Requested Action:	Major Site Plan Approval
Project Name:	SPMAJ 2020-09 Dunkin Donuts Multi-Tenant Building
Property Address:	2203 Plank Road (former Shoney's Restaurant)
GPIN#:	7779-02-8568
Applicant:	Krunal Patel, AVI Investment Ten, LLC / sharkroti@gmail.com / (302) 528-3951
Applicant:	Steve Ball, Webb and Associates / steve.ball@webbassociates.net / (540) 371-1209
Description:	Demolition of the existing building and construction of 4,756 square foot multi-tenant building with a drive-through and related infrastructure.
Comments Due:	The general public is invited to make inquiries and provide comments regarding this request on or before close of business on October 5, 2020 to mesherman@fredericksburgva.gov.

DUNKIN' DONUTS
SITE PLAN
CITY OF FREDERICKSBURG
VIRGINIA

SITE INFORMATION

DEVELOPER/APPLICANT:

AVI INVESTMENT TEN, LLC
1397 HARRISON AVE
WILMINGTON, DE 19809
PHONE: 302-528-3951
CONTACT: KRUNAL PATEL

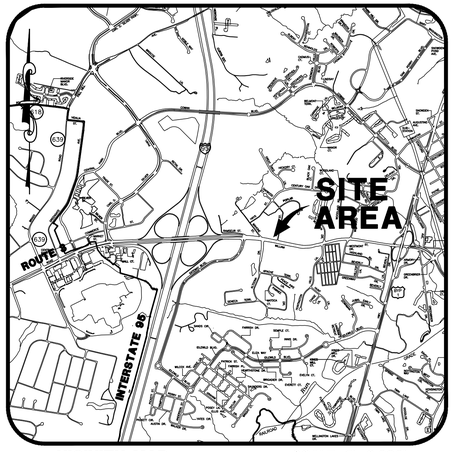
LAND OWNER:

JAMES M BOWEN CO LLC
2205 PLANK ROAD
FREDERICKSBURG, VA 22401

GPIN: 7779-02-8568
ZONING: CH
PRESENT USE: RETAIL
PROPOSED USE: EATING ESTABLISHMENT
OVERLAY DISTRICT: NONE
TOTAL BUILDING AREA: 4,756 SQ.FT.
PARKING REQUIREMENTS:
PARKING REQUIRED: 1 SPACE/180 SQ.FT.
26.4 SPACES REQUIRED
PARKING PROVIDED: 41 SPACES
HANDICAP SPACES REQUIRED: 1 ADA SPACE/ 25 SPACES
HANDICAP SPACES REQUIRED: 2 SPACES (1 VAN ACCESSIBLE)
HANDICAP SPACES PROVIDED: 2 SPACES (2 VAN ACCESSIBLE)
LOADING REQUIRED: 1 SPACE
LOADING PROVIDED: 1 SPACE
BICYCLE PARKING REQUIRED: 0 SPACE
BICYCLE PARKING PROVIDED: 0 SPACE
TRASH COLLECTION: PRIVATE
WATER: PUBLIC CONNECTION
SEWER: PUBLIC CONNECTION
ROADS: PRIVATE
OPEN SPACE REQUIRED: 15%
ALLOWABLE FLOOR AREA RATIO: 0.7
PROPERTY AREA: 43,997.98 SF
OPEN SPACE EXISTING: 4,437.24 SF 10.09%
OPEN SPACE PROPOSED: 5,282.93 SF 12.01%
IMPERVIOUS SURFACE RATIO: 89.9% (EXISTING)
IMPERVIOUS SURFACE RATIO: 87.99% (PROPOSED)
PROPOSED F.A.R.: 0.108
ALLOWABLE BUILDING HEIGHT: 40'
PROPOSED BUILDING HEIGHT: 25'
MINIMUM YARD REQUIREMENTS: FRONT: 25'
SIDE: 15'
REAR: 20'

ESTIMATED VEHICLE TRIPS (DONUT SHOP): 2,050 VPD = 818.58 X 2,504 SF/1000
ESTIMATED VEHICLE TRIPS (SANDWICH SHOP): 892 VPD = 716 X 1,247 SF/1000
ESTIMATED VEHICLE TRIPS (SANDWICH SHOP): 720 VPD = 716 X 1,005 SF/1000
ESTIMATED VEHICLE TRIPS (TOTAL): 3,662 VPD
HYDRAULIC UNIT CODE: RA46 RAPPAHANNOCK RIVER-HAZEL RUN

GPIN: 7779-02-8568 ADDRESS: 2203 PLANK ROAD ZONING: CH



VICINITY MAP SCALE: 1" = 2,000'

GPS TIE IN NOTE

THE SITE PLAN SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS DEVELOPMENT BOUNDARY TO LOY 8.

THE GRID FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCED COORDINATES IS 0.99995997. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THE DEVELOPMENT.

THE BEARINGS SHOWN ARE REFERENCED TO VIRGINIA STATE PLANE 1983 GRID NORTH.

NOTE:
ANY CHANGE OF THE PROPOSED USE BETWEEN SITE PERMITTING AND BUILDING PERMITTING THAT WOULD INCREASE THE AMOUNT OF REQUIRED PARKING WILL REQUIRE A MINOR SITE PLAN APPROVAL WITH A NEW PARKING PLAN.

INDEX TO DRAWINGS

1.) COVER SHEET
2.) STANDARD NOTES AND DETAILS
3.) EXISTING CONDITIONS
4.) DEMOLITION PLAN
5.) GEOMETRIC PLAN
6.) GRADING PLAN
7.) UTILITY PLAN
8.) UTILITY NOTES AND DETAILS
9.) VRRM CALCULATIONS
10.) EROSION AND SEDIMENT CONTROL NARRATIVE
11.) EROSION AND SEDIMENT CONTROL PLAN
12.) LANDSCAPING PLAN
13.) LIGHTING PLAN

PROJECT NARRATIVE:

THIS PROJECT INCLUDES THE DEMOLITION OF AN EXISTING BUILDING AND PARKING LOT AND THE CONSTRUCTION OF A ONE STORY RESTAURANT BUILDING, ASSOCIATED PARKING, STORM SEWER AND UTILITIES. THE PROJECT IS LOCATED ON PLANK ROAD. VEHICULAR ACCESS WILL BE PROVIDED FROM PLANK ROAD.

RPA IMPACTS TABLE

ROAD	STORM SEWER	UTILITIES	TOTAL
0.00 SQ.FT.	0.00 SQ.FT.	0.00 SQ.FT.	0.00 SQ.FT.

I, DANIEL C. WEBB, CERTIFY THAT THIS PROJECT WILL RESULT IN THE LAND DISTURBANCE IS 0.48 ACRES AND THE IMPERVIOUS AREA WILL BE REDUCED BY 846 SQUARE FEET.

VA LICENSE #: 036528
SIGNATURE 4/20/2020 DATE

SITE PLAN CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE CITY OF FREDERICKSBURG, VA, AND THAT I AM A QUALIFIED PROFESSIONAL LICENSED IN VIRGINIA.

VA LICENSE #: 036528
SIGNATURE 4/30/2020 DATE

RESPONSIBLE LAND DISTURBER CERTIFICATE:

RLD# 36528

Daniel C. Webb 540.371.1209
NAME TELEPHONE #

SIGNATURE 4/30/2020 DATE

NOTE: THE R.L.D. MENTIONED ABOVE IS FOR THE PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DESIGNATE A PERSON CERTIFIED BY THE VIRGINIA DCR AS THE R.L.D. FOR THIS PROJECT. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING, WITH THE ENGINEER COPIED, OF THE NAME AND R.L.D. NUMBER OF THE DESIGNEE.

SOURCE OF TITLE:

DEED BOOK 279, PAGE 236 DATED: APRIL 21, 1995

W W WEBB & ASSOCIATES, PLLC
ENGINEERING - SURVEYING - LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
OFFICE (540) 371-1209 - FAX (540) 371-4650

APPROVALS

DEVELOPMENT ADMINISTRATOR

ZONING ADMINISTRATOR

STORMWATER ADMINISTRATOR

APPROVED FOR FIRE LANES AND SIGNAGE, HYDRANT LOCATIONS AND COLOR CODING, FDC AND PIV LOCATIONS, TURNING RADII AND ROADWAY WIDTH FOR EMERGENCY VEHICLES.

FIRE MARSHAL

APPROVED FOR WORK RELATED TO PUBLIC WATER, SEWER, STORM DRAINAGE, STREET TREES AND RIGHTS OF WAYS.

DEPARTMENT OF PUBLIC WORKS

PROJECT NO. :

REVISION BLOCK

BY	DESCRIPTION	DATE

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO. 036528
4-30-20
PROFESSIONAL ENGINEER

W W WEBB & ASSOCIATES, PLLC
ENGINEERING - SURVEYING - LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
OFFICE (540)371-1209 FAX (540)371-4650

COVER SHEET

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	N/A
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001ASP>
DRAWING NO:	20-D-001

SHEET NO. 1 OF 13 SHEETS

P:\CITY OF FREDERICKSBURG\GPIN 7779-02-8568 DUNKIN DONUTS\SITE PLAN\20D001ASP.dwg

CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO CONFORM TO EXISTING STATE AND CITY BUILDING CODES.
2. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE RESIDENT ENGINEER PRIOR TO STARTING ANY CONSTRUCTION WITHIN ANY CITY RIGHT OF WAY.
3. BEFORE DIGGING CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1(800)257–7777.
4. EXISTING UTILITIES SHOWN IN A GENERAL WAY ONLY. CONTRACTOR TO FIELD LOCATE EACH FOR EXACT LOCATION.
5. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL EROSION AND SEDIMENT CONTROL STANDARDS ARE MET.
6. CONTRACTOR TO SEED AND MULCH ALL DISTURBED AREAS.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCY.
8. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR OR HIS AGENT PRIOR TO THE BEGINNING OF CONSTRUCTION IN THE VICINITY OF THESE UTILITIES. THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE CORRECTLY LOCATED. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT EACH UTILITY COMPANY, CALL MISS UTILITY (1–800–257–7777), DIG TEST PITS, AND TAKE WHATEVER STEPS ARE NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES. NO CONSTRUCTION SHALL PROCEED UNTIL THE ACCURATE LOCATIONS OF UTILITIES HAVE BEEN MADE AND IT HAS BEEN DETERMINED BY THE CONTRACTOR THAT CONSTRUCTION CAN BE ACCOMPLISHED IN ACCORDANCE WITH THESE PLANS WITHOUT UTILITY CONFLICTS. IN THE EVENT THAT CONFLICTS EXISTS THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
9. EXISTING EDGE OF PAVEMENT IS TO BE SAWCUT AT CITY DIRECTION PRIOR TO EXCAVATION TAKING PLACE.
10. THE CITY APPROVAL OF THESE PLANS WILL EXPIRE THREE (3) YEARS FROM DATE OF APPROVAL.
11. ALL UTILITIES SHALL BE IN PLACE PRIOR TO PLACEMENT OF BASE MATERIAL.
12. A COPY OF THE C.B.R. REPORT SHALL BE SUBMITTED PRIOR TO THE PLACEMENT OF THE BASE MATERIAL. IF THE C.B.R. VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT HIS REVISED PAVEMENT DESIGN FOR CITY APPROVAL.
13. BASE MUST BE APPROVED BY THE CITY FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
14. PRIME COAT MUST BE APPLIED TO ROAD BASE AGGREGATE PRIOR TO APPLICATION OF ASPHALT SURFACE (PRIME COAT RC–250, 0.3 GALLONS PER SQUARE YARD).
15. CONTRACTOR SHALL DO SUCH OVERLOT GRADING AS NECESSARY TO PRECLUDE PONDING OF WATER ADJACENT TO ROADWAY.
16. A TESTING FIRM WILL BE EMPLOYED BY THE DEVELOPER TO PROVIDE COMPACTION REPORTS IN ACCORDANCE WITH DIVISION III OF THE 1991 ROAD & BRIDGE SPECIFICATIONS.

CHESAPEAKE BAY NOTE

CHESAPEAKE BAY PRESERVATION ACT. THE PARCEL DESCRIBED WITHIN THIS PLAN DOES LIE WITHIN THE RESOURCE MANAGEMENT AREA (RMA) AND DOES NOT CONTAIN RESOURCE PROTECTION AREAS (RPA) WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.

PASS NOTE

DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN THE PROXIMITY OF THE CITY OF FREDERICKSBURG, THE DEVELOPERS, BUILDER AND ENGINEER ACKNOWLEDGE THAT IF ACID SULPHATE SOILS OR OTHER SOILS THAT PRODUCE A pH OF <4 ARE PRESENT ON THE PROJECT SITE, EXTENSIVE TREATMENT TO BRING THE SOILS ACID/pH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN PLANT GROWTH MAY BE REQUIRED.

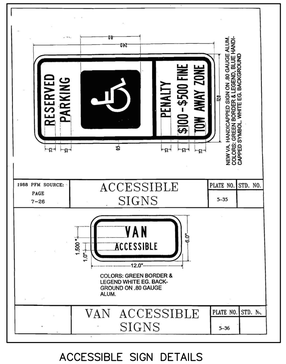
NOTE:
ALL PAVED ROADWAYS SHALL BE PRIMED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.

NOTE:
CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ROAD.

NOTE*
THE TYPICAL SECTIONS, BASE & PAVEMENT DESIGN ARE APPROVED BY THE ENGINEER AND THE CITY OF FREDERICKSBURG WITH THE CONTINGENCY THAT THE SUBGRADE HAS CBR OF 10 OR GREATER. NO SOIL REPORT BY OWNER

MISS UTILITY

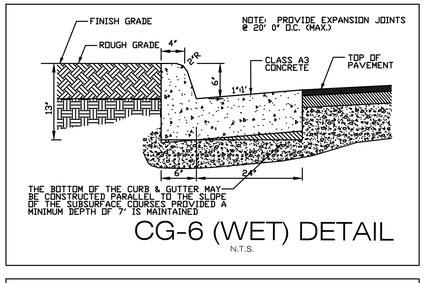
ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR OR HIS AGENT PRIOR TO THE BEGINNING OF CONSTRUCTION IN THE VICINITY OF THESE UTILITIES. THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE CORRECTLY LOCATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT EACH UTILITY COMPANY, CALL MISS UTILITY (1–800–257–7777), DIG TEST PITS, AND TAKE WHATEVER STEPS ARE NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES. NO CONSTRUCTION SHALL PROCEED UNTIL THE ACCURATE LOCATION OF UTILITIES HAS BEEN MADE AND IT HAS BEEN DETERMINED BY THE CONTRACTOR THAT CONSTRUCTION CAN BE ACCOMPLISHED IN ACCORDANCE WITH THESE PLANS WITHOUT UTILITY CONFLICTS. IN THE EVENT THAT CONFLICTS EXISTS, THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.



