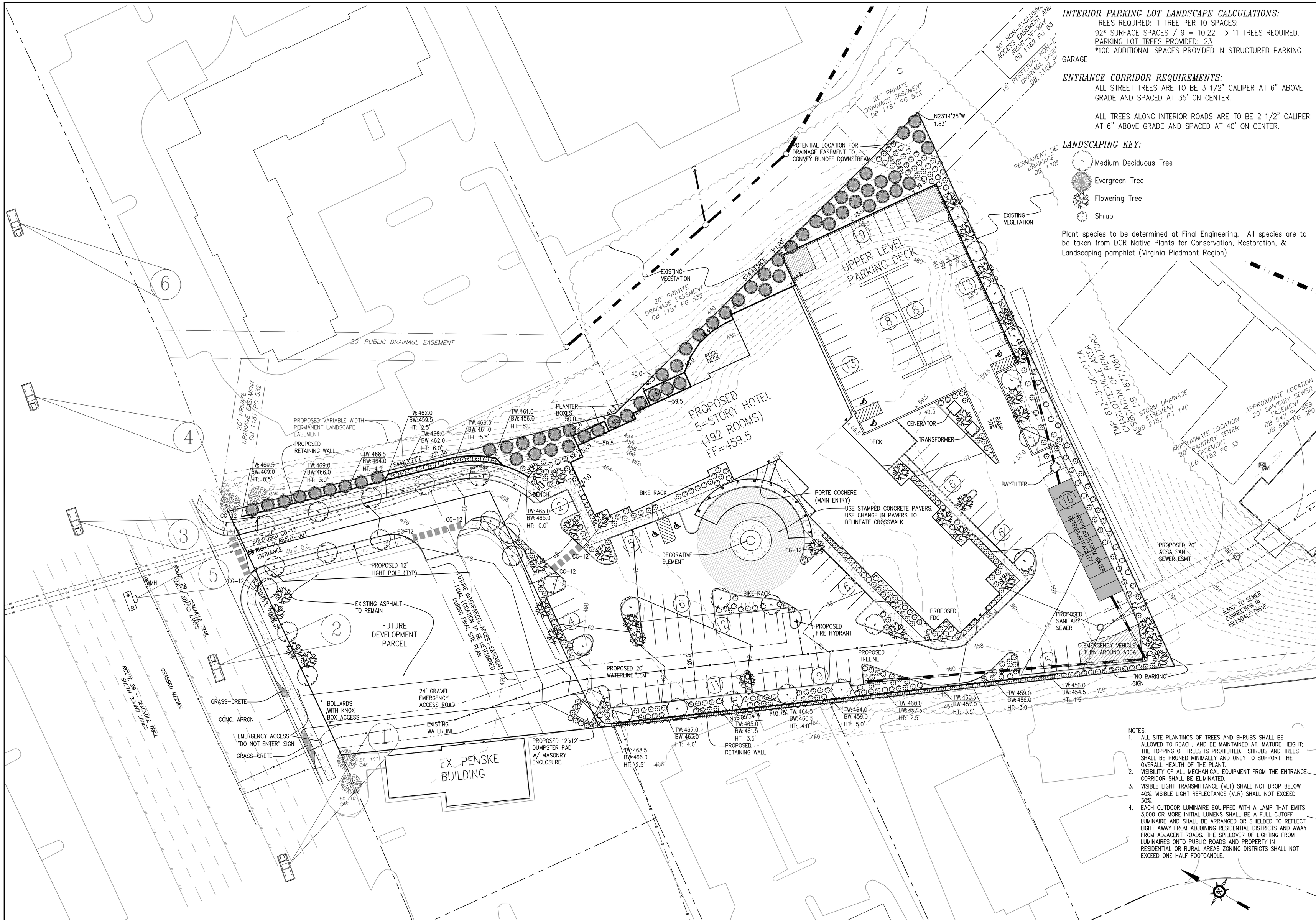

SITE PLAN
SCALE: 1" = 30'

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:

1. 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.
2. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
3. VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%. VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%.
4. 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.

30 0 30 60 90
SCALE: 1" = 30'

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REVISIONS

NO.	DESCRIPTION	DATE
1	COMMENTS ADDRESSED	08/05/16
2	STAFF COMMENTS	08/16/16
3	SQUARE CORNERS UPPER PARKING LEVEL	09/29/16

FILE NAME: 16.0042-ADD.dwg

DESIGNED BY:	DRAWN BY:	CHECKED BY:
ARC	ARC	MFM

SCALE: 1" = 30'

CONCEPT PLAN FOR SPRINGHILL/TOWNEPLACE SUITES

RIO DISTRICT, ALBEMARLE COUNTY, VA

SHEET TITLE: CONCEPT PLAN

DOM. PROJECT NO: 16.0042

INDEX TITLE: SUP01

SHEET NO: 1 of 1

DATE: 08/18/16