

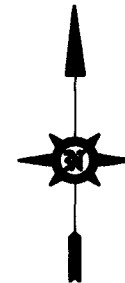
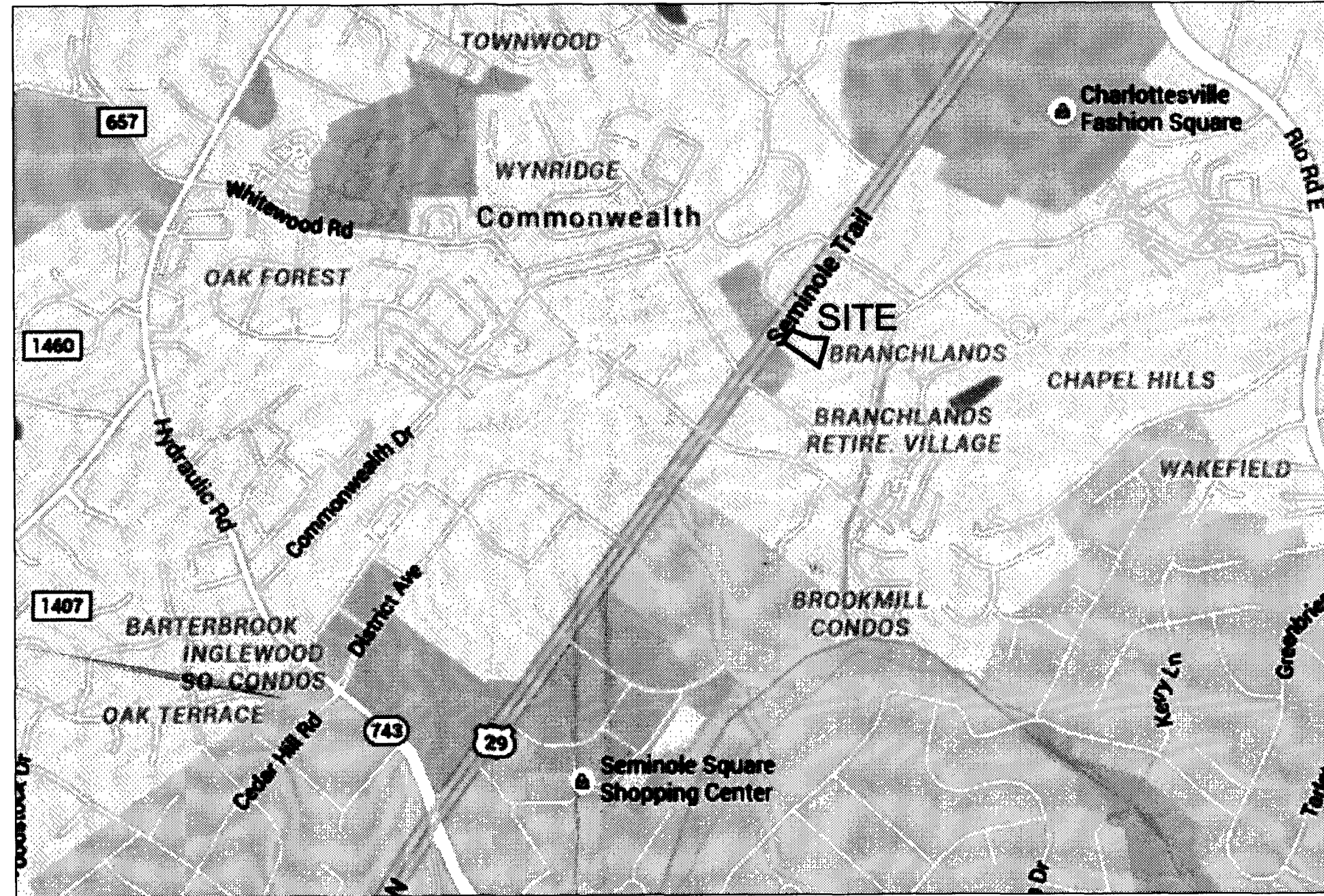
SPRINGHILL/TOWNPLACE SUITES