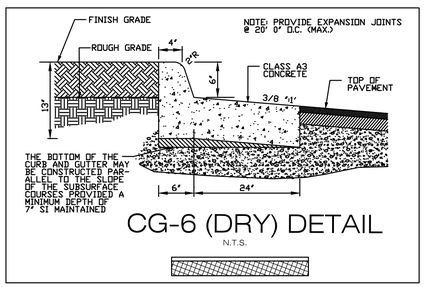
ACCESSIBLE SIGN DETAILS

CITY CONSTRUCTION NOTES

1. THESE REQUIREMENTS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CITY STREET ACCEPTANCE REQUIREMENTS.
2. ALL WORK SHOWN HEREON SHALL BE IN STRICT ACCORDANCE WITH CITY ORDINANCES.
3. IT IS THE INTENT OF THESE DRAWINGS TO SHOW ALL NECESSARY WORK. ANY ITEM OF WORK NOT SPECIFICALLY SHOWN, BUT NECESSARY TO ELIGIBILITY FOR ACCEPTANCE IS HEREBY IMPLIED.
4. A CITY PERMIT MUST BE OBTAINED PRIOR TO STARTING CONSTRUCTION WITHIN ANY CITY HIGHWAY RIGHTS–OF–WAY.
5. THE CONTRACTOR/OWNER SHALL PERFORM CBR TESTING ON THE SUBGRADE IN ACCORDANCE WITH CITY SPECIFICATIONS BY A CERTIFIED GEOTECHNICAL ENGINEER TO DETERMINE BASE AND PAVEMENT DESIGNS, AND THIS INFORMATION MUST BE FORWARDED TO THE CITY AND REVIEWED PRIOR TO PLACEMENT OF AGGREGATE BASE.
6. THE CONTRACTOR/OWNER MUST SPECIFY IN WRITING TO THE CITY PRIOR TO CONSTRUCTION, THE TYPE OF SUBBASE, BASE AND SURFACE PAVEMENT TO BE UTILIZED ON EACH STREET FOR EACH TRAFFIC GROUP.
7. THE CONTRACTOR SHALL NOTIFY THE CITY 72 HOURS PRIOR TO PLACEMENT OF BASE MATERIALS AND PRIOR TO THE PLACEMENT OF ASPHALT MATERIAL TO ENSURE THE CITY'S ABILITY TO PERFORM TESTING, SUCH AS PROOF–ROLLING, DEPTH CHECKS, COMPACTION, AND CONTAMINATION. OPTION: A CERTIFIED ANALYSIS FROM A PRIVATE ENGINEERING/TESTING FIRM MAY BE SUBMITTED WITHIN 7 WORKING DAYS OF THE REQUIRED TESTS. 72 HOURS NOTICE IS STILL REQUIRED PRIOR TO EACH ACTIVITY.
8. ALL CULVERT PIPES SHALL BE OF A TYPE APPROVED BY THE CITY.
9. ALL ENTRANCE PIPES FOR DRIVEWAYS SHALL BE A MINIMUM OF 12" IN DIAMETER, AND 30' IN LENGTH, (CONCRETE CULVERTS MAY BE 28' IN LENGTH), UNLESS OTHERWISE APPROVED BY THE CITY. DRIVEWAY CULVERTS IN CUL–DE–SACS SHALL BE CONCRETE. SEE APPROVED ROAD PLANS FOR THE PROPER CULVERT SIZES.
10. CONTRACTOR SHALL MUST VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL ERECT STREET SIGNS AND TRAFFIC CONTROL SIGNS AS INDICATED ON THE SUBDIVISION CONSTRUCTION PLANS. THE SIGNS SHALL CONFORM TO CITY SPECIFICATIONS. ALL PROPOSED SIGNS ARE TO BE INSTALLED PER STP–1 OF THE 2008 ROAD AND BRIDGE STANDARDS.
12. A MINIMUM 35' PAVEMENT FILLET RADIUS IS RECOMMENDED.
13. THE CONTRACTOR SHALL DO SUCH OVERLOT GRADING AS NECESSARY TO PRECLUDE THE PONDING OF WATER ADJACENT TO THE ROADWAY.
14. SLOPE EASEMENTS WILL BE REQUIRED AT ALL LOCATIONS WHERE THE TOP OF THE CUT OR THE TOE OF THE FILL EXCEEDS THE PROPOSED DEDICATION OF RIGHT–OF–WAY. SEE PLAT FOR EXACT LOCATION.
15. IF RUNNING WATER IS PRESENT IN ANY OUTLET CHANNEL DURING CONSTRUCTION WHERE DITCH PROTECTION IS REQUIRED, THE BOTTOM OF THE CHANNEL SHALL BE LINED WITH RIP–RAP STONE WITH EC–1 PLACEMENT. FURTHER, EC–2 OR EC–3 MUST HAVE A MINIMUM WIDTH OF 4' IN FILL SECTIONS, AND 5' IN CUT SECTIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT EROSION AND SEDIMENT CONTROL STANDARDS ARE MET, AND THE CONTRACTOR MUST SEED AND MULCH ALL DISTURBED AREAS ALONG WITH ALL GRADED AREAS WITHIN THE PROPOSED RIGHT–OF–WAY IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
17. FINAL LOCATION OF MANHOLES, VALVES, FIRE HYDRANTS, AND OTHER APPURTENANCES SHALL NOT CONFLICT WITH OR CONSTRICT ROADWAY DRAINAGE. CONTRACTOR SHALL ADJUST MANHOLES AND/OR DITCH ALIGNMENT TO ENSURE PROPER ROADSIDE DRAINAGE, COMPATIBLE WITH EXISTING FIELD CONDITIONS.
18. ALL WATER, SANITARY SEWER, AND STORM SEWER TRENCHES SHALL BE COMPACTED TO 95% DENSITY IN 6" LAYERS. COMPACTON TESTS MAY BE REQUIRED BY THE CITY.
19. THE CITY WILL REQUIRE DENSITY TESTS FROM A CERTIFIED ENGINEERING FIRM FOR ALL CULVERT INSTALLATIONS WITH A DIAMETER OF 36" OR LARGER.
20. VIDEO INSPECTION MAY BE REQUIRED ON ALL STORM SEWER SYSTEMS PRIOR TO FINAL CONSTRUCTION APPROVAL. A CITY INSPECTOR MUST BE ON–SITE DURING THE VIDEO INSPECTION PROCESS.
21. THE CONTRACTOR MUST CONTACT THE FREDERICKSBURG DEPARTMENT OF PUBLIC WORKS/TRAFFIC OPERATIONS AT 540–372–1110 FOR A MARK OUT OF THE TRAFFIC SIGNAL EQUIPMENT A MINIMUM OF 72 HOURS PRIOR TO WORK BEGINNING WHEN WORKING WITHIN 1,000 FEET OF A TRAFFIC SIGNAL.
22. THE FINAL FOOTAGE AND LOCATION FOR CITY STANDARD GUARDRAIL IS TO BE ESTABLISHED PRIOR THE COMPLETION OF FINE GRADING BY JOINT INSPECTION WITH THE CONTRACTOR, VDOT AND THE OWNER'S REPRESENTATIVE.
23. WHENEVER TYING IN TO AN EXISTING ROAD, VDOT'S WP–2 STANDARD WILL APPLY, WHICH INCLUDES MILLING AND OVERLAY OF THE ADJACENT TRAVEL LANE.
24. A PAVEMENT LEVELING COURSE MAY BE REQUIRED TO MEET THE INTENDED CROSS–SLOPE AND TYPICAL SECTION.
25. ALL STORM STRUCTURES SHALL HAVE IS–1 INVERT SHAPING, AND SL–1'S (SAFETY LANDINGS) WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OVER 12'. ST–1'S (STEPS) ARE REQUIRED IN ANY STRUCTURE WITH A DEPTH OF 4' OR GREATER.



CG-6 (WET) DETAIL
N.T.S.



CG-6 (DRY) DETAIL
N.T.S.

NOTES:

1. NO TITLE REPORT FURNISHED
2. EASEMENTS NOT SHOWN MAY EXIST
3. UNDERGROUND UTILITIES AND SUB–SURFACE FACILITIES NOT LOCATED
4. THIS SURVEY DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS GRAPHICALLY SHOWN ON FIRM MAP COMMUNITY–PANEL NO. 510065 0036 C; DATED: SEPT. 19, 2007.
6. NO HISTORIC BUILDINGS OR FEATURES KNOWN.
7. NO PLACES OF BURIAL KNOWN.
8. TRASH DISPOSAL TO BE COLLECTED ON SITE IN DUMPSTER AND HANDLED BY A PRIVATE HAULER. ALL REFUSE MUST BE DISPOSED OF AT APPROVED CITY SITES.
9. CONSTRUCTION WASTE STORAGE NOTE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL STOCKPILED MATERIALS, INCLUDING BUT NOT LIMITED TO STUMPS, BRUSH, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH CITY OF FREDERICKSBURG CODE (SOLID WASTE) OR ANY OTHER STATE OR FEDERAL REGULATIONS.
10. A SEPARATE SIGN PERMIT IS REQUIRED.
11. A SEPARATE DEMOLITION PERMIT IS REQUIRED
12. NO BURNING OF CONSTRUCTION OR DEMOLITION MATERIAL ON SITE
13. A SEPARATE PERMIT REVIEW AND APPROVAL WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION OF ALL RETAINING WALLS, LIGHTING, FREE STANDING SIGNS AND ALL PROPOSED STRUCTURES.
14. ALL WATER AND SEWER MAINS WILL BE MAINTAINED BY THE CITY OF FREDERICKSBURG. WATER AND SEWER HOUSE CONNECTIONS WILL BE PRIVATELY OWNED.
15. SIDEWALKS WILL BE INSTALLED AT TIME OF THE DEVELOPMENT OF THE LOT WHERE SIDEWALKS ARE LOCATED.

GENERAL NOTES

ALL CONSTRUCTION TO CONFORM TO EXISTING STATE AND LOCAL BUILDING CODE.

THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY PRIOR TO STARTING ANY CONSTRUCTION WITHIN ANY CITY RIGHT OF WAY.

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR OR HIS AGENT PRIOR TO THE BEGINNING OF CONSTRUCTION IN THE VICINITY OF THESE UTILITIES. THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE CORRECTLY LOCATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT EACH UTILITY COMPANY, CALL MISS UTILITY (1–800–552–7001), DIG TEST PITS, AND TAKE WHATEVER STEPS ARE NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES. NO CONSTRUCTION SHALL PROCEED UNTIL THE ACCURATE LOCATIONS OF UTILITIES HAVE BEEN MADE AND IT HAS BEEN DETERMINED BY THE CONTRACTOR THAT CONSTRUCTION CAN BE ACCOMPLISHED IN ACCORDANCE WITH THESE PLANS WITHOUT UTILITY CONFLICTS. IN THE EVENT THAT CONFLICTS EXIST, THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

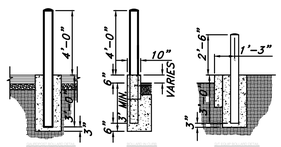
CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL EROSION AND SEDIMENT CONTROL STANDARDS ARE MET.

CONTRACTOR TO SEED AND MULCH ALL DISTURBED AREAS.

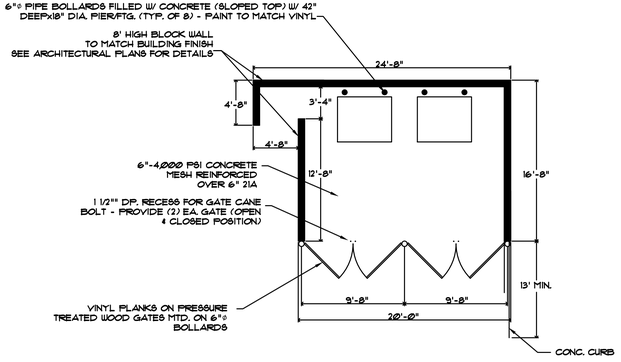
CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DIFFERENCES.

NOTE:

THE CONTRACTOR SHALL NOTIFY THE CITY OF FREDERICKSBURG UTILITY DEPARTMENT 48 HOURS IN ADVANCE OF ANY WATER LINE FLUSHING. THE CONTRACTOR SHALL COORDINATE THE FLUSHING WITH THE CITY TO INSURE THAT THE EXISTING WATER SYSTEM PRESSURE AND SUPPLY IS NOT ADVERSELY AFFECTED.



NOTES:
1. DUMPSTER SHALL BE WALLED WITH MATERIALS THAT ARE LIKE-KIND TO THE PRINCIPAL BUILDING(S) ON THE SITE.
2. DUMPSTER SHALL BE ENCLOSED AND HAVE OPAQUE DOORS. THE DOORS SHALL REMAIN CLOSED AT ALL TIMES OTHER THAN DURING GARBAGE DISPOSAL OR COLLECTION.
3. GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.
4. GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.
5. GATE NOTES: (2) EQUAL (±6'-0") WIDE x 6'-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/ T.S. 5 X 5 X .1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT COLOR TO MATCH PLASTER.
6. SEE STRUCTURAL DRAWING FOR ADDITIONAL DETAILS.
7. SEE SOILS REPORT FOR ADDITIONAL DETAILS.



DUMPSTER ENCLOSURE DETAILS
N.T.S.

4" REINF. CONCRETE, W/ 6X6 W2.9XW2.9 WWF (4,000 PSI)
6" 21–B AGGREGATE BASE
COMPACTED SUBGRADE CBR. 6 MIN.

4" TYPICAL CONCRETE SECTION
N.T.S. SIDEWALKS


1.5" SM 9.5A SURFACE ASPHALT
3.0" IM 19.0
8" 21–A AGGREGATE BASE
COMPACTED SUBGRADE CBR. 10 MIN.

TYPICAL PAVEMENT SECTION
N.T.S. DRIVE AISLES AND ENTRANCES


1.5" SM 9.5A SURFACE ASPHALT
2.0" IM 19.0
8" 21–A AGGREGATE BASE
COMPACTED SUBGRADE CBR. 10 MIN.

TYPICAL PAVEMENT SECTION
N.T.S. PARKING SPACES

PARKING

TYPE	REQUIREMENTS	CALCULATION
EATING ESTABLISHMENT W/ SEATING	1 SP/180 SF	5,022 SF * 1/180 = 27.9 SPACES
TOTAL		28 SPACES

PARKING	TOTAL # SPACES REQUIRED	PROVIDED
HANDICAPPED	2	2
REGULAR SPACE	26	35
TOTAL	28	37
STACKING SPACE*	9	17

*NOTE: 9 STACKING SPACES, WITH 3 PER WINDOW + 3 PER ORDER BOARD, ARE REQUIRED FOR THE DRIVE THROUGH WINDOW PER THE CITY ZONING ORDINANCE.

