

INITIAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS

SDP NUMBER PENDING

TAX MAP 76, PARCEL 46A, 46F (PORTION), 54

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE : 1"=500'

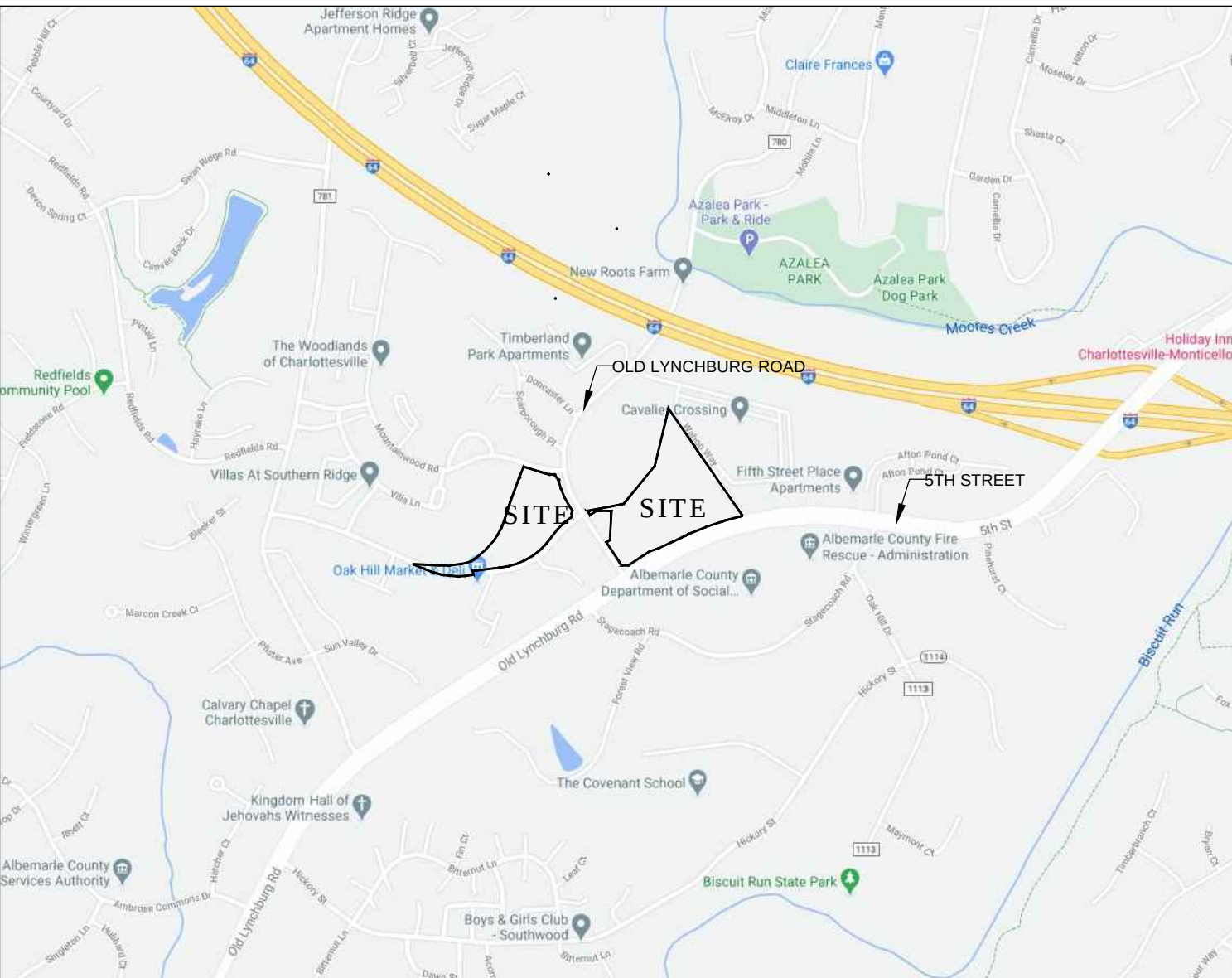


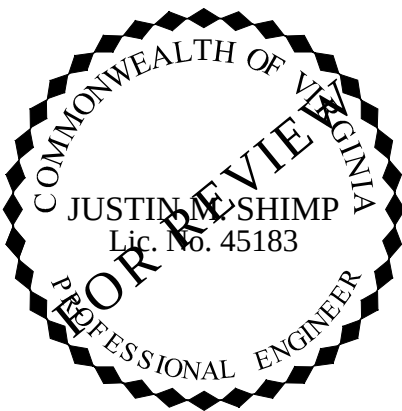
IMAGE PROVIDED BY GOOGLE MAPS

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- C13 LANDSCAPE DETAILS



912 E. HIGH ST.
CHARLOTTEVILLE VA, 22902
JUSTIN@SHIMP-ENGINEERING.COM



INITIAL SITE DEVELOPMENT PLAN

ALBEMARLE
BUSINESS
CAMPUS

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.10.05

REVISION:

FILE NO.

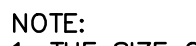
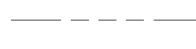
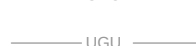
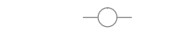
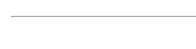
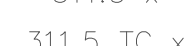
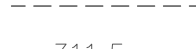
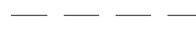
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COVER

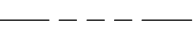
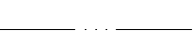
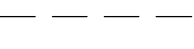
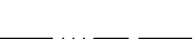
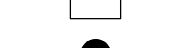
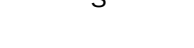
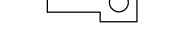
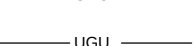
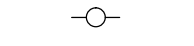
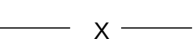
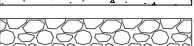
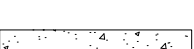
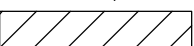
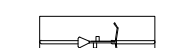
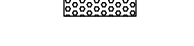
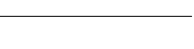
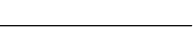
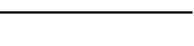
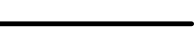
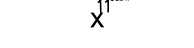
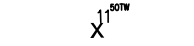
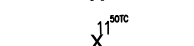
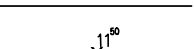
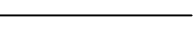
C1

LEGEND

EXISTING



NEW



