

**PROPOSED IMPROVEMENTS**

RAILROAD TRACKS  
RAILROAD

2430100065  
N/F-SHRILJI  
HOSPITALITY INC.

YORK COUNTY  
JAMES CITY COUNTY

GPIN: 2430100067  
0.070 ACRES

513°43'28"W 112.96'  
N50°23'13"E 77.82'

20' EASEMENT  
P.B. 60 PG. 22

2430100045  
N/F-BNE RESTAURANT  
GROUP II

PARKING LOT

15' BUFFER

ULTIMATE LIMITS  
OF DISTURBANCE  
0.40 ACRES

EX. PEDESTRIAN  
CONNECTION WITH  
HARDEES

PARKING LOT

EX. PEDESTRIAN  
SIDEWALK

35.0'

10' MULTI-USE PATH

50' BUFFER

GPIN: 2430100046  
0.441 ACRES

YORK COUNTY  
JAMES CITY COUNTY

PROPOSED CANOPY

513°43'28"W 271.31'  
N29°47'39"W 79.44'

10' DRAINAGE AND  
UTILITY EASEMENT  
P.B. 12 PG. 204

10' PERMANENT  
WATERLINE  
EASEMENT  
D.B. 542 PG. 664

PARKING SPACES

RELOCATED BNE ACCESS EASEMENT

PROPOSED STORE

MONUMENT SIGN

UNDERGROUND  
FUEL TANKS

10' MULTI-USE PATH

MONUMENT SIGN

VA ROUTE 646  
LIGHTFOOT ROAD  
(VARIABLE WIDTH PUBLIC R/W)

RIGHT TURN LANE EXTENSION

B19C-805-1992  
N/F-HELLMER  
PROPERTIES

B19C-805-1992  
N/F-HELLMER  
PROPERTIES

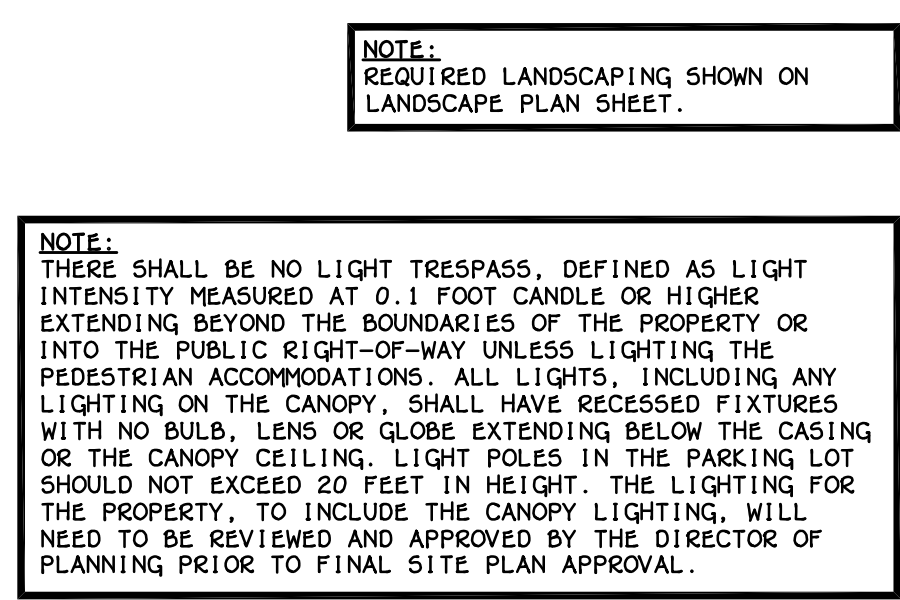
TELEPHONE  
MANHOLE

RICHMOND ROAD  
US ROUTE 60  
(160' PUBLIC R/W)