VEHICLES PER DAY

TYPE	ITE SECT.	AVG TRIPS PER DAY	CALCULATION
COFFEE/DONUT SHOP W/DRIVE–THRU WINDOW	937	818.58 VPD/1,000 SF FLOOR AREA	2,504 SF * 818.58 VPD/1,000 =2,050 VPD
TYPE	ITE SECT.	AVG TRIPS PER DAY	CALCULATION
FAST FOOD RESTAURANT W/OUT DRIVE–THRU	933	716 VPD/1,000 SF FLOOR AREA	2,252 SF * 716 VPD/1,000 =1,612 VPD
			TOTAL EX. ENTRANCES = 3,662 VPD

REVISION BLOCK

BY	DESCRIPTION	DATE

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO. 036528
4-30-20
PROFESSIONAL ENGINEER

W W WEBB & ASSOCIATES, PLLC
ENGINEERING · SURVEYING · LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
OFFICE (540)371–1209 FAX (540)371–4650

STANDARD NOTES AND DETAILS

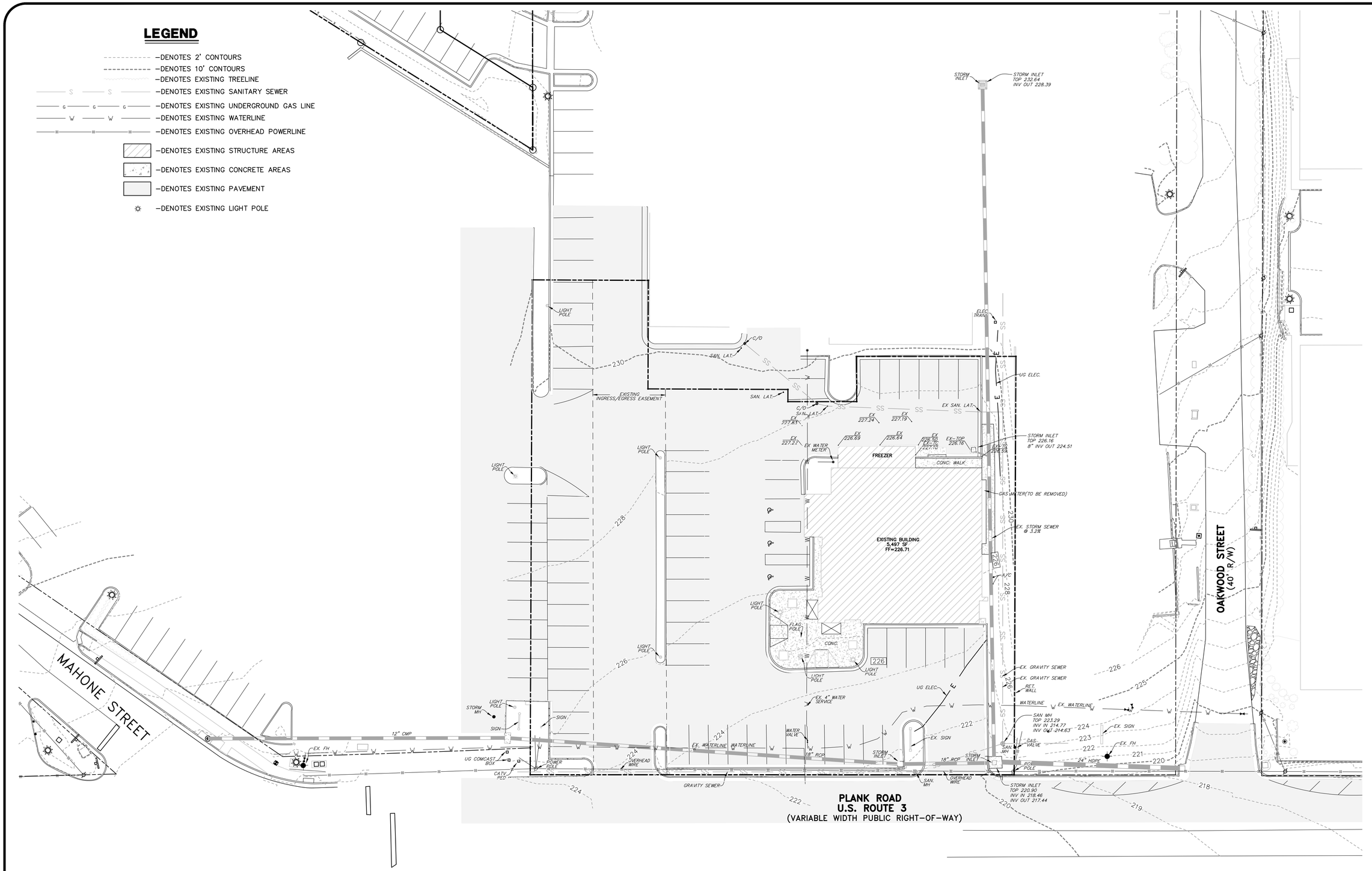
DUNKIN' DONUTS
GPIN: 7779–02–8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	SHOWN
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001BSP>
DRAWING NO:	20–D–001
SHEET NO.	2
OF	13 SHEETS

PROJECT NO. :_____

LEGEND

- –DENOTES 2' CONTOURS
- –DENOTES 10' CONTOURS
- –DENOTES EXISTING TREELINE
- –DENOTES EXISTING SANITARY SEWER
- –DENOTES EXISTING UNDERGROUND GAS LINE
- –DENOTES EXISTING WATERLINE
- –DENOTES EXISTING OVERHEAD POWERLINE
- –DENOTES EXISTING STRUCTURE AREAS
- –DENOTES EXISTING CONCRETE AREAS
- –DENOTES EXISTING PAVEMENT
- –DENOTES EXISTING LIGHT POLE



0' 20' 40' 60'

PROJECT NO. :

REVISION BLOCK			
DATE	DESCRIPTION	BY

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO.
036528
4-30-20
PROFESSIONAL ENGINEER

W W WEBB & ASSOCIATES, PLLC
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OFFICE (540)371-1209 FAX (540)371-4650

EXISTING CONDITIONS

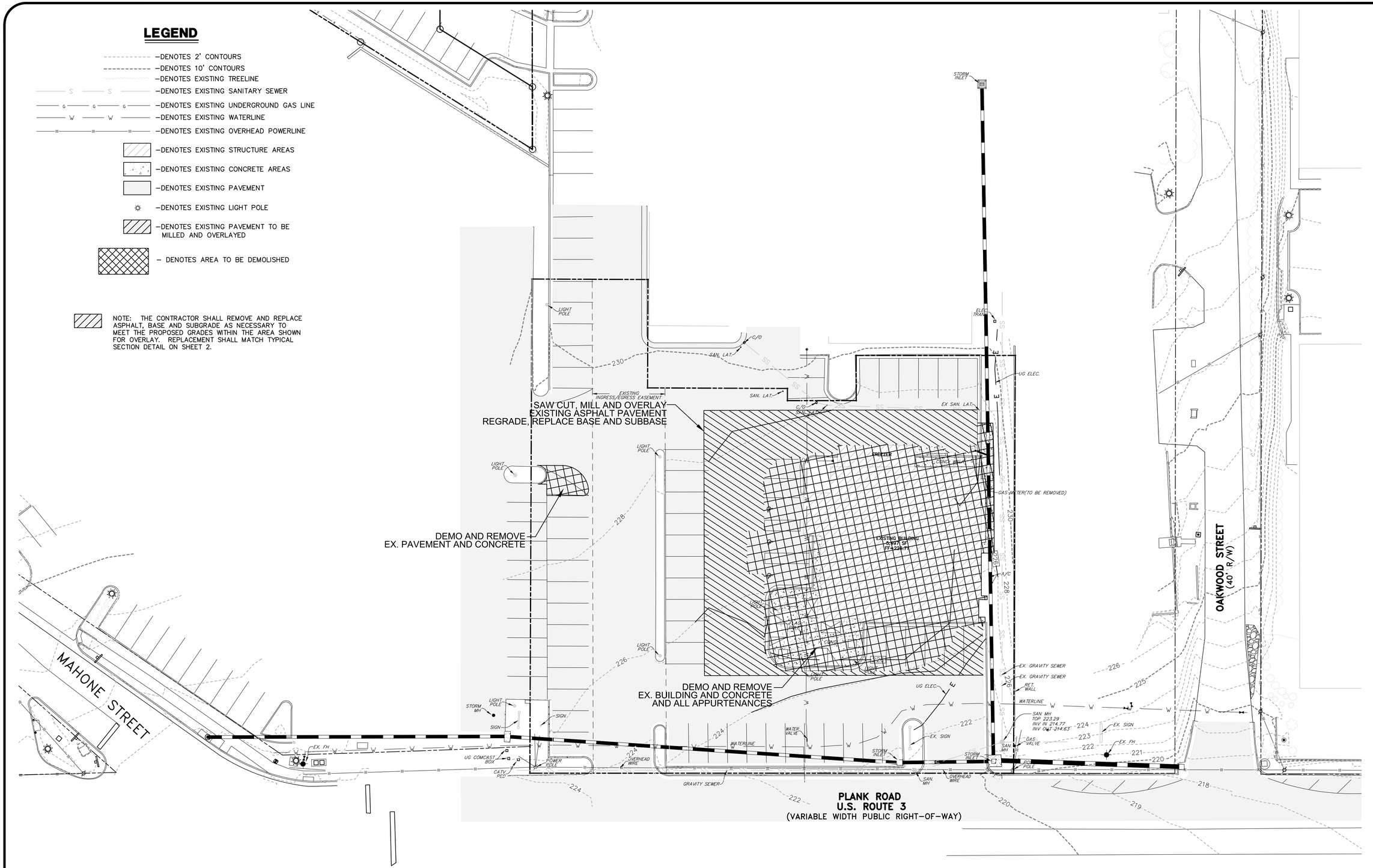
DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	SHOWN
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001CSP>
DRAWING NO:	20-D-001
SHEET NO.	3
OF	13 SHEETS

LEGEND

- –DENOTES 2' CONTOURS
- –DENOTES 10' CONTOURS
- –DENOTES EXISTING TREELINE
- S S –DENOTES EXISTING SANITARY SEWER
- G G G –DENOTES EXISTING UNDERGROUND GAS LINE
- W W –DENOTES EXISTING WATERLINE
- –DENOTES EXISTING OVERHEAD POWERLINE
- –DENOTES EXISTING STRUCTURE AREAS
- –DENOTES EXISTING CONCRETE AREAS
- –DENOTES EXISTING PAVEMENT
- –DENOTES EXISTING LIGHT POLE
- –DENOTES EXISTING PAVEMENT TO BE MILLED AND OVERLAYED
- – DENOTES AREA TO BE DEMOLISHED

NOTE: THE CONTRACTOR SHALL REMOVE AND REPLACE ASPHALT, BASE AND SUBGRADE AS NECESSARY TO MEET THE PROPOSED GRADES WTHIN THE AREA SHOWN FOR OVERLAY. REPLACEMENT SHALL MATCH TYPICAL SECTION DETAIL ON SHEET 2.



0′ 20′ 40′ 60′

PROJECT NO. :_____

REVISION BLOCK

DATE	DESCRIPTION	BY

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO.
036528
4-30-20
PROFESSIONAL ENGINEER

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OFFICE (540)371-1209 FAX (540)371-4650

DEMOLITION PLAN

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	SHOWN
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001DSP>
DRAWING NO:	20–D–001
SHEET NO.	4
OF	13 SHEETS

LEGEND

- –DENOTES 2' CONTOURS
- –DENOTES 10' CONTOURS
- –DENOTES EXISTING TREELINE
- S S –DENOTES EXISTING SANITARY SEWER
- G G G –DENOTES EXISTING UNDERGROUND GAS LINE
- W W –DENOTES EXISTING WATERLINE
- –DENOTES EXISTING OVERHEAD POWERLINE
- –DENOTES EXISTING STRUCTURE AREAS
- –DENOTES EXISTING CONCRETE AREAS
- –DENOTES EXISTING PAVEMENT
- –DENOTES EXISTING LIGHT POLE
- –DENOTES EXISTING PAVEMENT TO BE MILLED AND OVERLAYED
- –DENOTES PROPOSED PAVEMENT

S 46°29'19" E 50.74'
S 46°29'38" E 94.33'
29.03'
S78°13'55"E 54.00'
LIGHT POLE
5
S11°46'05"W 50.43'
S78°13'55"E 65.06'
EXISTING INGRESS/EGRESS EASEMENT
32.00'
S78°29'25"E
S11°46'05"W 5.66'
N11°30'35"E 21.00'
S78°29'28"E 74.02'
LOADING (15.0'X25.0')
DUMPSTER ENCLOSURE
N11°46'05"E 230.00'
MENU AND ORDER STATION W/ CANOPY (BY OTHERS)
"SOFFIT SENTRY" HEIGHT LIMITATION BAR(BY OTHERS)
PAVEMENT MARKING "AMERICA RUNS ON DUNKIN" "START"
PREVIEW BOARD (BY OTHERS)
WALK IN
82.00'
110.91'
29.82'
30.75'
PROPOSED BUILDING 4,756 SF. FF=226.71'
DRIVE-THRU
58.00'
43'-2"
21'-8"
17'-4"
14.0'
9
19.3'
10.0'
18.0'
VAN ACCESSIBLE HC SIGN(TYP)
12
LIGHT POLE
PROP.DUNKIN DO NOT ENTER SIGN(BY OTHERS)
OUTSIDE SEATING
S11°46'05"W 194.44'
OAKWOOD STREET (40' R/W)
26.50'
1831 VPD
30.79'
9.0'
18.5'
11
29.74'
N78°28'25"W 225.00'
PLANK ROAD
U.S. ROUTE 3
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
MAHONE STREET

0' 20' 40' 60'

PROJECT NO. :

REVISION BLOCK

DATE	DESCRIPTION	BY

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO.
036528
4-30-20
PROFESSIONAL ENGINEER

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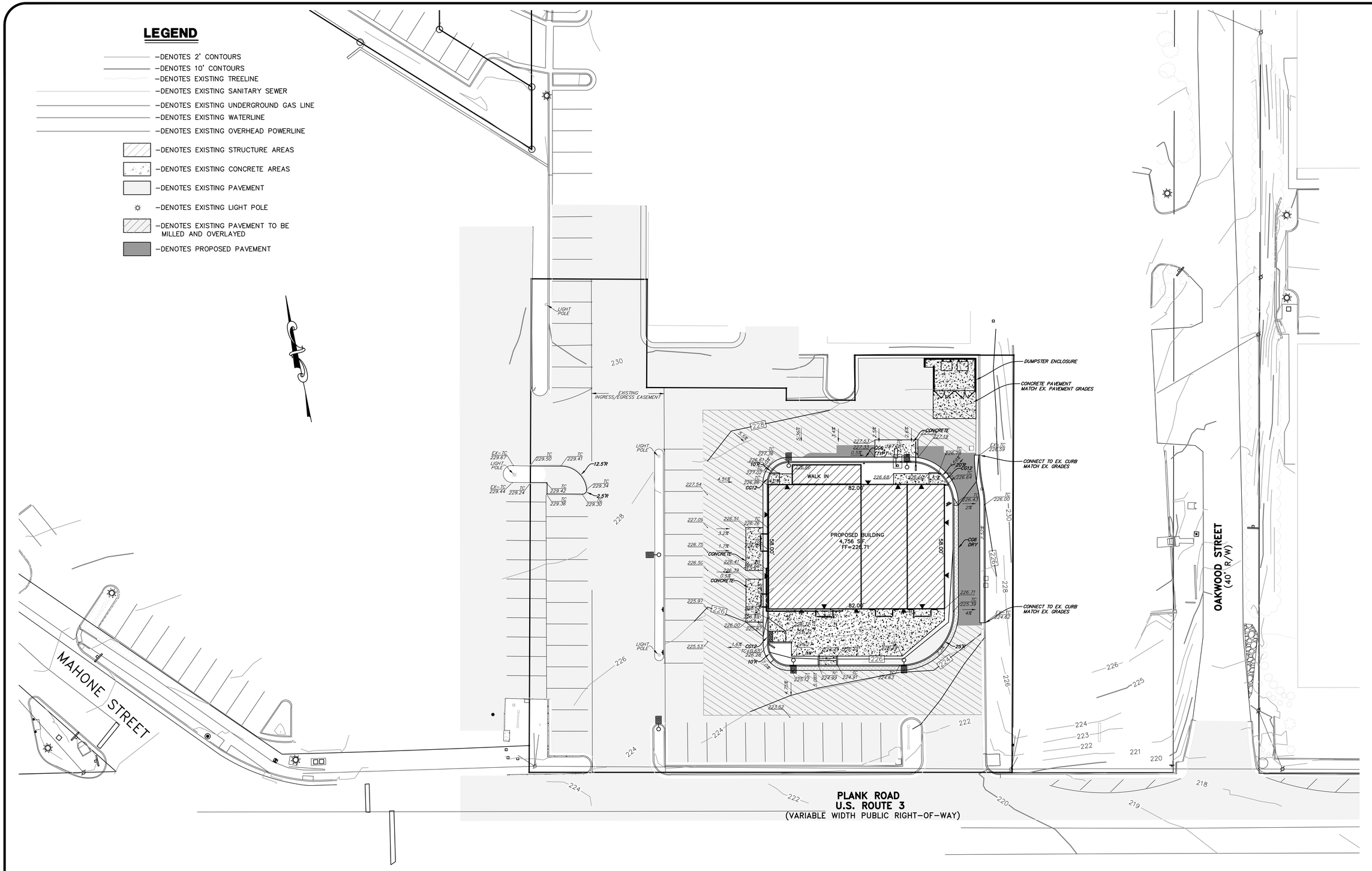
GEOMETRIC PLAN