DESCRIPTION

BOUNDARIES

BENCHMARK

SITE PROPERTY LINE

ADJACENT PROPERTY LINE

BUILDING SETBACK

PARKING SETBACK

SITE TEXT

PARKING COUNT

TOPOGRAPHY

INDEX CONTOUR

INTERVAL CONTOUR

SPOT ELEVATION

TOP OF CURB ELEVATION

TOP OF WALL ELEVATION

BOTTOM OF WALL ELEVATION

STREAM

STREAM BUFFER

100 YEAR FLOODPLAIN

BUILDING

BUILDING

RETAINING WALL

STAIRS

EDGE OF PAVEMENT

ROAD CENTERLINE

FRONT OF CURB

BACK OF CURB

CG-12 TRUNCATED DOME

SIDEWALK

BIKE PARKING

HANDICAP ACCESSIBLE AISLE

HANDICAP PARKING

MATERIAL

CONCRETE

RIPRAP

ASPHALT

EC-2 MATTING

EC-3 MATTING

WETLAND

TREELINE

FENCE

UTILITY

UTILITY POLE

GUY WIRE

OVERHEAD UTILITY

UNDERGROUND UTILITY

STORM

STORM MANHOLE

DROP INLET

STORM SEWER

ROOF DRAIN

SANITARY

SANITARY MANHOLE

SANITARY SEWER MAIN

SANITARY SEWER LATERAL

WATER

WATER LINE

WATER METER

WATER METER VAULT

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

GAS

GAS LINE

EASEMENTS

CONSTRUCTION

GRADING

ACCESS

SIGHT DISTANCE

UTILITY

STORMWATER FACILITY MAINTENANCE

STORMWATER ACCESS

DRAINAGE

SANITARY

WATERLINE

GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER

5th Street Forest LLC
250 W Main Street, Suite 201
Charlottesville, VA 22902

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

Neighborhood Model District
ZMA201900003 pending approval

MAGISTERIAL DISTRICT

Samuel Miller & Scottsville

SOURCE OF TITLE

DB 5145 PG 626

SETBACKS

Per (PENDING) approved ZMA201900003, setbacks are provided as follows:

	Block 1	Block 2	Block 3	Block 4	Block 5
Primary Front*	5' Min	5' Min - 30' Max	5' Min - 30' Max	5' Min - 30' Max	5' Min - 30' Max
Secondary Front*	N/A	N/A	0' Min - 30' Max	0' Min - 30' Max	N/A
Side	5' Min	None	None	None	None
Rear	None	None	N/A	N/A	None

*For double-frontage lots in Blocks 3 & 4, 5th Street shall be considered the primary front and the interior road parallel to 5th Street shall be considered the secondary front. Primary facades of buildings in Blocks 3 & 4 shall be oriented to 5th Street.