GRASS  
MEDIAN

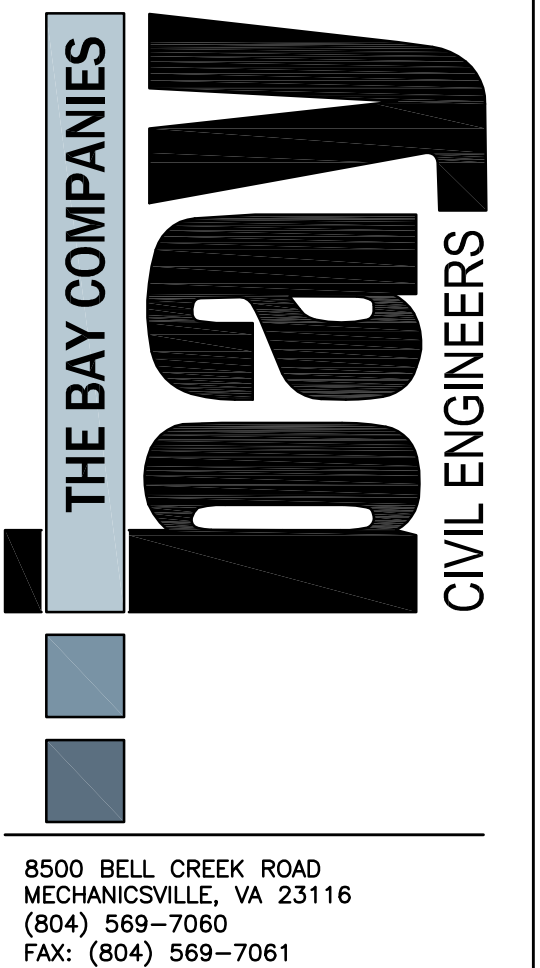
GRASS  
MEDIAN

Scale: 1" = 40'



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FILED: \_\_\_\_\_  
16015\_Zoning (jcc)  
DATE: \_\_\_\_\_  
October 4, 2018  
REVISED: \_\_\_\_\_  
December 18, 2018  
REVISED: \_\_\_\_\_  
REVISED: \_\_\_\_\_