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	1"=20'
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001ESP>
DRAWING NO:	20-D-001
SHEET NO.	5
OF	13 SHEETS

LEGEND

- –DENOTES 2' CONTOURS
- –DENOTES 10' CONTOURS
- –DENOTES EXISTING TREELINE
- –DENOTES EXISTING SANITARY SEWER
- –DENOTES EXISTING UNDERGROUND GAS LINE
- –DENOTES EXISTING WATERLINE
- –DENOTES EXISTING OVERHEAD POWERLINE
- –DENOTES EXISTING STRUCTURE AREAS
- –DENOTES EXISTING CONCRETE AREAS
- –DENOTES EXISTING PAVEMENT
- –DENOTES EXISTING LIGHT POLE
- –DENOTES EXISTING PAVEMENT TO BE MILLED AND OVERLAYED
- –DENOTES PROPOSED PAVEMENT



0' 20' 40' 60'

PROJECT NO. :_____

REVISION BLOCK

BY	DESCRIPTION	DATE

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO.
036528
4-30-20
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W W WEBB & ASSOCIATES, PLLC
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OFFICE (540)371-1209 FAX (540)371-4650

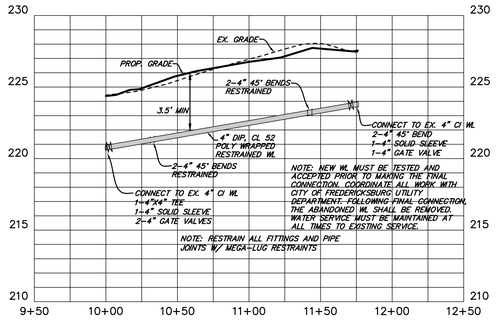
GRADING PLAN

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	1"=20'
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001FSP>
DRAWING NO:	20-D-001
SHEET NO.	6
OF	13 SHEETS

LEGEND

—DENOTES 2' CONTOURS
—DENOTES 10' CONTOURS
—DENOTES EXISTING TREELINE
S S —DENOTES EXISTING SANITARY SEWER
G G G —DENOTES EXISTING UNDERGROUND GAS LINE
W W —DENOTES EXISTING WATERLINE
—DENOTES EXISTING OVERHEAD POWERLINE
—DENOTES EXISTING STRUCTURE AREAS
—DENOTES EXISTING CONCRETE AREAS
—DENOTES EXISTING PAVEMENT
—DENOTES EXISTING LIGHT POLE
—DENOTES EXISTING PAVEMENT TO BE MILLED AND OVERLAYED
—DENOTES PROPOSED PAVEMENT



WL PROFILE

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL

0' 20' 40' 60'

PROJECT NO. :_____

REVISION BLOCK

DATE	DESCRIPTION	BY

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO. 036528
4-30-20
PROFESSIONAL ENGINEER

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OFFICE (540)371-1209 FAX (540)371-4650

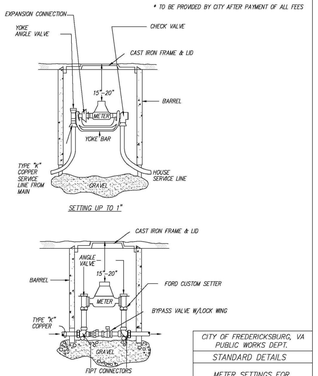
UTILITY PLAN

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

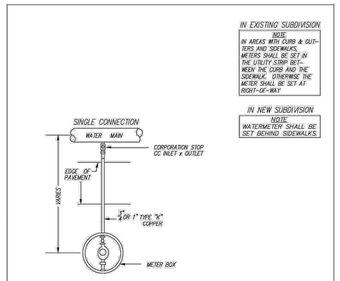
DATE:	APRIL 30, 2020
SCALE:	1"=20'
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001GSP>
DRAWING NO:	20-D-001
SHEET NO.	7
OF	13 SHEETS

TYPE	STANDARD		YOKE		CUSTOM	SETTER W/BYPASS
METER SIZE (IN.)	¾ X ¾	¾	¾	1	¾	1
*METER (OR APPROVED EQUAL)	BADGER	BADGER	BADGER	BADGER	BADGER	BADGER
BARREL DIAMETER (IN.)	18	18	24	24	36	36
METER YOKE/SHUTOFF	FORD 1552	FORD 1503	FORD 1504	VAF 66-12	VAF 77-12	

* TO BE PROVIDED BY CITY AFTER PAYMENT OF ALL FEES



CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
METER SETTINGS FOR UP TO 2" METERS
AUGUST 2007 | W1



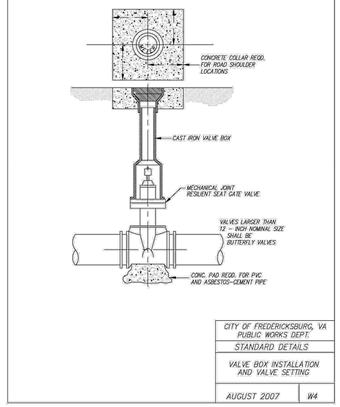
CORPORATION STOPS

SIZE	INLET	OUTLET
¾"	CC	PACK JOINT CONNECTION
1"	CC	PACK JOINT CONNECTION

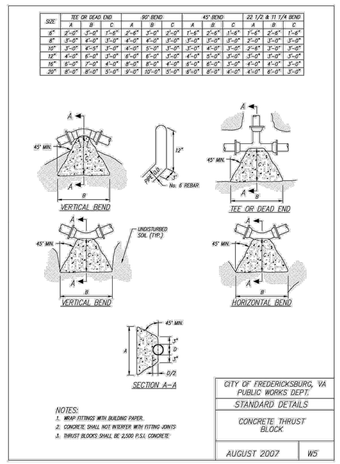
IN EXISTING SUBDIVISION
NOTE:
IN AREAS WITH CURB & GUTTERS AND SIDEWALKS, METERS SHALL BE SET IN THE UTILITY STRIP BETWEEN THE CURB AND THE SIDEWALK. OTHERWISE THE METER SHALL BE SET AT RIGHT-OF-WAY.

IN NEW SUBDIVISION
NOTE:
WATER METER SHALL BE SET BEHIND SIDEWALKS.

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
WATER SERVICE CONNECTIONS FOR SIZES UP TO 1"
AUGUST 2007 | W2



CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
VALVE BOX INSTALLATION AND VALVE SETTING
AUGUST 2007 | W4



SIZE	TEE OR DEAD END			90° BEND			45° BEND			22 1/2 & 11 1/4 BEND		
	A	B	C	A	B	C	A	B	C	A	B	C
4"	2'-0"	2'-0"	1'-0"	2'-6"	2'-0"	1'-0"	1'-6"	2'-0"	1'-0"	1'-0"	2'-0"	1'-0"
6"	3'-0"	4'-0"	2'-0"	4'-0"	4'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	3'-0"	2'-0"
10"	3'-0"	4'-0"	2'-0"	4'-0"	4'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	3'-0"	2'-0"
12"	4'-0"	5'-0"	2'-0"	6'-0"	5'-0"	2'-0"	3'-0"	4'-0"	2'-0"	3'-0"	4'-0"	2'-0"
16"	5'-0"	7'-0"	4'-0"	8'-0"	6'-0"	4'-0"	4'-0"	5'-0"	4'-0"	4'-0"	5'-0"	4'-0"
20"	6'-0"	8'-0"	5'-0"	9'-0"	7'-0"	4'-0"	5'-0"	6'-0"	4'-0"	4'-0"	6'-0"	3'-0"

NOTES:
1. WRAP FITTINGS WITH BUILDING PAPER.
2. CONCRETE SHALL NOT INTERFER WITH FITTING JOINTS
3. THRUST BLOCKS SHALL BE 3,000 P.S.I. CONCRETE.

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
CONCRETE THRUST BLOCK
AUGUST 2007 | W5

WATER & SEWER

1.) ALL WATER LINES AND SEWER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FREDERICKSBURG, VIRGINIA.

2.) INSPECTION AND APPROVAL OF ALL WORK AND MATERIALS PERTAINING TO WATER AND SEWER SHALL BE UNDER THE JURISDICTION OF THE CITY OF FREDERICKSBURG, VIRGINIA.

3.) THE CONTRACTOR MUST PROVIDE BOTH SANITARY AND WATER LATERALS TO EACH LOT. SEWER LATERALS SHALL BE 4" SDR-35 IN ACCORDANCE WITH PLATE 7-18 OF THE CITY OF FREDERICKSBURG DESIGN STANDARDS MANUAL. WATER SERVICE SHALL BE 5/8" X 3/4" METER SETS W/3/4" TYPE K COPPER SERVICE LINE IN ACCORDANCE WITH PLATE 7-6 OF THE CITY OF FREDERICKSBURG DESIGN STANDARDS MANUAL.

4.) 2 INCH WATER LINES SHALL BE CLASS 200 (SDR-21) POLY-VINYL CHLORIDE PIPE WITH 12 GAUGE SOLID COPPER WIRE INSTALLED ADJACENT TO THE PIPE. WATER PIPE 4-INCH AND LARGER SHALL BE CL 52 POLYWRAPPED DUCTILE IRON MEETING ANSI/AWWA C104/A21.51.

5.) ALL GRAVITY SANITARY SEWER MAINS SHALL BE PVC SEWER PIPE TYPE PSM POLY VINYL CHLORIDE. PIPE AND FITTINGS SHALL MEET ASTM DESIGNATION D-3034-73 MIN. DESIGNATION USED SHALL BE SDR-35. CLASS A BEDDING SHALL BE USED ON DEPTHS EXCEEDING 24 FEET.

6.) THERE SHALL BE A 10' HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER LINES AND A VERTICAL SEPARATION OF 18" BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER. THIS APPLIES TO HOUSE SEWER LATERALS ALSO.

7.) THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY AS-BUILT INFORMATION ON ALL CONSTRUCTION. ALL LATERAL AND APPURTENANCES WILL BE REFERENCED FROM THE CLOSEST MANHOLE.

8.) ALL WATER LINES AND SEWER LINE TRENCHES TO BE COMPACTED TO 95% DENSITY.

9.) ALL WATER METERS AND SEWER LATERALS SHALL BE SET A MIN. OF 3' BEHIND TOP OF TOE OF ROAD SLOPE WHEN CUTS AND FILLS EXCEED RIGHT-OF-WAY. WHERE CUTS AND FILLS DO NOT EXCEED RIGHT-OF-WAY, PLACE WATER METERS AND SEWER LATERALS 5' BEHIND RIGHT-OF-WAY.

10.) AIR TEST REQUIRED ON SEWER LINES IF GROUND WATER NOT ADEQUATE TO RUN INFILTRATION TEST.

11.) SEWER CONNECTION TO EXISTING SANITARY MANHOLES SHALL BE MADE BY CORE DRILLING MANHOLE AND INSTALLING RUBBER BOOT CREATING A WATER-TIGHT CONNECTION.

12.) ALL SEWER PIPE SHALL BE BEDDED WITH A MINIMUM OF 4" STONE UNDER PIPE AND BEDDED TO THE SPRING LINE OF PIPE USING A STONE MEETING GRADUATION SIZE FROM #8 STONE TO #57 STONE.

13.) NO EXISTING WATER MAIN TO BE TAMPERED WITH BY TAPPING, OPENING, OR CLOSING VALVES WITHOUT UTILITY CONSTRUCTION INSPECTOR PRESENT ON THE JOB SITE.

14.) NO NEW WATER LINES TO BE FILLED OR FLUSHED WITHOUT UTILITY INSPECTOR PRESENT.

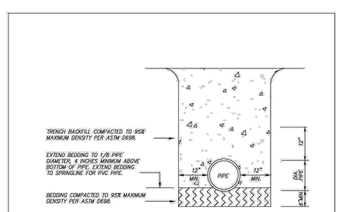
15.) NO OCCUPANCY PERMIT SHALL BE ISSUED FOR DWELLING WITHIN THIS SECTION UNTIL THE FOLLOWING WORK IS COMPLETED. WATER AND SEWER SYSTEM, ALL DRAINAGE SYSTEMS INSTALLED AND COMPLETED IN ACCORDANCE WITH THE ENGINEER'S PLANS. ALL STREETS COMPLETED TO THE POINT THAT ALL ROADWAY DITCHES, SHOULDERS AND BASE MATERIAL IN PLACE. ALL STREET RIGHT-OF-WAY AND ALL AREAS DISTURBED DURING CONSTRUCTION AND DEVELOPMENT SHALL BE SEEDED AND STABILIZED.

16.) MINIMUM COVER FOR WATER LINES SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE.

17.) ALL SANITARY SEWER LATERALS SHALL BE INSTALLED AT MINIMUM GRADE OF 2% UNLESS APPROVED BY THE ENGINEER AND/OR OWNER.

18.) A COMPLETE SET OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS UPON COMPLETION OF THE WATER AND SEWER SYSTEM, AND PRIOR TO FINAL ACCEPTANCE. A COMPLETE SET OF MYLAR PRINTS WITH AS-BUILT INFORMATION MUST BE SUBMITTED. AS-BUILT PLANS MUST BE DETERMINED BY ACTUAL FIELD SURVEY.

19.) ALL DUCTILE IRON PIPE TO BE POLYWRAPPED IN THE PRESENCE OF ACID SOILS.