BUILDING HEIGHT

Per (PENDING) approved ZMA201900003, building heights and stories are as follows:

	Block 1	Block 2	Block 3	Block 4	Block 5
Stories*	1 Min - 3 Max	1 Min - 4 Max	2 Min - 4 Max	1 Min - 3 Max	1 Min - 3 Max
Height	45'	60'	60'	50'	50'

*Minimum and maximum building story ranges provided are for above grade stories.

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & utilities survey provided by:
Brian S. Ray, Roger W. Ray & Assoc. Inc., September 26, 2018
Topographic survey with two (2) foot contours provided by:
Terra Engineering & Land Solutions, August 22, 2007, revised November 4, 2009

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0269D), this property is not located within a Zone AE 100-year floodplain.

RESERVOIR WATERSHED

This site is within the Moores Creek Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

LIGHTING

Lighting shall comply with Section 4.17 of the Albemarle County Zoning Ordinance.

LANDSCAPE

Landscape shall comply with Section 4.32.7.9 of the Albemarle County Zoning Ordinance.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization amt lined ditch may be required when in the opinion of the County Engineer or designee it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
- The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown, are only approximately correct. The contractors shall on his own initiative locate all underground lines and structures as necessary.
- All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
- All water and sewer pipes shall have a minimum of 3.5 feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- The contractor shall be responsible to comply with the no-lead regulation regarding brass fittings effective January 4, 2014 (Senate Bill 3874 which amends the Safe Drinking Water Act).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

STORMWATER MANAGEMENT NOTES

Per the (PENDING) approved ZMA20190000

Original Proffers X
Amendment _____

PROFFER STATEMENT

ZMA Number and Name: 2019-00003 Albemarle Business Campus
Parcel ID Numbers: 07600-00-00-05400, 07600-00-00-046A0, and 07600-00-00-046F0 (portion)
Owners: 5th Street Forest LLC and Region Ten Community Services Board, Inc.

Date of Proffer Signature: September 14th, 2020

10.17 acres to be rezoned from R-2 Residential to Neighborhood Model District
2.88 acres to be rezoned from R-10 Residential to Neighborhood Model District
0.58 acres to be rezoned from Commercial Office to Neighborhood Model District
Total: 13.63 acres to be rezoned to Neighborhood Model District

5th Street Forest LLC, a Virginia limited liability company is the owner of Tax Parcels 07600-00-00-05400 and 07600-00-00-046A0, and is the contract purchaser of a 0.58 acre portion of Tax Parcel 07600-00-00-046F0 (collectively, the "Property"), which together are the subject of rezoning application ZMA No. 2019-00003, a project known as "Albemarle Business Campus" (the "Project"). Region Ten Community Services Board, Inc. is the current owner of Tax Parcel 07600-00-00-046F0. 5th Street Forest LLC and Region Ten Community Services Board, Inc. are hereinafter collectively referred to as the "Owner."

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owner hereby voluntarily proffers the conditions listed below, which shall be applied to the Property if it is rezoned to the requested Neighborhood Model District (NMD). These conditions are proffered as a part of the requested rezoning and the Owner and applicant specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature(s) below. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this Proffer Statement.

1. INFRASTRUCTURE IMPROVEMENTS:

- a. Prior to the issuance of certificate of occupancy for any building with a use that solely or collectively (with other existing uses on the Property) would generate more than 487 vehicle trips per day, the Owner shall contribute Five Hundred Thousand Dollars (\$500,000.00) as a cash contribution (the "Cash Contribution") to Albemarle County's Capital Improvement Program (CIP) fund.

1

- b. Prior to or concurrent with the Cash Contribution payment, the Owner shall dedicate for public use a portion of the Property, as shown on the "Single-Lane Roundabout Exhibit" prepared by Shimp Engineering, dated March 18, 2019 with a revision date of March 16, 2020 (the "Roundabout Exhibit"), attached hereto.