PROJECT: \_\_\_\_\_

# Wawa

3446 RICHMOND ROAD

James City County, Virginia

SHEET: \_\_\_\_\_

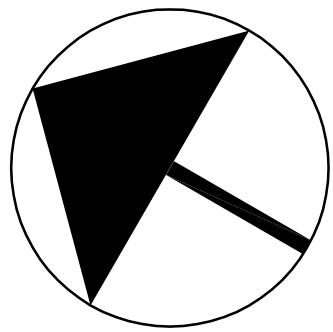
# Master Plan

SHEET NO: \_\_\_\_\_

C1

JOB NO. 16015





RAILROAD

RR9  
N/F-COMMONWEALTH  
OF VA

B19C-0580-2461 AND  
B19C-0455-2315  
N/F-DOSWELL  
VENTURES LLC

2430100065  
N/F-SHRIJI,  
HOSPITALITY IN

YORK COUNTY  
JAMES CITY  
COUNTY

GPIN:  
2430100067

TREE PRESERVATION  
AREA TO COVER BUFFER  
REQUIREMENTS

20' EASEMENT  
P.B. 60 PG.  
22

2430100045  
N/F-BNE RESTAURANT  
GROUP II

1250 SF PARKING LOT  
LANDSCAPE AREA

RED  
MAPLE

15' BUFFER

LONDON  
PLANETREE

HELLERI  
HOLLY

PROPOSED  
CANOPY

GPIN:  
2430100046

LONDON  
PLANETREE

YOSHINO  
CHERRY

HELLERI  
HOLLY

HELLERI  
HOLLY

RED  
MAPLE

KOREANSPICE  
VIBURNUM

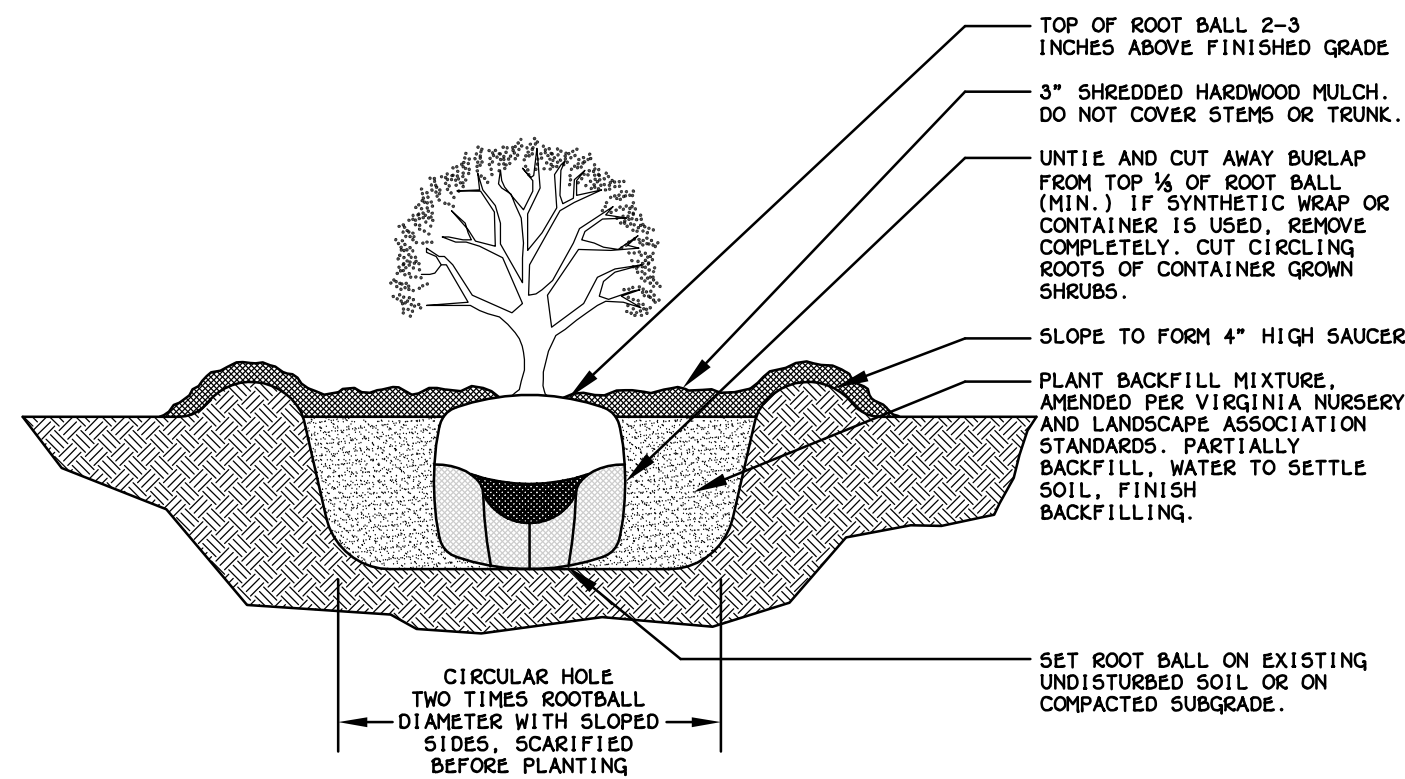
10' MULTI-USE PATH

50' COMMUNITY  
CHARACTER  
CORRIDOR BUFFER

RICHMOND ROAD  
US ROUTE 60  
(160' PUBLIC R/W)

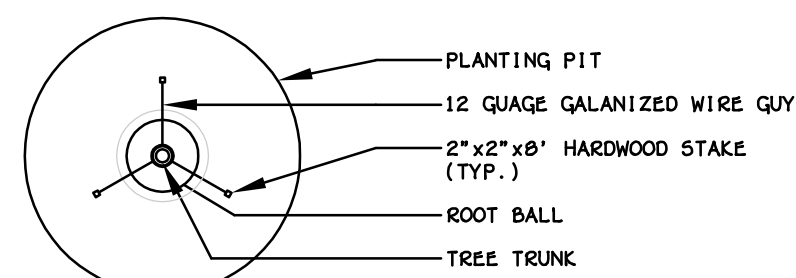
30 0 30 60 90

Scale: 1" = 30'