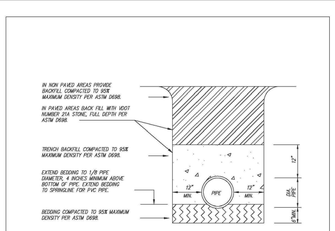
MATERIALS FOR PIPE BEDDING AND TRENCH BACKFILL SHALL BE CLASS II IN ACCORDANCE WITH ASTM D2321 AS FOLLOWS:

CLASS II COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 44MM (1.5"), INCLUDING VARIOUSLY GRADED SANDS AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NONCOHESIVE, EITHER WET OR DRY. SOIL TYPES GW, GP, SW AND SP ARE INCLUDED IN THIS CLASS AS SPECIFIED IN ASTM D2487.

BEDDING SHALL BE IMPORTED MATERIAL FROM AN APPROVED SOURCE.

TRENCH BACKFILL SHALL BE IN-SITU EXCAVATED MATERIAL. THE CONTRACTOR SHALL TAKE CAUTION TO PREVENT CONTAMINATION OF BACKFILL MATERIAL.

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
TYPICAL PIPE BEDDING (PAVED AREAS AND OTHER AREAS WHEN IN-SITU MATERIAL UNSUITABLE
AUGUST 2007 | W6B

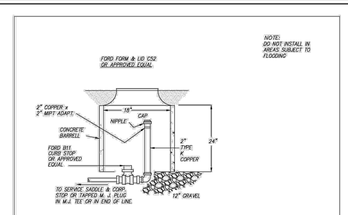


MATERIALS FOR PIPE BEDDING AND TRENCH BACKFILL SHALL BE CLASS II IN ACCORDANCE WITH ASTM D2321 AS FOLLOWS:

CLASS II COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 44MM (1.5"), INCLUDING VARIOUSLY GRADED SANDS AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NONCOHESIVE, EITHER WET OR DRY. SOIL TYPES GW, GP, SW AND SP ARE INCLUDED IN THIS CLASS AS SPECIFIED IN ASTM D2487.

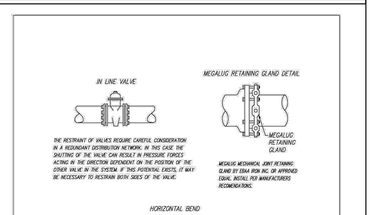
BEDDING AND BACKFILL SHALL BE IMPORTED MATERIAL FROM AN APPROVED SOURCE.

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
TYPICAL PIPE BEDDING (PAVED AREAS AND OTHER AREAS WHEN IN-SITU MATERIAL UNSUITABLE
AUGUST 2007 | W6A

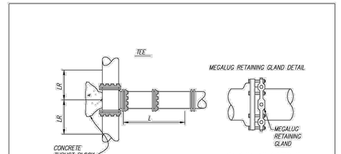


NOTE:
DO NOT INSTALL IN AREAS SUBJECT TO FLOODING

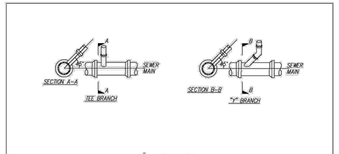
CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
BLOW-OFF AND SAMPLE TAP ASSEMBLIES
AUGUST 2007 | W8



CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
JOINT RESTRAINT (IN LINE VALVE AND HORIZONTAL BEND)
AUGUST 2007 | W11

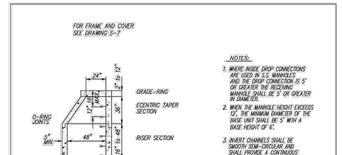


CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
JOINT RESTRAINT (IN LINE VALVE AND HORIZONTAL BEND)
AUGUST 2007 | W11A



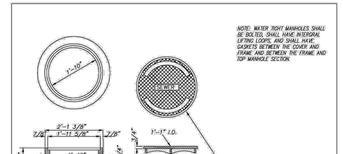
NOTES: NEW HOUSE CONNECTIONS SHALL BE MADE WITH 4" PIPE APPROVED STRAPPED SADDLE "Y"S AND TEES MAY BE USED WHERE APPROVED BY THE DEPT OF P.W.

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
SEWER SERVICE CONNECTIONS AND CLEAN-OUT
AUGUST 2007 | S2



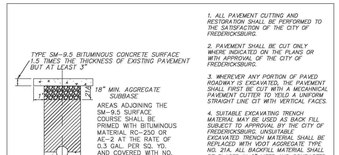
NOTES:
1. WHERE INSIDE DROP CONNECTIONS ARE USED IN S.S. MANHOLES AND THE DROP CONNECTION IS 3' OR GREATER THE BEDDING SHALL BE 3' OR GREATER IN DIAMETER.
2. WHEN THE MANHOLE HEIGHT EXCEEDS 10', THE MINIMUM DIAMETER OF THE BASE UNIT SHALL BE 5' WITH A BASE HEIGHT OF 6'.
3. INVERT CHANNELS SHALL BE SMOOTH SEMI-CIRCULAR AND SHALL PROVIDE A CONTINUOUS INVERT THROUGH THE MANHOLE.
4. NON PRECORMED INVERT CHANNELS SHALL BE FORMED WITH BRICK SURFACED WITH 4:1 CONCRETE.
5. TRIBUTARY CHANNELS SHALL JOIN WITH SMOOTH TRANSITION.
6. FOR STEP DESIGN SEE DETAIL ST-1 OF THE STATE ROAD AND BRIDGE SPECIFICATIONS VOLUME NO.1
7. STEPS MAY BE OMITTED WHEN SPECIFIED ON THE PLANS.
8. FRAME & COVER SHOULD BE 2" MIN. ABOVE FINISHED GRADE IN GREEN AREAS. FOR FRAME AND COVER DRAWING SEE DETAIL S5.

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
STANDARD MANHOLE TYPE "A"
AUGUST 2007 | S3



CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
MANHOLE FRAMES AND COVERS
AUGUST 2007 | S5

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
SEWER PIPE BEDDING CONCRETE ENCASEMENT CONCRETE CAP
AUGUST 2007 | S7



1. ALL PAVEMENT CUTTING AND RESTORATION SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY OF FREDERICKSBURG.

2. PAVEMENT SHALL BE CUT ONLY WHERE INDICATED ON THE PLANS OR WITH APPROVAL OF THE CITY OF FREDERICKSBURG.

3. WHEREVER ANY PORTION OF PAVED ROADWAY IS EXCAVATED, THE PAVEMENT SHALL FIRST BE CUT WITH A MECHANICAL PAVEMENT CUTTER TO YIELD A UNIFORM STRAIGHT LINE CUT WITH VERTICAL FACES.

4. SUITABLE EXCAVATING TRENCH MATERIAL MAY BE USED AS BACK FILL SUBJECT TO APPROVAL BY THE CITY OF FREDERICKSBURG. UNSUITABLE EXCAVATED TRENCH MATERIAL SHALL BE REPLACED WITH VDOT AGGREGATE TYPE NO. 21A. ALL BACKFILL MATERIAL SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% DENSITY.

CITY OF FREDERICKSBURG, VA
PUBLIC WORKS DEPT.
STANDARD DETAILS
PAVEMENT RESTORATION
AUGUST 2007 | W9

REVISION BLOCK

DESCRIPTION	DATE	BY

W W WEBB & ASSOCIATES, PLLC
ENGINEERING · SURVEYING · LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
OFFICE (540)371-1209 FAX (540)371-4650

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO. 036528
4-30-20
PROFESSIONAL ENGINEER

UTILITY NOTES AND DETAILS

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	N/A
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001HSP>
DRAWING NO:	20-D-001

SHEET NO. 8
OF 13 SHEETS

PROJECT NO. :_____

SPMAJ XXX

SWM QAULITY CALCULATIONS

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: DUNKIN' DONUTS 2203 PLANK RD
Date: 4/20/2020
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.48

Maximum reduction required: 10%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 0.17

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.10			0.10
Impervious Cover (acres)		0.91			0.91
					1.01

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.12			0.12
Impervious Cover (acres)		0.89			0.89
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	1.01

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.10	0.10
Weighted Rv(turf)	0.20	0.20
% Managed Turf	10%	10%
Impervious Cover (acres)	0.91	0.91
Rv(impervious)	0.95	0.95
% Impervious	90%	90%
Total Site Area (acres)	**1.01**	**1.01**
Site Rv	**0.88**	**0.88**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0737	0.0737
Pre-ReDevelopment Treatment Volume (cubic feet)	3,211	3,211
Pre-ReDevelopment TP Load (lb/yr)	**2.02**	**2.02**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.00	2.00
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.41*

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.12
Weighted Rv (turf)	0.20
% Managed Turf	12%
Impervious Cover (acres)	0.89
Rv(impervious)	0.95
% Impervious	88%
Final Site Area (acres)	**1.01**
Final Post Dev Site Rv	**0.86**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.12
Weighted Rv (turf)	0.20
% Managed Turf	12%
ReDev. Impervious Cover (acres)	0.89
Rv(impervious)	0.95
% Impervious	88%
Total ReDev. Site Area (acres)	**1.01**
ReDev Site Rv	**0.86**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0725	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.0725	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	3,156	**Post-ReDevelopment Treatment Volume (cubic feet)**	3,156	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**1.98**	**Post-ReDevelopment Load (TP) (lb/yr)***	**1.98**	**Post-Development TP Load (lb/yr)**	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.96	Post-ReDevelopment TP load per acre (lb/acre/yr)	1.96		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**10%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.17**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.17**

ECOSYSTEM SERVICES

ECOSYSTEM SERVICES, LLC
1739 Allied Street, Suite A
Charlottesville, VA 22903
540.578.4296
www.ecosystemservices.us
info@ecosystemservices.us

August 31, 2020

Steve Ball, PE
Webb & Associates
11903 Bowman Drive, Suite 106
Fredericksburg, VA 22408

RE: Nutrient Offset Credit – Credit Availability Letter
Dunkin' Donuts Project
2203 Plank Road – City of Fredericksburg, VA
HUC: 02080104

Dear Mr. Ball,

We appreciate the opportunity to provide a credit availability letter for **0.17** pounds of phosphorus for the above referenced project. This letter is to certify that as of today, August 31, 2020, Pristine Waters Nutrient Bank has 21.21 pounds of phosphorus and 83.83 pounds of nitrogen available for transfer to those entities requiring offsets in accordance with the Chesapeake Bay Watershed Nutrient Credit Exchange Program (VA Code § 62.1-44.19:14 et seq.). Those offsets are also transferable in accordance with the Virginia stormwater offset program (VA Code § 62.1-44.15:35) and the Virginia Soil and Water Conservation Board's Guidance Document on Stormwater Nonpoint Nutrient Offsets approved on July 23, 2009, to those regulated entities qualifying for nutrient credits.

We can certainly accommodate your needs and could offer to fulfil the order of **0.17** pounds of phosphorus.

Please feel free to contact us with any questions. I hope we have the opportunity to work together on this project.

Sincerely,
Ecosystem Services, LLC
By:

Jonathan R. Roller, AOSE PSS CNMP
Manager – Authorized Representative

REVISION BLOCK

BY	DESCRIPTION	DATE

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO. 036528
4-30-20
PROFESSIONAL ENGINEER

W W WEBB & ASSOCIATES, PLLC
ENGINEERING · SURVEYING · LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
OFFICE (540)371-1209 FAX (540)371-4650

VRRM CALCULATION

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE: APRIL 30, 2020
SCALE: N/A
DESIGNED BY: SLB
DRAWN BY: SLB
CHECKED BY: DCW

ACAD FILE: <20D001ISP>
DRAWING NO: 20-D-001

SHEET NO. 9 OF 13 SHEETS

PROJECT NO. :

E & S CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT INCLUDES THE DEMOLITION OF AN EXISTING BUILDING AND PARKING AREA AND CONSTRUCTION OF A FAST FOOD RESTAURANT WITH ASSOCIATED PARKING, STORM SEWER AND UTILITIES. THE TOTAL AREA WITHIN THE LIMITS OF DISTURBANCE IS APPROXIMATELY 0.48 ACRES.

EXISTING SITE CONDITIONS
THE SITE IS CURRENTLY DEVELOPED AS AN EXISTING RESTAURANT. THE PROPOSED BUILDING IS LOCATED ON PARCEL GPIN 4449-02-8568. THE SITE IS RELATIVELY FLAT. STORMWATER RUNOFF GENERALLY FLOWS TO THE SOUTHEAST AND IS CURRENLTY COLLECTED IN EXISTING STORM SEWER ALONG RT. 3.

ADJACENT AREAS
THE SITE IS BOUNDED BY COMMERCIAL PROPERTY TO THE EAST, WEST AND NORTH AND BY RT 3 TO THE SOUTH.

TOPSOIL
PER MS-2, ANY STOCKPILES, IF LOCATED ON-SITE, SHOULD BE LOCATED UPSTREAM OF THE SEDIMENT CONTROLS AND STABILIZED WITH TEMPORARY VEGETATION TO PREVENT SOIL LOSS UNTIL NEEDED. TOPSOIL SHALL BE REAPPLIED TO THE UNPAVED AREAS OF THE SITE TO A DEPTH OF 6", AND ANY EXCESS SOIL SHALL BE DISPOSED OF AT A CURRENTLY PERMITTED SITE IN ACCORDANCE WITH THE VIRGINIA STATE EROSION AND SEDIMENT CONTROL HANDBOOK.

OFFSITE AREAS
THIS PLAN DOES NOT ANTICIPATE THE NEED FOR OFFSITE ACTIVITIES. IF NEEDED, HOWEVER, PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SUPPLEMENTARY E&S PLAN FOR ANY OFF-SITE DISTURBANCE THAT WILL BE REQUIRED FOR THIS PROJECT. THIS PLAN MUST BE APPROVED BY THE GOVERNING AUTHORITY PRIOR TO ANY OFF-SITE ACTIVITY.

SOILS MAP
SEE SOILS MAP FOR SOILS INFORMATION, LOCATED ON THIS SHEET.

CRITICAL EROSION AREAS
NO CRITICAL EROSION AREAS ARE ANTICIPATED ON THIS SITE.

PERMANENT STABILIZATION
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES (AS INDICATED ON THE PLANS) FROM FILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING

EROSION CONTROL PROGRAM
CUT SLOPES ARE NOT SHOWN TO BE STEEPER THAN 3.5:1 WITH THIS PLAN. ALL PERIMETER CONTROLS SHALL BE STABILIZED IMMEDIATELY. AREAS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS. AREA WHICH ARE NOT AT FINAL GRADE, BUT WILL BE WORKED ON WITHIN 14 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEEDING.

SILTATION CONTROL PROGRAM
CONTROL WILL BE EXERCISED THROUGH THE INSTALLATION OF ALL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS OF THIS PLAN SET.

PHASING OF LAND-DISTURBING ACTIVITIES

PHASE I
1. INSTALL CONSTRUCTION ENTRANCE IF REQUIRED BY CITY.
2. INSTALL RIGHT OF WAY DIVERSION AND INLET PROTECTION AS SHOWN ON THE PLAN.