TMP 61Z-03-2

RIO DISTRICT, ALBEMARLE COUNTY, VA

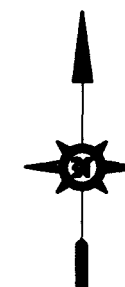
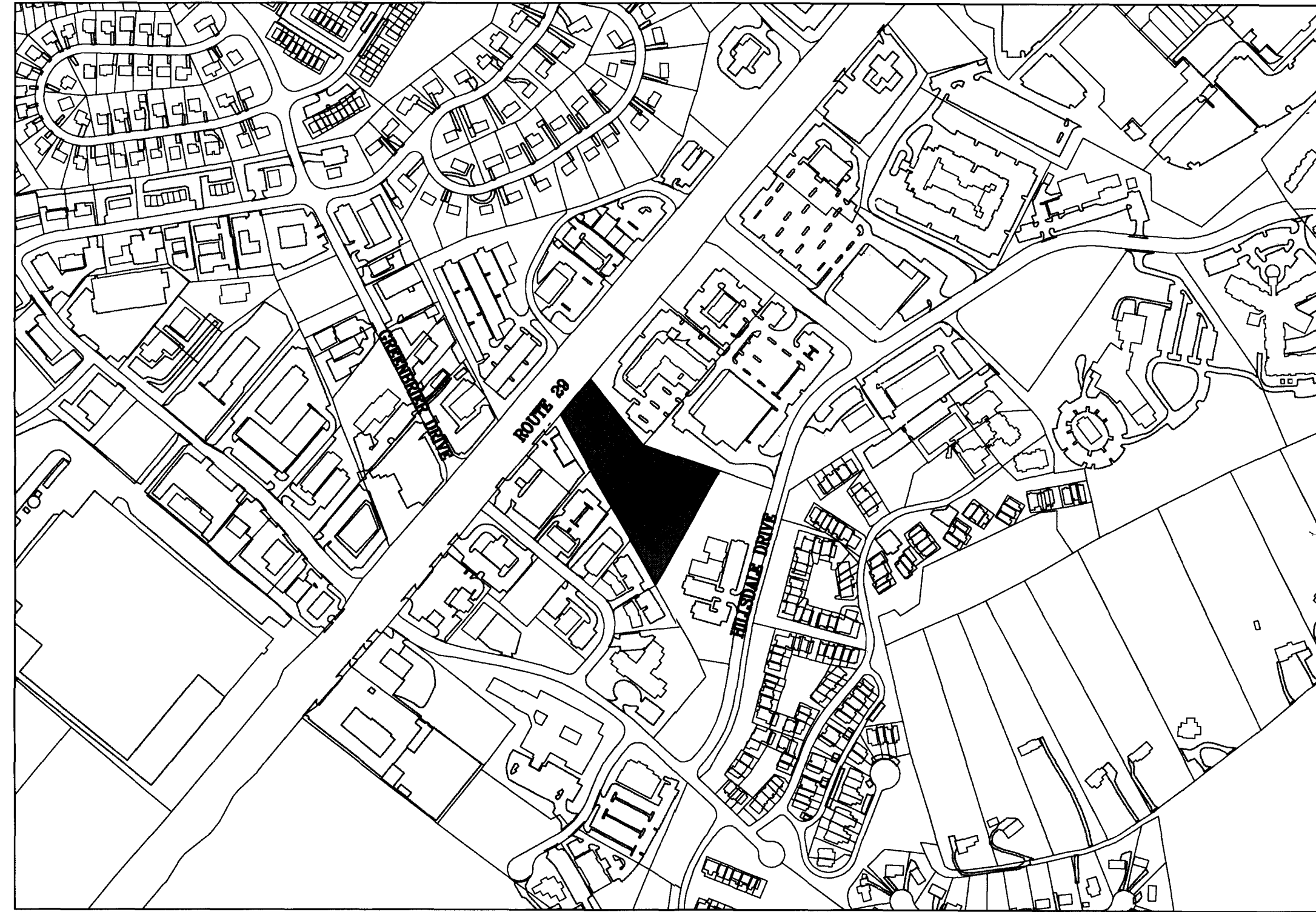
REGIONAL CONTEXT/VICINITY MAP

SCALE: 1"=1000'



PARCEL MAP

SCALE: 1"=400'

**OWNER/DEVELOPER**

OWNER:

SSQ, LLC
3002 BERKMAR DRIVE
CHARLOTTESVILLE, VA 22901

DEVELOPER:

DALY SEVEN
1420 LEE JACKSON HIGHWAY
LYNCHBURG, VA 24503
(434)385-7010

SITE TABULATIONS

Tax Map: 61Z-03-2

Zone: C-1

Site Area: 3.7 ac.

Proposed use: 192-room, 5-story hotel with 2-level structured parking.

SP required for hotel (22.2.2 #7) and structured parking (22.2.2 #9) in C-1 zoning district
SE to Z.O. 4.20 for reduction in 15' stepback after the third story.

