type of plant units proposed, to no more than 100% shrubs. Based on this limitation, no more than 17 of the required plant units may be trees.

However, due to the small size of the site, the required buffer width of 25 feet is unable to be provided without impacting the ability to meet parking requirements and adequate access to the site. In addition, the location of an existing overhead power line also prevents the use of canopy and understory trees as plantings exceeding 20 feet in height are prohibited under Dominion Energy's Planting and Vegetation Management Guidelines.

As such, the request specifically requests a reduction to the width of the required 25-foot wide street buffer by approximately 9 feet, as well as a substitution of plant types to allow the use of all shrubs to meet the required number of plant units. As shown on the proposed alternative compliance plan, the proposed street buffer will be reduced to 15 feet, 7 inches wide along the entire 150 linear feet of frontage along Deacon Road, and will provide a total of 170 plant units through the use of 100% shrubs, which exceeds the requirements of Section 142 of the DCSL.

Pursuant to Section 142 of the Design and Construction Standards Manual for Landscaping (DCSL), Alternative Compliance may be granted to reduce the width requirements of a buffer or planting area, provided that the plant units meet or exceed the requirements.

Staff has reviewed the application, and based on the information provided, has determined that your request for Alternative Compliance dated June 21, 2019, is in compliance with the requirements of the Stafford County DCSL. Please note that a revised site plan will be required

Letter to: Jonathan Q. Ritchie
August 6, 2019
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With the correct updates. Please also include a copy of this approval letter on the Landscape Plan sheet of the site plan. The revised site plan will be reviewed by the Department of Planning and Zoning for final approval at that time.

If you have any further questions, please feel free to contact Amy Taylor or me at (540) 658-8668.

Sincerely,

Jeffrey A. Harvey, AICP
Jeffrey A. Harvey, AICP
Director of Planning and Zoning

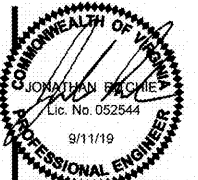
JAH:agt

cc: Keith Steward - O'Reilly Automotive Stores, Inc.



BOHLER ENGINEERING
28 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VA 20186
PHONE: (540) 340-4500 FAX: (540) 340-0321

PROJECT No.: V183201 SCALE: N/A
DRAWN BY / CHECKED BY: DSH/JQR CAD I.D.: SDO



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

O'Reilly AUTO PARTS
CORPORATE OFFICES
2000 W. UNIVERSITY BLVD.
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

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

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