PHASE II
1. ONCE THE PERIMETER CONTROLS ARE IN PLACE THE EXISTING BUILDING AND PAVEMENT CAN BE DEMOLISHED.
2. UNDERGROUND UTILITIES CAN BE INSTALLED.
3. BUILDING CONSTRUCTION CAN BEGIN.
4. CURB AND GUTTER, SIDEWALK AND PAVEMENT CAN BE INSTALLED.
5. FOLLOWING INSTALLATION OF THE BASE ASPHALT, AND STABILIZATION OF GRASSED AREAS AND WITH THE PERMISSION OF THE E&S INSPECTOR, ALL REMAINING E&S CONTROLS CAN BE REMOVED.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE NOTED, ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS SET IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).

STRUCTURAL PRACTICES

1. CONSTRUCTION ENTRANCE-3.02
A STABILIZED STONE PAD LOCATED AT POINT OF VEHICULAR INGRESS AND EGRESS TO REDUCE THE AMOUNT OF MUD TRANSPORTED BY CONSTRUCTION VEHICLES LEAVING THE SITE. THE LOCATION IS SHOWN ON THE PLAN. IF REQUIRED BY CITY INSPECTOR.
2. SILT FENCE 3.05-2
A TEMPORARY SEDIMENT BARRIER CONSISTING OF SYNTHETIC FILTER FABRIC USED TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS. SILT FENCE IS TO BE INSTALLED IF REQUIRED BY THE CITY INSPECTOR.
3. STORM DRAIN INLET PROTECTION-3.07
A SEDIMENT FILTER LOCATED AT THE INLET TO THE STORM SEWER INLET TO PREVENT SEDIMENT FROM ENTERING AND ACCUMULATING AND BEING TRANSFERRED BY THE INLET PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED PROJECT AREA. THE LOCATION IS SHOWN ON THE PLAN.
4. TEMPORARY RIGHT-OF-WAY DIVERSION-3.11
A RIDGE OF COMPACTED LOOSE ROCK OR GRAVEL CONSTRUCTED ACROSS THE ENTRANCE. TEMPORARY DIVERSION DIKES WILL BE INSTALLED TO DIRECT OVERLAND FLOW INTO CONTAINMENT DEVISE. THE LOCATION IS SHOWN ON THE PLAN.

CBPA NARRATIVE

THIS PLAN COMPLIES WITH ALL REQUIREMENTS OF ARTICLE 8, CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT. PARKING SPACES HAVE BEEN SIZED 9'X18' TO MINIMIZE IMPERVIOUS AREA AND LAND DISTURBANCE. NATIVE PLANT SPECIES WILL BE UTILIZED WHEN POSSIBLE IN THE LANDSCAPE AREAS. WETLANDS AREAS WILL NOT BE IMPACTED WITH THIS CONSTRUCTION PLAN. THERE ARE NO WETLANDS ON THIS SITE. EROSION AND SEDIMENT CONTROL MEASURES WILL BE EMPLOYED TO CONTROL RUNOFF DURING CONSTRUCTION.

WATER QUALITY
WATER QUALITY TREATMENT WILL BE PROVIDED THROUGH THE PURCHASE OF NUTRIENT CREDITS.

WATER QUANTITY
RUNOFF WILL BE DISCHARGED TO AN EXISTING STORM SEWER WHICH IS CURRENTLY FUNCTIONING PROPERLY. THE AMOUNT OF IMPERVIOUS AREA ON THE SITE WILL BE DECREASED. THIS WILL REDUCE THE PEAK DISCHARGE FROM THE 2 AND 10 YEAR 24 HOUR STORM EVENTS. THIS WILL SATISFY THE VIRGINIA STATE WATER QUANTITY REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION.

MINIMUM STANDARDS

1.5 Minimum Standards.
An erosion and sediment control program adopted by a district or locality shall contain regulations that are consistent with the following criteria, techniques and methods:

1. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant (undisturbed) for longer than 14 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.

2. During construction of the project, soil stock piles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site. (There are no soil stockpiles or borrow areas associated with this project.)

3. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the local program administrator or his designated agent, is uniform, mature enough to survive and will inhibit erosion.

4. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place.

5. Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.

6. Surface runoff from disturbed areas that is comprised of flow from drainage area greater than or equal to three acres shall be controlled by a sediment basin. The sediment basin shall be designed and constructed to accommodate the anticipated sediment loading from the land-disturbing activity. The outfall devise or system design shall take into account the total drainage area flowing through the disturbed area to be served by the basin.

7. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.

8. Concentrated runoff shall not flow down cut or fill slopes unless contained within adequate temporary or permanent channel, flume or slope drain structure.

9. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

10. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.

11. Before newly constructed stormwater conveyance channels are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.

12. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of cause ways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.

13. When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary stream crossing constructed of nonerodible material shall be provided.

14. All applicable federal, state and local regulations pertaining to working in or crossing live watercourses shall be met.

15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.

16. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:

a. No more than 500 linear feet of trench may be opened at one time.

b. Excavated material shall be placed on the uphill side of trenches.

c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.

d. Restabilization shall be accomplished in accordance with these regulations.

e. Applicable safety regulations shall be complied with.

17. Where construction vehicle access routines intersect paved public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a public road surface, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land-disturbing activities.

18. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program administrator. Trapped sediment and the disturbed by the local program administrator. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria:

a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe and pipe system shall be performed.

b. Adequacy of all channels and pipes shall be verified in the following manner:

(1)The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question.

(2) Natural channels shall be analyzed by the use of a two-year frequency storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks.

(3) All previously constructed man-made channels shall be analyzed by the use of a ten-year frequency storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks.

(4) Pipes and storm sewer systems shall be analyzed by the use of a ten-year frequency storm to verify that stormwater will be contained within the pipe or system.

c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:

(1) Improve the channels to a condition where a ten-year frequency storm will not overtop the banks and a two-year frequency storm will not cause erosion to the channel bed or banks; or

(2) Improve the pipe or pipe system to a condition where the ten-year frequency storm is contained within the appurtenances; or

(3) Develop a site design that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak run off rate from a ten-year storm to increase when runoff outfalls into a man-made channel.

(4) Provide a combination of channel improvement, stormwater detention/ retention or other measures which is satisfactory to the plan approving authority to prevent downstream erosion.

d. The applicant shall provide evidence of permission to make the improvements.

e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development condition of the subject project.

f. If the applicant chooses an option that includes stormwater detention/retention, he shall obtain approval from the locality of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance.

g. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel or detention facility.

h. In applying these stormwater management criteria, individual lots in a residential subdivision development shall not be considered to be separate development projects. Instead, the residential subdivision development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate subdivision development shall be used in all engineering calculations.

i. Proposed commercial or industrial subdivisions shall apply these stormwater management criteria to the development as a whole. Hydrologic parameters that reflect the ultimate subdivision development shall be used in all engineering calculations.

BOND ESTIMATE				
EROSION & SEDIMENT CONTROL ESTIMATE				
ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL
CONSTRUCTION ENTRANCE	1	EA	$2000.00	$2000.00
INLET PROTECTION	2	EA	$175.00	$350.00
PERMANENT SEEDING	0.48	AC	$1,500.00	$720.00
RIGHT OF WAY DIVERSION	29	LF	$5.00	$145.00
			SUBTOTAL=	$3,215.00
			1.25xSUBTOTAL=	$4,019.00

EROSION & SEDIMENT CONTROL NOTES

1. Prior to commencement of any land disturbance activities, a land disturbance permit must be issued by the Community Planning & Building Department – Environmental Section. An approved Erosion and Sediment Control Plan and bonding of the erosion and sediment control measures is required for permit issuance.

2. A separate land disturbance permit or an ESC plan amendment to this plan must be submitted to, and approved by the City of Fredericksburg Stormwater Administrator prior to any off-site land disturbance (borrow / filling / disposal activities) associated with this project. If the off-site portion of the project is located within the City of Fredericksburg, additional E&S inspection fees will be required.

3. Contact the Community Planning & Building Department – Environmental Section, (540) 372-1179, a minimum of 48 hours prior to commencement of land disturbance activities. A preconstruction
meeting is required unless it is waived by the Environmental Section.

4. No work may occur outside the limits of disturbance shown on the approved plans. Working outside of the limits of disturbance shown on the approved plans will result in a Stop Work Order being issued with the potential for fines being levied.

5. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached on any portion of the site.

6. Temporary soil stabilization shall be applied within seven (7) days to denuded areas that may not be at final grade but will remain dormant for longer than thirty (14) days.

7. During construction of the project, soil stock piles shall be stabilized or protected with sediment trapping measures.

8. Stabilization measures shall be applied to earthen structures such as dams, dikes, and diversions immediately after installation.

9. Erosion and sediment control measures shall be constructed and installed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place. Initial clearing must be the minimum required to install erosion and sediment control measures and devices. Should either the Erosion and Sediment Control Narrative or Sequence of Construction conflict with this requirement, the conflicting portions of either will be determined to be invalid.

10. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the Senior Environmental Planner or his designated agent, is uniform mature enough to survive and will inhibit erosion.

11. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
a. No more than 500 linear feet of trench may be opened at one time
b. Excavated material shall be placed on the uphill side of trenches
c. Effluent from dewatering operations shall be trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.
d. Restabilization shall be in accordance with the above Notes.

12. All applicable federal, state, and local regulations pertaining to working in or crossing live watercourses shall be met.

13. Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracking onto the paved surface. Where sediment is transported onto a public road surface, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a disposal area.

14. It shall be the owner's responsibility to inspect erosion control devices periodically and after every erodible rainfall. Any necessary repairs or clean up to maintain the effectiveness of the erosion control devices shall be made immediately.

15. Additional erosion and sediment control measures and devices may be required by the Senior Environmental Planner or his designated agent if deemed necessary.

16. The owner shall install additional erosion and sediment control devices and measures if the Registered Land Disturber determines that such additional devices and measures are necessary.

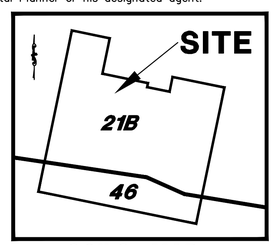
17. All erosion control devices shall be in place and functional at all times and if removed for construction progress, shall be replaced by the close of each workday.

18. Final removal of erosion control devices shall not occur until the Senior Environmental Planner or his designated agent deems the site stabilized.

19. Permanent seeding is to be in accordance with STD and SPEC 3.32 of the Virginia Erosion and Sediment Control Handbook seeding schedule.

20. Construction site operators are required to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality.

21. Construction site operators are required to control the transport of dust and other wind born contaminants as a result of land-disturbing, demolition and construction activities. The operator shall prevent the surface and air movement of airborne substances in accordance with STD and SPEC 3.39 of the Virginia Erosion and Sediment Control Handbook or as approved by the Senior Environmental Planner or his designated agent.



SOILS MAP
SCALE: 1" = 100'

SOIL TYPE TABLE

MAP SYMBOL	MAPPING UNIT
21B	FACEVILLE-VARINA COMPLEX, 2 TO 7 PERCENT SLOPES
46	UBAN LAND-UDULTS COMPLEX, SMOOTHED

MAP SYMBOL	HYDRIC	K FACTOR		HYDROLOGIC SOIL GROUP	DEPTH, FT. TO		SUBSOIL PERME-ABILITY (IN/HR)	SOIL NAME	SHRINK SWELL	FLOOD PLAIN	P=PIEDMONT CP=COASTAL PLAIN
		TOPSOIL	SUBSOIL		ROCK	WATER					
21B	NO	–	–	B	6+	4-5	0.57-1.98	FACEVILLE-VARINA	–	–	CP
46	NO	–	–	B	6+	1.5-5	0.6-6	UDULTS	–	–	CP

PROJECT NO. :_____

REVISION BLOCK

DATE	DESCRIPTION	BY

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO.
036528
4-30-20
PROFESSIONAL ENGINEER

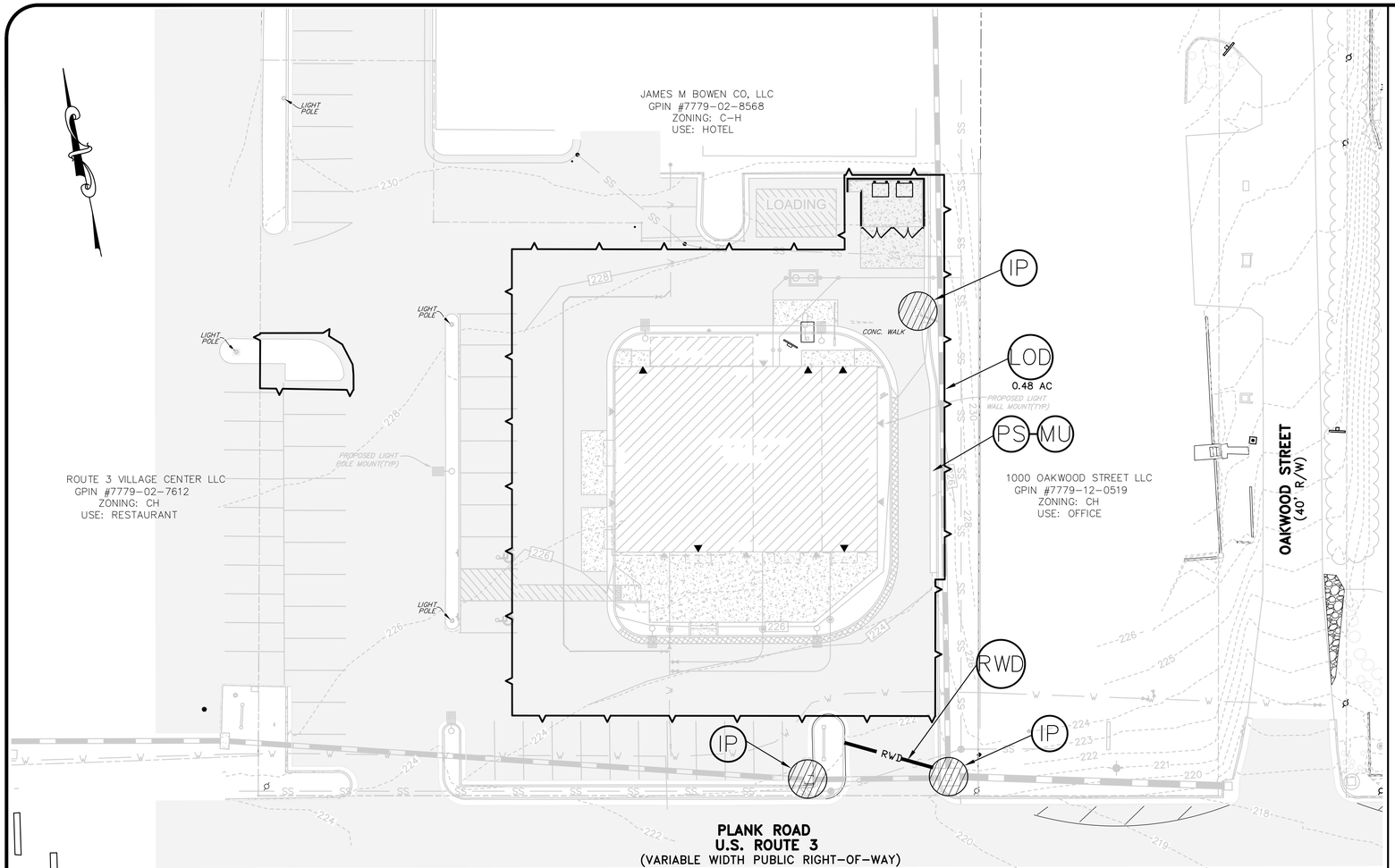
W W WEBB & ASSOCIATES, PLLC
ENGINEERING · SURVEYING · LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
OFFICE (540)371-1209 FAX (540)371-4650