Required Parking: 1 space per room

Provided Parking: 196 parking spaces

Front Setback: 10' minimum, 240' provided

Side and rear setbacks: none

Maximum Height = 65'

SHEET INDEX

SUP01 COVER SHEET

SUP02 EXISTING CONDITIONS

SUP03 CONCEPTUAL LAYOUT PLAN

SUP04 CONCEPTUAL GRADING PLAN

SUP05 SANITARY SEWER OUTFALL PLAN

SUP06 SITE SECTIONS

CONCEPT PLAN FOR
SPRINGHILL/TOWNPLACE SUITES
RIO DISTRICT, ALBEMARLE COUNTY, VA

COVER SHEET

DOM. PROJECT NO:16.0042

INDEX TITLE:

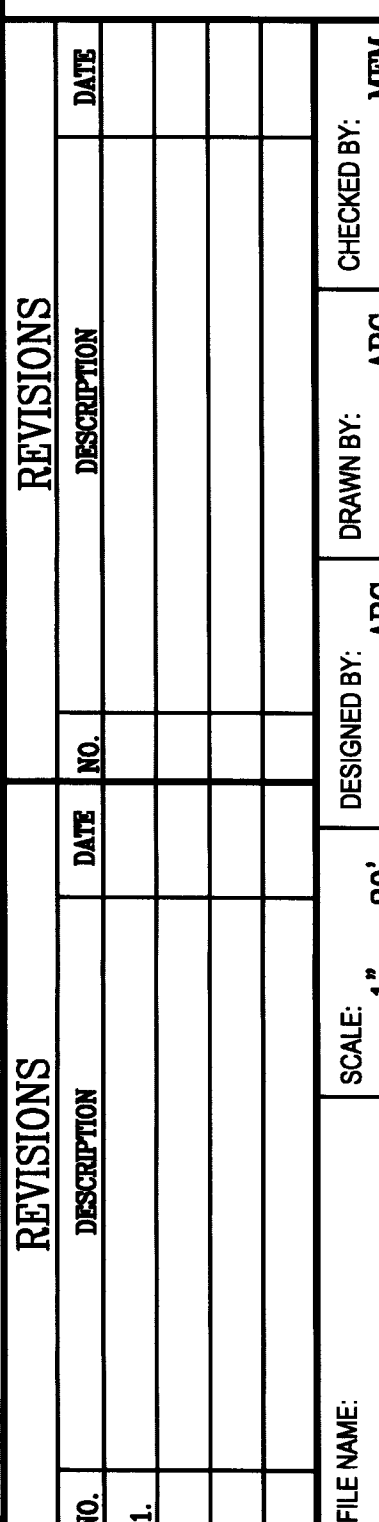
SUP01

SHEET NO: 1 of 6

DATE: 05/04/2016

**Dominion
Engineering**

172 South Parkway Drive
Charlottesville, VA 22911
434.979.6121 (p)
434.979.1681 (f)
dominioneng.com



DOM. PROJECT NO:16.00
INDEX TITLE: SUP04
SHEET NO: 4 of 6
DATE: 05/04/16

REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE
1.							