2. **TRIP GENERATION:** Daily and peak hour vehicular trips shall be noted on all site plans and zoning clearances on the Property. Site plans and zoning clearances on the Property must contain a note that itemizes each proposed use, and if applicable, each previously approved use that is expected to continue, with its affiliated daily and peak vehicular trips. Neither a site plan nor a zoning clearance shall be issued if the combined uses on the Property are estimated to generate a number of daily vehicular trips exceeding 3,200 or a number of peak hour trips exceeding 509. Trip generation numbers shall be derived from the then-current edition of the Institute of Transportation Engineers Trip Generation Manual and shall account for internal trip capture for mixed-use developments, as determined by the Director of Community Development or the Director's designee.

3. **PERFORMANCE AGREEMENT:** The Owner shall develop the Property and the Project in accord with the terms and conditions of that certain Performance Agreement between Albemarle County, the Albemarle County Economic Development Authority, and 5th Street Forest LLC, dated April 15, 2020 (the "Performance Agreement"), as it may be amended in the future pursuant to the terms and conditions thereof.

(Signature Pages Immediately Follow)

2

WITNESS the following signatures:

OWNER:

Owner of Tax Parcels 07600-00-00-05400 and 07600-00-00-046A0:

5TH STREET FOREST LLC,
a Virginia limited liability company

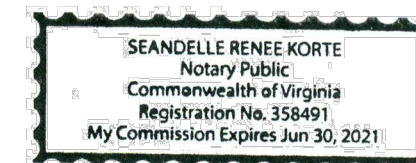
By: Kyle Redinger
Kyle Redinger, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Charlottesville, to wit:

The foregoing instrument was acknowledged before me this 14th day of September, 2020 by Kyle Redinger, Manager of Albemarle Land Development LLC.

My Commission expires: 06/30/2021

Notary Public



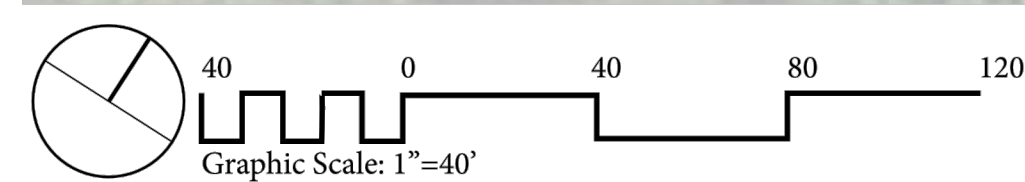
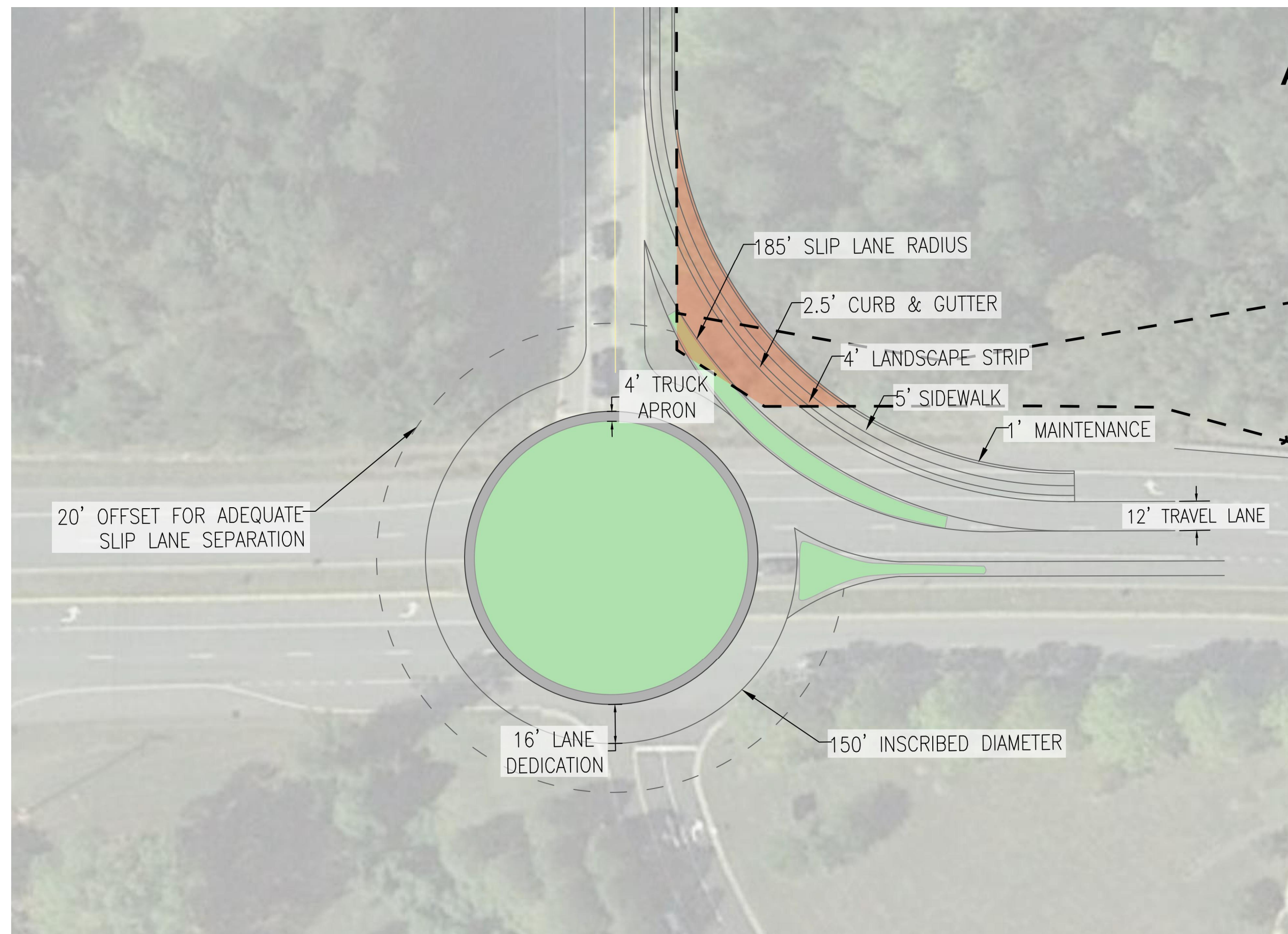
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Owner of Tax Parcel 07600-00-00-046F0:

REGION TEN COMMUNITY SERVICES BOARD, INC.,
a Virginia corporation

By: Lisa Beitz
Lisa Beitz, Executive Director

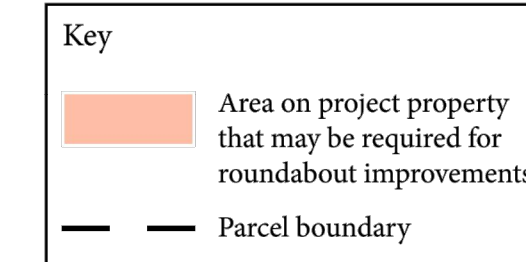
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ZONING MAP AMENDMENT ZMA201900003 ALBEMARLE BUSINESS CAMPUS SINGLE-LANE ROUNDAABOUT EXHIBIT Sheet 1 of 1

This exhibit is shown for roundabout feasibility purposes. This exhibit shows a roundabout with a 150' inscribed diameter, slip lane, and pedestrian improvements.

Approximately 0.05 AC (2350 SF) ROW dedication from the eastern portion of the project property may be required for a single-lane roundabout with a 150' inscribed diameter.



TMP(s) 76-46A, 76-54, Portion of 76-46F

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
Revised 13 September 2019
Revised 16 December 2019
REVISED 16 MARCH 2020

project: 18.004

SHIMP ENGINEERING, P.C.



912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



INITIAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.10.05

REVISION:

FILE NO.

18.004

**(PENDING) APPROVED
ZMA201900003 PROFFERS**

C2

- d. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be severable and the remainder of this Agreement shall continue in full force and effect.
- e. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which shall constitute one and the same instrument.
- f. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without reference to conflicts of law principles.
- g. **Project Exhibit.** The Project Exhibit is not a site plan for the Project, but is intended to show the general locations of items referenced in this Agreement.