EROSION & SEDIMENT CONTROL NARRATIVE

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

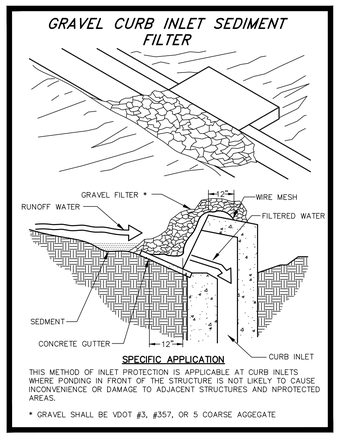
DATE:	APRIL 30, 2020
SCALE:	N/A
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001JSP>
DRAWING NO:	20-D-001

SHEET NO. 10
OF 13 SHEETS

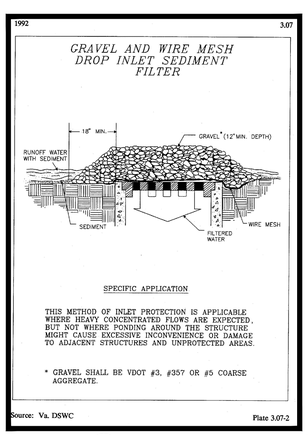


LEGEND:

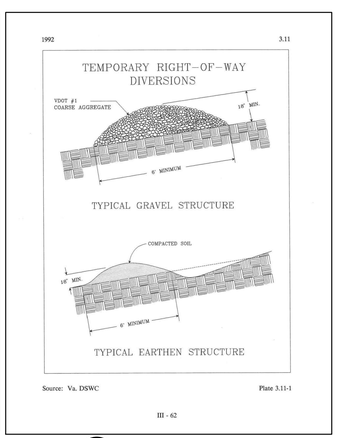
- (LOD) –DENOTES LIMITS OF DISTURBANCE
- (IP) –DENOTES INLET PROTECTION
- (PS)-(MU) –DENOTES PERMANENT SEED & MULCH AREA
- (CE) –DENOTES CONSTRUCTION ENTRANCE
- (SAF) –DENOTES SAFETY FENCE



(IP) –DENOTES INLET PROTECTION



(IP) –DENOTES INLET PROTECTION



(RWD) –DENOTES RIGHT-OF-WAY DIVERSIONS

SEEDING RECOMMENDATIONS

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	20 lbs.
	150 lbs.

* Use seasonal nurse crop in accordance with seeding dates as stated below:
February 16th through April ..... Annual Rye
May 1st through August 15th ..... Foxtail Millet
August 16th through October ..... Annual Rye
November through February 15th ..... Winter Rye

** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Flatpea is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
'QUICK REFERENCE FOR ALL REGIONS'

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50

PROJECT NO. :

REVISION BLOCK

BY	DESCRIPTION	DATE

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO.
036528
4-30-20
PROFESSIONAL ENGINEER

W W WEBB & ASSOCIATES, PLLC
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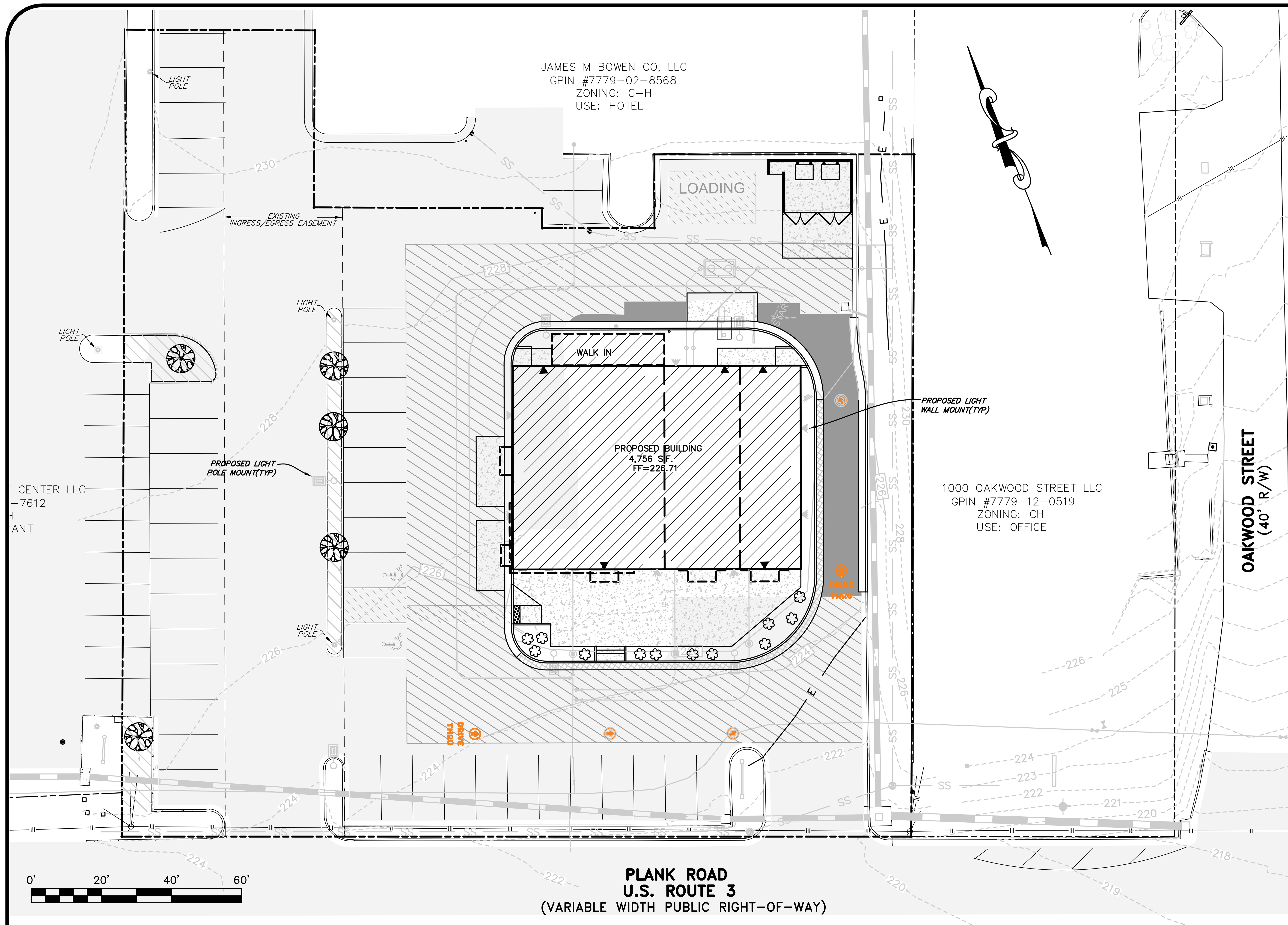
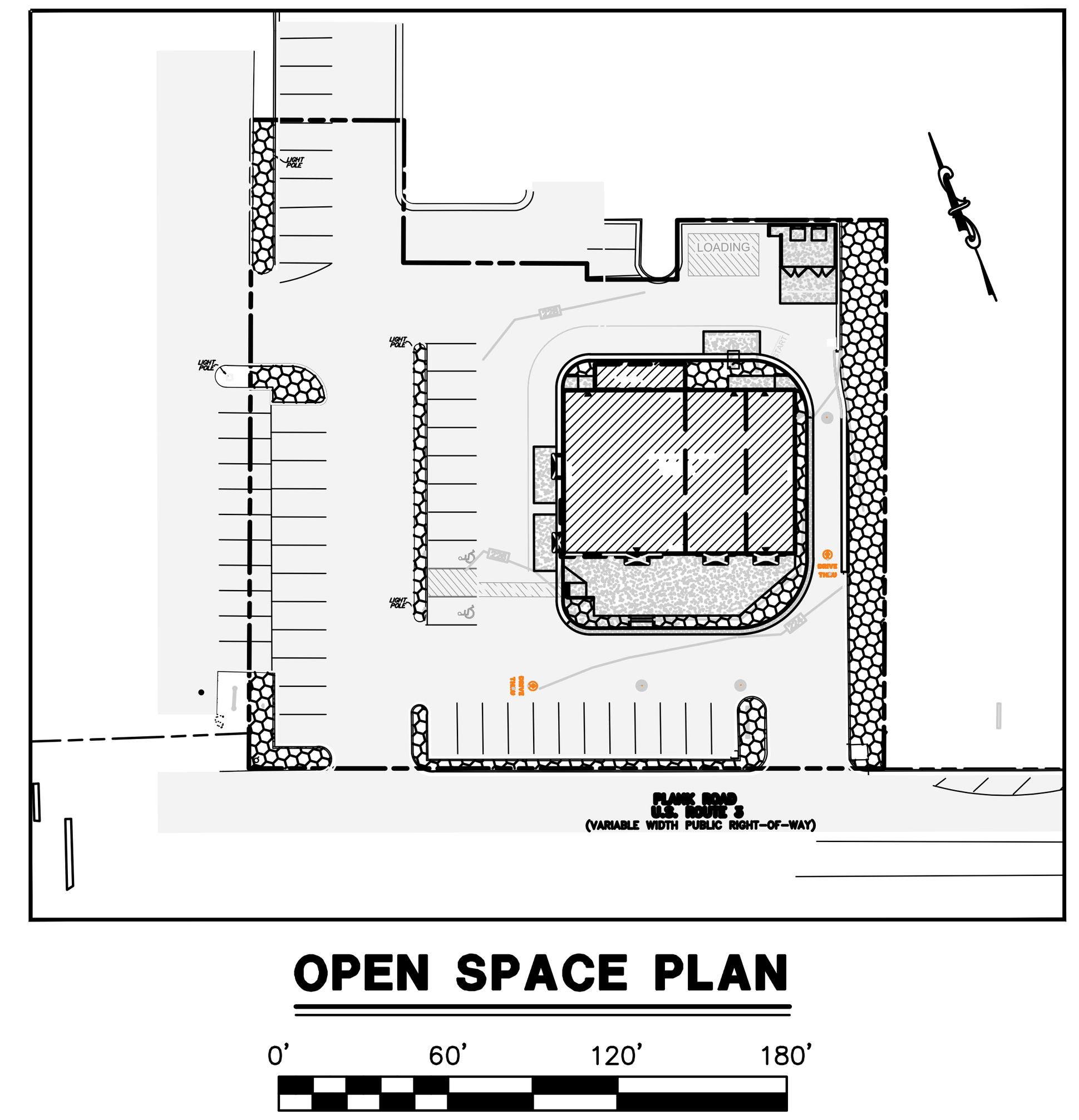
OFFICE (540)371-1209 FAX (540)371-4650

EROSION & SEDIMENT CONTROL PLAN

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	1" = 20'
DESIGNED BY:	SLB
DRAWN BY:	SLB
CHECKED BY:	DCW
ACAD FILE:	<20D001KSP>
DRAWING NO:	20-D-001
SHEET NO.	11
OF	13 SHEETS





OPEN SPACE PLAN

LEGEND

- —DENOTES EXISTING TREELINE
- —DENOTES EXISTING TREES/SHRUBS
- —DENOTES STRUCTURES
- —DENOTES CONCRETE AREAS
- —DENOTES PAVEMENT
- —DENOTES INTERIOR PARKING LANDSCAPING
- —DENOTES OPEN SPACE

LANDSCAPE NOTE

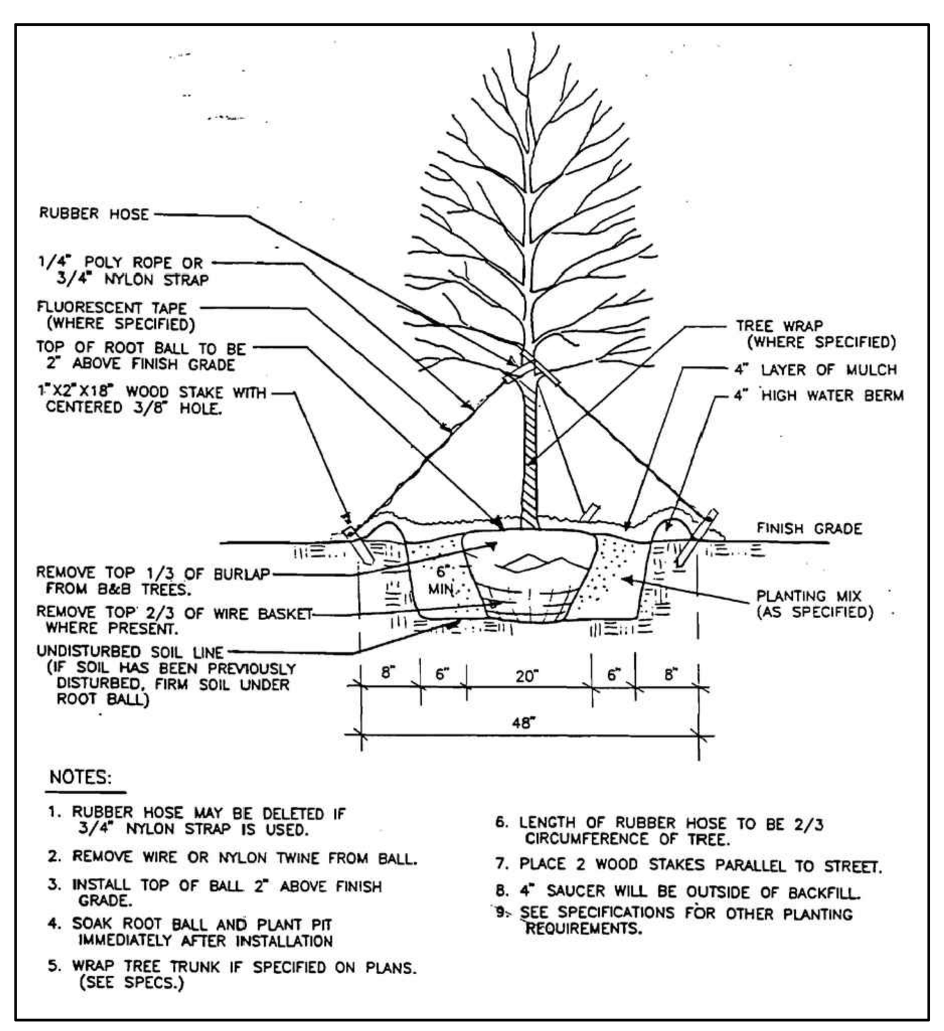
PRIOR TO DEVELOPMENT, THE BOUNDARIES OF THE CONSTRUCTION FOOTPRINT SHALL BE CLEARLY MARKED ON THE PROPERTY AND SUITABLE PROTECTIVE BARRIERS SHALL BE ERECTED 5 FEET OUTSIDE OF THE DRIPLINE OF ANY TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100 FEET OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL SHALL NOT BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER. REQUIRED LANDSCAPE MATERIAL, PLANTING, AND MAINTENANCE AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONFORM TO CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE.