**CONCEPT PLAN FOR
 SPRINGHILL/TOWNPLACE SUITES
 RIO DISTRICT, ALBEMARLE COUNTY, VA**

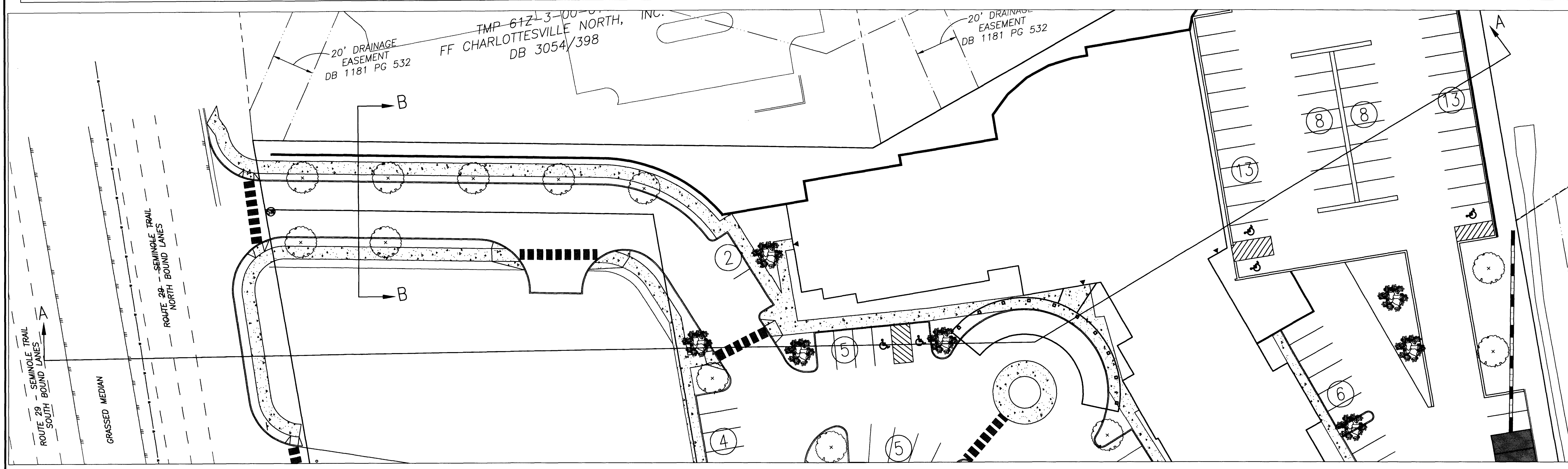
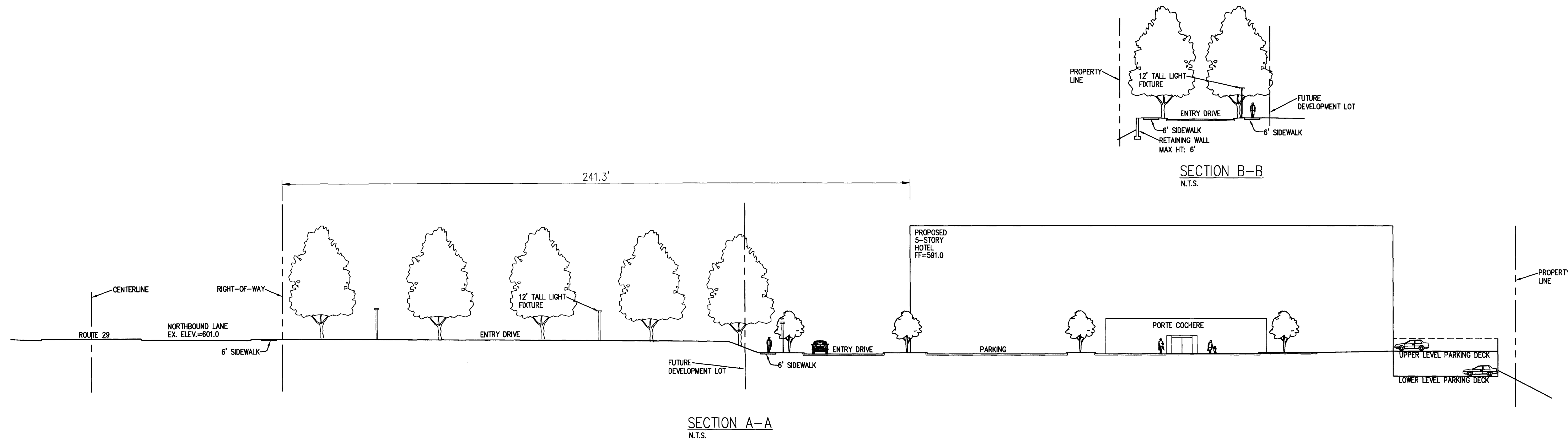
SHEET TITLE: **SITE SECTIONS**

