

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)

- 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 30%.
 - 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.

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

SHEET TITLE:
CONCEPT PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
1	COMMENTS ADDRESSED	08/05/16
1	STAFF COMMENTS	08/18/16

FILE NAME:
16.0042-182.dwg

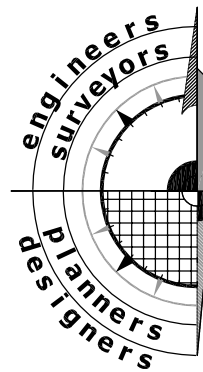
SCALE: 1" = 30'

DESIGNED BY: ARC

DRAWN BY: ARC

CHECKED BY: MFM

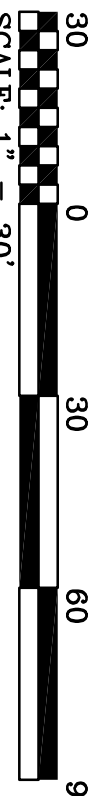
REVISIONS	
DESCRIPTION	DATE



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SITE PLAN
SCALE: 1" = 30'



DATE: 08/18/16

SHEET NO: 1 of 1

SUP01

INDEX TITLE:

DOM. PROJECT NO: 16.0042