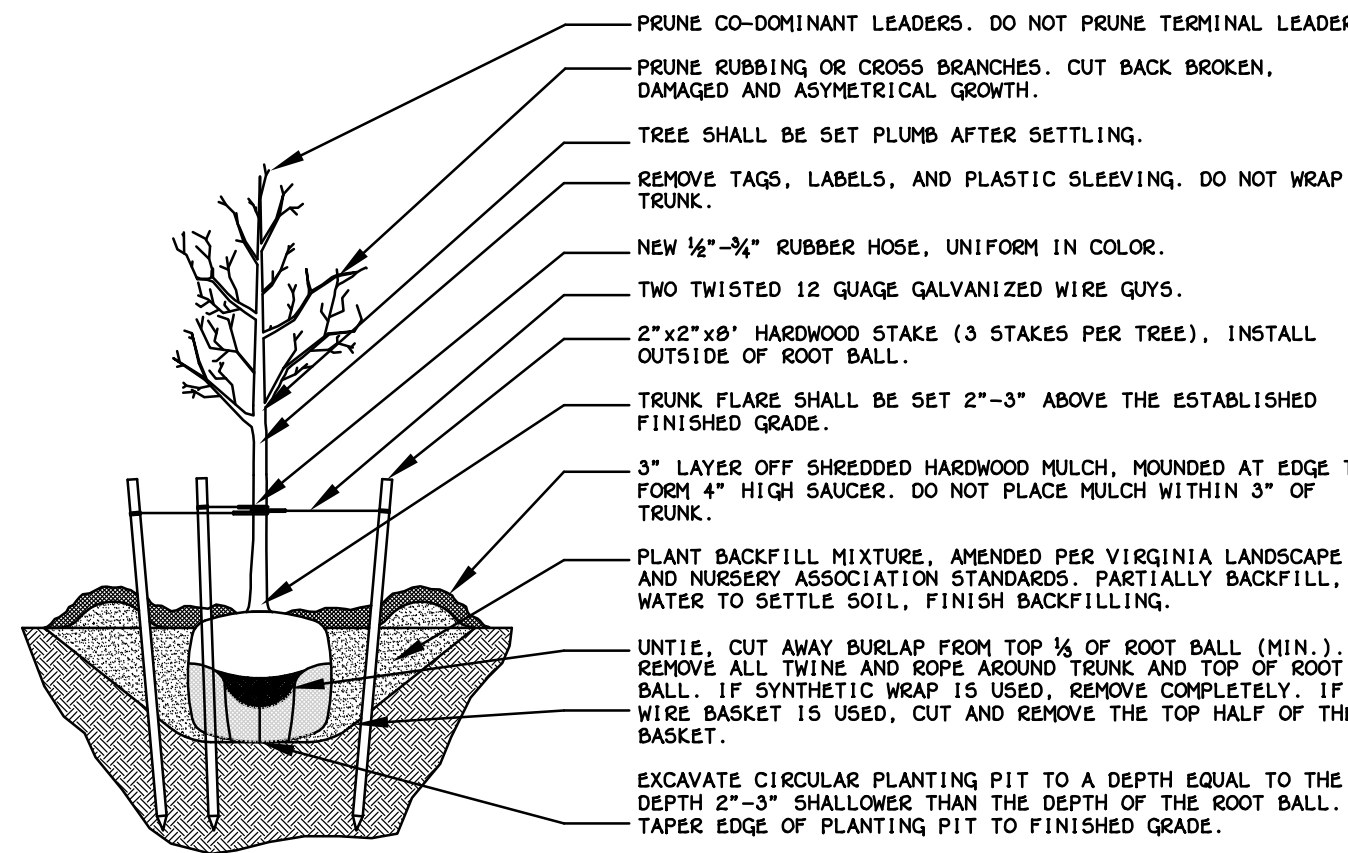


SHRUB PLANTING DETAIL

SCALE: NONE



PLAN VIEW



TREE PLANTING DETAIL

SCALE: NONE

LANDSCAPE REQUIREMENTS				
BUFFER	SQUARE FOOTAGE	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE BUFFERS	10,741 SF	1 TREE PER EVERY 400 SF 3 SHRUBS PER EVERY 400 SF	27 TREES 81 SHRUBS	27 TREES 81 SHRUBS
PARKING LOT LANDSCAPE	8,860 SF	MINIMUM 10% LANDSCAPE AREA WITHIN PARKING LOT 1 TREE AND 2 SHRUBS PER EVERY 5 PARKING SPACES	886 SF LANDSCAPE AREA 0 TREES 0 SHRUBS	1250 SF LANDSCAPE AREA 0 TREES 0 SHRUBS

#### LANDSCAPE DATA

LANDSCAPE BUFFERS

KEY	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	STAKING
10	10	ACER RUBRUM	RED MAPLE	2.5" CAL	SEE PLAN	B & B	YES
9	9	PLATANUS X ACERIFOLIA	LONDON PLANETREE	2.5" CAL	SEE PLAN	B & B	YES
8	8	PRUNUS YEDOENSIS	YOSHINO CHERRY	2" CAL	SEE PLAN	B & B	IF NEEDED
49	49	ILEX CRENATA	HELLERI HOLLY	18" SPRD	SEE PLAN	CANISTER	—
32	32	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	18" SPRD	SEE PLAN	CANISTER	—

LANDSCAPE CONTRACTOR MAY SUBSTITUTE TREE SPECIES DUE TO AVAILABILITY OR OWNER PREFERENCE.  
REQUIRES COUNTY APPROVAL

#### STANDARD LANDSCAPE NOTES

1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL 500 AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WMA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5/16" ALUMINUM LANDSCAPE EDGING, STAKED AT 5' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5/16" X 16" BY PERVALOC. (800-556-9660, /WWW.PERVALOC.COM.) FOLLOW MANUFACTURER'S INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
9. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PREVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN 'X' PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
10. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH, WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS. IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
11. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
12. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
13. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2) INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
14. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
15. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO THE TANK MAT SHALL BE MULCHED WITH 1-3" RIVER STONE MULCH TO AT LEAST A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT ENGINEER.
16. TURF SPECIFICATION AND SEEDBED PREPARATION  
A. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WMA LEASED PREMISES IS TO BE 500. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. 500 SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4" OF TOPSOIL.  
B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.  
C. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.  
D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
17. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.

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FILED:

16015\_Zoning (jcc)

DATE:

October 4, 2018

REVISED:

December 18, 2018

REVISED:

REVISED:

THE BAY COMPANIES

# bay

CIVIL ENGINEERS

8500 BELL CREEK ROAD  
MECHANICSVILLE, VA 23116  
(804) 569-7060  
FAX: (804) 569-7061

PROJECT:

## Wawa

6446 RICHMOND ROAD

James City County, Virginia

SHEET:

## Landscape Plan

SHEET NO:

# L1

JOB NO.

16015