2. DEVELOPER'S OBLIGATIONS

- a. **Rezoning.** The Developer has its modified application for rezoning of the property pending before the Albemarle County Planning Commission. The Developer shall use its best efforts to complete the rezoning from Residential Area (R-10 & R-2) to Neighborhood Model District by July 31, 2020.
- b. **Conceptual Plan.** The Developer will submit a conceptual building plan (including a rendering and/or architectural drawings) to the County's Office of Economic Development (EDO) within four (4) weeks of the Zoning Approval. The EDO will have one week to review the plan for approval and concurrence, which shall not be unreasonably withheld.
- c. **Governmental Approval & Permitting.** The Developer shall apply for and use its best efforts to obtain all governmental approvals and permits necessary to construct a building or buildings with at least 25,000 square feet of space in which to locate a Primary Business and provide Class A Office Space. In addition to the Rezoning, this includes the approval of a final site plan.
- d. **Capacity.** The Developer (including the manager and all members and partners) must demonstrate financial capacity to the County and pass a general background check, both satisfactory to the County. Such proprietary information will be provided subject to a confidentiality agreement from the County in form and substance satisfactory to the Developer. Any information provided subject to such confidentiality agreement shall be exempt from disclosure under the Virginia Freedom of Information Act.
- e. **Reserve Space for Primary Business.** The Developer must reserve at least 25,000 square feet of Class A Office Space within Block 2, Block 3, or a combination of the Blocks (the Blocks are shown on the Project Exhibit) as the Developer and the County may agree. This space reservation will continue for 60 months for a Primary Business to occupy

from when the Developer has obtained the later of: (i) site plan approval or (ii) Architectural Review Board approval for a building on either Block with sufficient space. A "Primary Business" is a commercial or industrial entity that produces goods or services locally and generates more than 50% of its sales revenues from outside the Charlottesville Metropolitan Statistical Area (City of Charlottesville and the Counties of Albemarle, Greene, Fluvanna, Nelson, and Buckingham).

- f. **Lease to a Primary Business.** Subject to Subsection (e) above, the Developer agrees to lease or sell at least 25,000 of Class A Office Space to a credit worthy Primary Business at a fair market rate or fair market value as the case may be. The Developer and the County agree to bargain in good faith to satisfy this condition.
- g. **Enhanced Connectivity.** The Developer will provide enhanced connectivity throughout the site to provide community access from the Project's southern boundary to its northern boundary. Enhanced connectivity will include pathways, paved sidewalks, and raised pedestrian road crossings. The final design must substantially comport with the Project Exhibit.
- h. **Dynamic Transport Pick-Up.** The Developer will provide space within the Project for automobile passengers to access for-hire, hailed transport services (i.e. taxicab, transportation network partner, JAUNT vehicle, or otherwise) as shown on the Project Exhibit.
- i. **Enhanced Bus Stop.** The Developer must provide an enhanced bus stop along the Project's southern boundary to accommodate public transportation. The stop must include a glass shelter, lighting, adequate seating, and bicycle parking racks. The design and provisions are subject to the County's approval, which cannot be withheld unreasonably.
- j. **Bicycle Racks.** The Developer must install bicycle parking racks at all buildings within the Project.
- k. **Dog Park.** The Developer shall construct a Dog Park in the location shown on the Project Exhibit unless the Developer and the County agree otherwise.

3. COUNTY'S OBLIGATIONS.

- a. The County, by and through its Economic Development Office, will create collateral material to provide to its consultant, Retail Strategies, to market retail space in Block 4 of the Project for two years from final approval of the site plan.
- b. The County, by and through its Economic Development Office, will co-market the reserved 25,000 square foot space to prospective eligible Primary Business tenants or purchasers and will provide Developer with leads until the space is occupied by a Primary Business or five years from the final site plan approval, whichever occurs sooner.



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INITIAL SITE DEVELOPMENT PLAN