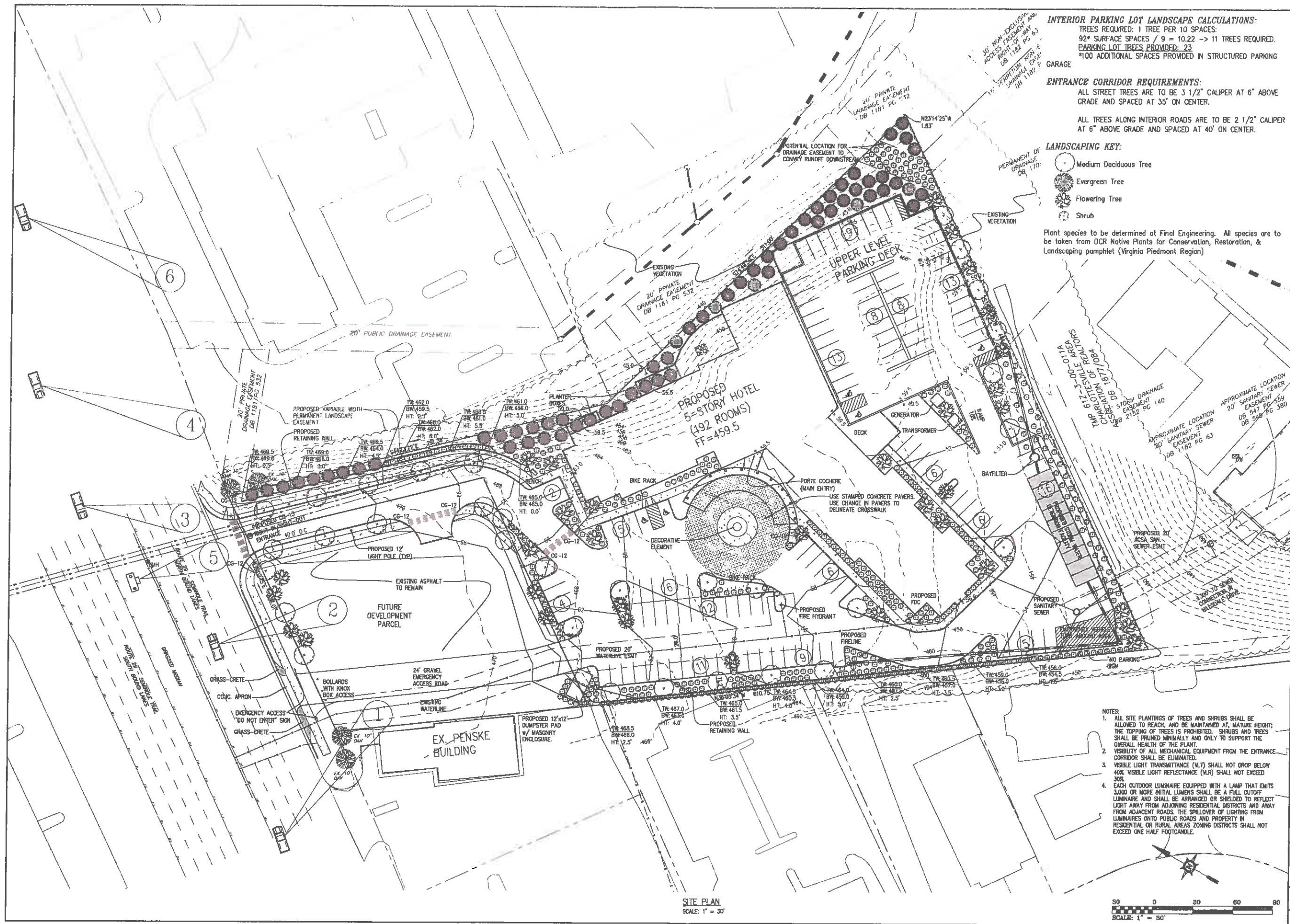
DOM. PROJECT NO: **16.0042**

INDEX TITLE: **SUP06**

SHEET NO: **6 of 6**

DATE: **05/04/2016**





INTERIOR PARKING LOT LANDSCAPE CALCULATIONS:
TREES REQUIRED: 1 TREE PER 10 SPACES:
92* SURFACE SPACES / 9 = 10.22 -> 11 TREES REQUIRED.
PARKING LOT TREES PROVIDED: 23
*100 ADDITIONAL SPACES PROVIDED IN STRUCTURED PARKING GARAGE

ENTRANCE CORRIDOR REQUIREMENTS:
ALL STREET TREES ARE TO BE 3 1/2" CALIPER AT 6" ABOVE GRADE AND SPACED AT 35' ON CENTER.

ALL TREES ALONG INTERIOR ROADS ARE TO BE 2 1/2" CALIPER AT 6" ABOVE GRADE AND SPACED AT 40' ON CENTER.

LANDSCAPING KEY:

- Medium Deciduous Tree
- Evergreen Tree
- Flowering Tree
- Shrub

Plant species to be determined at Final Engineering. All species are to be taken from DCR Native Plants for Conservation, Restoration, & Landscaping pamphlet (Virginia Piedmont Region)

ARB PRELIMINARY SITE PLAN FOR
SPRINGHILL/TOWNPLACE SUITES
RIO DISTRICT, ALBEMARLE COUNTY, VA

SHEET TITLE:
SITE PLAN

DOM. PROJECT NO:16.0042

INDEX TITLE:
PS04

SHEET NO: 4 of 6

DATE: 08/02/16

REVISIONS

NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	COMMENTS ADDRESSED	08/02/16			

DESIGNED BY:
ARC

DRAWN BY:
ARC

CHECKED BY:
AFM

Dominion Engineering

1720 South Pershing Drive
Charlottesville, VA 22901
434.249.5121
www.dominioneng.com

NOTES:

- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
- VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
- VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40% VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%.
- EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.