SEEDING NOTE

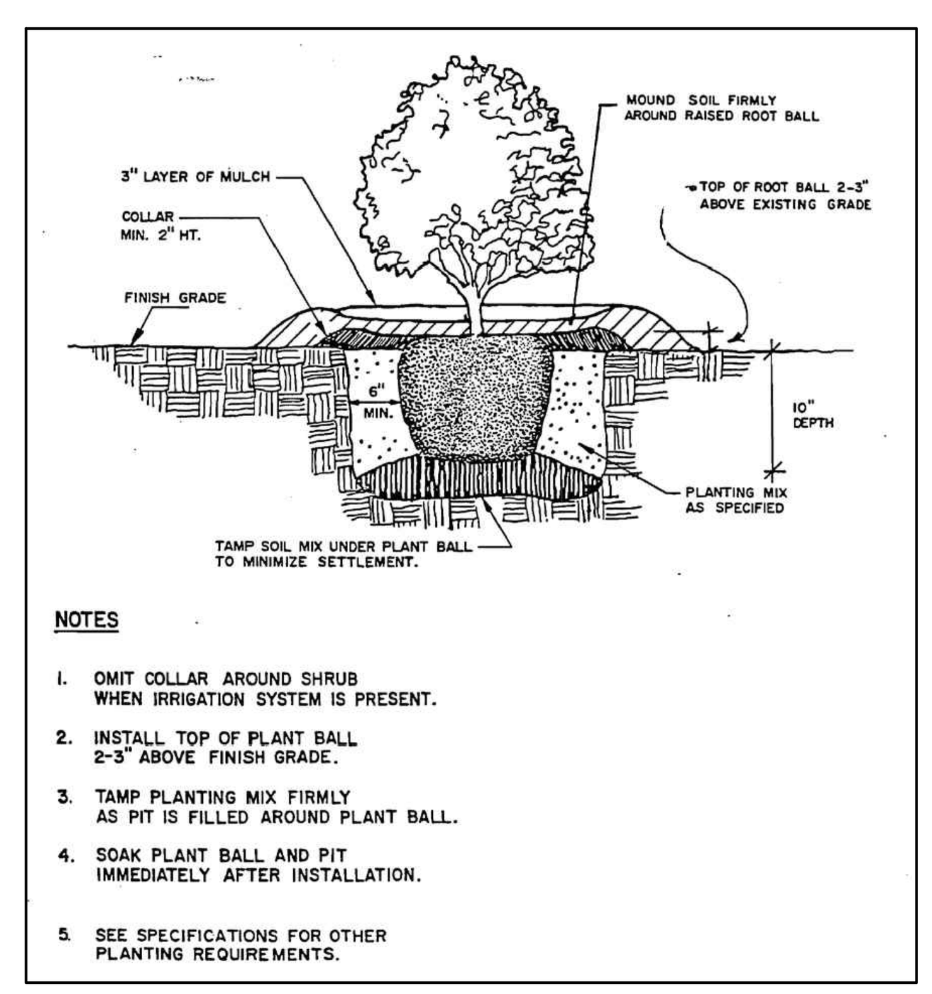
THE CONTRACTOR SHALL SEED OR MULCH ALL DENUDED OR DISTURBED AREAS IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL ORDINANCE REGULATIONS, STANDARDS: MS-1, MS-2, AND MS-3.

LANDSCAPING & IRRIGATION NOTES:

1. ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED TO A MINIMUM DEPTH OF 4" WITH SHREDDED BARK MULCH. PLANTING BEDS SHALL BE SUBSTANTIALLY FREE OF FOREIGN MATTER.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
3. "SAUCER RADIUS" REFERS TO A CIRCULAR AREA AROUND THE ROOT BALL OF EACH NEW TREE, TILLED PRIOR TO INSTALLATION TO A MINIMUM DEPTH OF ONE FOOT, TREATED, AND MULCHED.
4. SOIL IN PLANTING BEDS AND TREE SAUCERS SHALL BE TESTED FOR PH AND NUTRIENT AVAILABILITY, AND AMENDED AS NECESSARY USING ORGANICE FERTILIZERS.
5. ALL AREAS NOT SHOWN WITH LANDSCAPING SHALL BE SEEDED OR SODDED.
6. IRRIGATION DESIGN PROVIDED BY OTHERS.



SINGLE STEM TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

FOUNDATION PLANTINGS LANDSCAPING CALCULATIONS

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER SIZE/HEIGHT	REMARKS	CANOPY	UNDERSTORY	SHRUBS	UNIT COST	COST ESTIMATE
	ILEX CORNUTA	DWARF BURFORD HOLLY	12	30"HIGH	B&B			12	$50.00	$600.00
										TOTAL $600.00
									LANDSCAPING BOND ESTIMATE AT 125%	BOND $750.00

LENGTH OF FOUNDATION PLANTING= 60 LF
REQUIRED: LARGE SHRUBS PLANTED NO GREATER THAN 5' ON-CENTER = 12 SHRUBS
PROVIDED: 12 SHRUBS PLANTED

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER SIZE/HEIGHT	REMARKS	CANOPY	UNDERSTORY	SHRUBS	UNIT COST	COST ESTIMATE
	LAGERSTROEMIA INDICA	CREPE MYRTLE	3	2" CALIPER & 5' HEIGHT	B&B		3		$150.00	$450.00
	CORNUS KOUSA	KOUSA DOGWOOD	2	2" CALIPER & 5' HEIGHT	B&B		2		$150.00	$300.00
										TOTAL $750.00
									LANDSCAPING BOND ESTIMATE AT 125%	BOND $939.00

AREA OF EACH INTERIOR PLANTING ISLAND EQUAL TO OR GREATER THAN 180 SF.
REQUIRED: 2 CALIPER INCHES/180 SF OF ISLAND CANOPY TREES
PLANTING ISLAND AREA = 900 SF
REQUIRED CALIPER INCHES = 900/180 X 2 = 9.9 INCHES
CALIPER INCHES PROVIDED = 10 INCHES

NOTE: IT IS THE INTENT OF THIS LANDSCAPE PLAN TO SHOW THE MINIMUM LANDSCAPING REQUIRED TO MEET CITY OF FREDIERICKSBURG LANDSCAPE REQUIREMENTS. ADDITIONAL LANDSCAPING MAY BE PROVIDED TO COMPLETE THE LANDSCAPE PLAN AS DIRECTED BY THE OWNER.

NOTE: THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL WITH THE APPROVAL OF THE PLANNING DEPARTMENT OF THE CITY OF FREDERICKSBURG.

NOTE: THE OWNER RESERVES THE RIGHT TO RELOCATE EXISTING PLANT MATERIAL WHICH IS LABELED FOR REMOVED WITH THE APPROVAL OF THE PLANNING DEPARTMENT OF THE CITY OF FREDERICKSBURG.

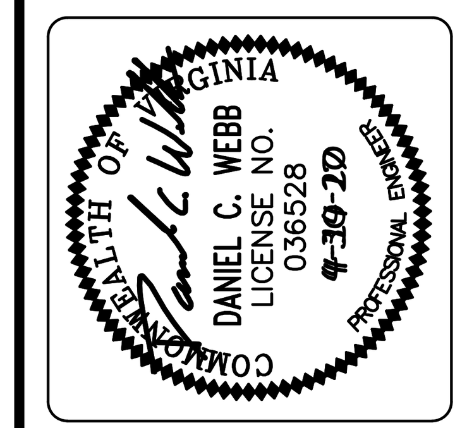
THIS IS TO CERTIFY THAT THERE ARE NO SPECIMEN TREES LOCATED ON THE PROPERTY.

NOTE: PLAN IS FOR LANDSCAPE PURPOSES ONLY.

PROJECT NO. :____________

REVISION BLOCK

DATE	DESCRIPTION	BY



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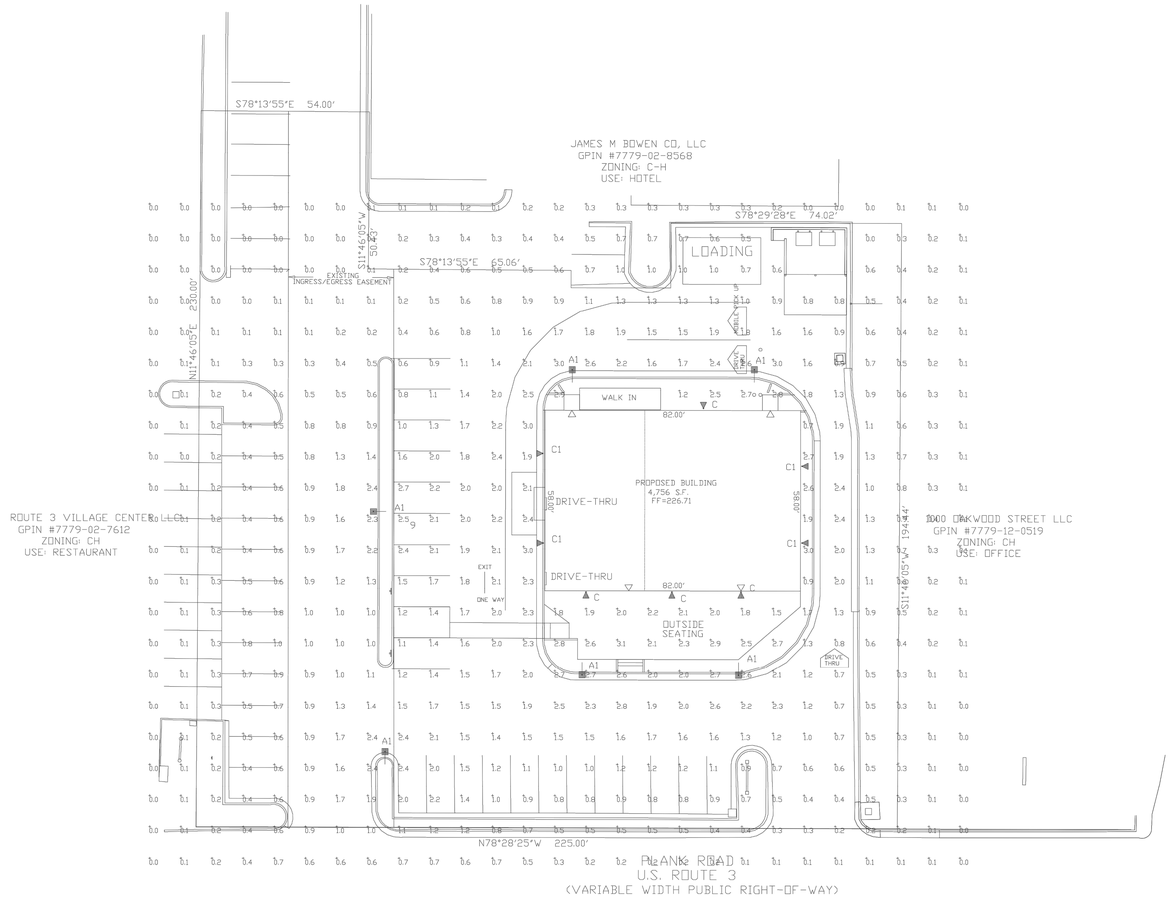
OFFICE (540)371-1209 FAX (540)371-4650

LANDSCAPING PLAN

CITY OF FREDERICKSBURG
VIRGINIA

DATE: APRIL 30, 2020
SCALE: SHOWN
DESIGNED BY: SLB
DRAWN BY: SLB
CHECKED BY: DCW

ACAD FILE: <20D001LSP>
DRAWING NO: 20-D-001



Click image to open Product Page

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	4	C	SINGLE	XWM-FT-LED-03L-50 MTD @ 10' DIMMED 90%	1.000	1.000	0.100	3043	22.6
	6	A1	SINGLE	SLM-LED-12L-SIL-SW-50-70CRI-SINGLE-16' POLE+2' BASE DIMMED 30%	1.000	1.000	0.700	12246	93.1
	4	C1	SINGLE	XWM-FT-LED-08L-50 MTD @ 10' DIMMED 75%	1.000	1.000	0.250	7876	62

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.91	3.1	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	1.53	3.0	0.2	7.65	15.00

NOTE: ALL FIXTURES MUST BE FULL CUT OFF.
NOTE: PROVIDE DIMMER SYSTEM TO CONTROL ALL SITE LIGHTS INDIVIDUALLY.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

LIGHTING MAINTENANCE PLAN

THE OWNER SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING THE PROPOSED LIGHTING SYSTEM IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND CITY OF FREDERICKSBURG STANDARDS.

1. ALL FAILED LAMPS SHALL BE IMMEDIATELY REPLACED WITH THE CORRECT LAMP TYPE AND SIZE.
2. ALL ELECTRICAL COMPONENTS, PHOTOCELLS, AND VANDALIZED OR DAMAGED LUMINAIRES SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH LIKE MATERIAL.
3. ALL LUMINAIRES SHALL BE KEPT CLEAN.
4. ALL SHUBBERY SHALL BE PRUNED TO PREVENT IMPEDANCE OF LIGHT.
5. ALL LAMPS SHALL BE INSPECTED MONTHLY DURING HOURS OF DARKNESS TO INSURE PROPER FUNCTION AND TO IDENTIFY NECESSARY REPAIRS AND/OR REPLACEMENTS.

NOTE: SUPPLIER SHALL VERIFY THAT POLE SPECIFICATIONS ARE ADEQUATE FOR THE FIXTURES SUPPLIED, AND SHALL VERIFY FIXTURES PROVIDED WILL PROVIDE MINIMUM LIGHT LEVELS SHOWN IN PHOTOMETRIC PLAN.

NOTE: ADJUST POLE HEIGHT TO ALLOW FOR HEIGHT OF CONCRETE BASE.

NOTE: POLE AND FOUNDATION DESIGN BY OTHERS.

NOTE: FIXTURES SHALL BE FULL CUTOFF.

THIS PLAN IS FOR LIGHTING PURPOSES ONLY!!

Total Project Watts
Total Watts = 896.9999

LIGHTING PROPOSAL LD-151331-6

DUNKIN DONUTS
PLANK ROAD
FREDERICKSBURG,VA

BY:MVE	DATE:5-19-20	REV:6-18-20	SHEET 1 OF 1

SCALE: 1"=20' 0 20

PROJECT NO. :_____

REVISION BLOCK			
DESCRIPTION	DATE	BY	

COMMONWEALTH OF VIRGINIA
DANIEL C. WEBB
LICENSE NO. 036528
4-30-20
PROFESSIONAL ENGINEER

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LIGHTING PLAN

DUNKIN' DONUTS
GPIN: 7779-02-8568
CITY OF FREDERICKSBURG
VIRGINIA

DATE:	APRIL 30, 2020
SCALE:	AS SHOWN
DESIGNED BY:	SLB
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ACAD FILE:	<20D001MSP>
DRAWING NO:	20-D-001

SHEET NO. 13 OF 13 SHEETS