ALBEMARLE
BUSINESS
CAMPUS

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.10.05

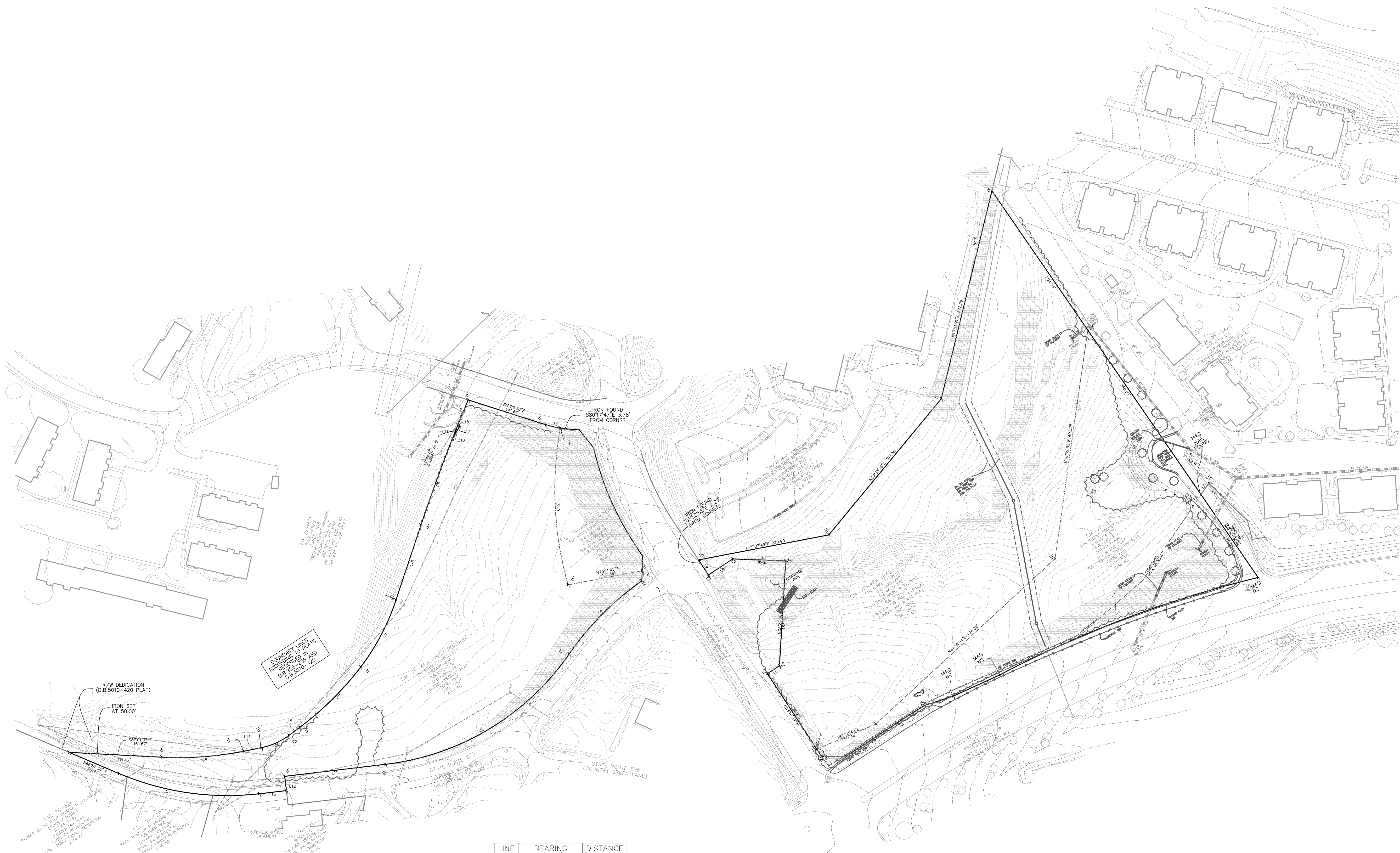
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18.004

ALBEMARLE BUSINESS
CAMPUS PERFORMANCE
AGREEMENT EXCERPT

C3

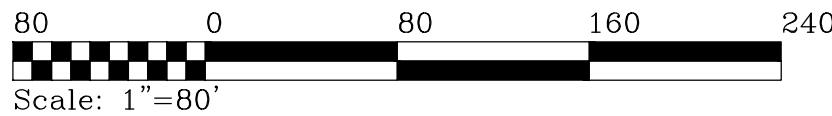


LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	14°02'41"	1964.86	481.64	242.03	480.43	S69°20'20"W
C2	20°32'06"	502.76	180.19	91.07	179.23	S44°51'01"W
C3	48°40'38"	452.46	384.40	204.66	372.94	S58°59'34"W
C4	29°40'22"	481.31	249.26	127.49	246.49	N81°47'46"W
C5	14°15'06"	578.08	143.79	72.27	143.42	N85°50'49"E
C6	25°23'26"	119.55	52.98	26.93	52.55	N65°58'00"E
C7	15°56'56"	538.87	150.00	75.49	149.52	N45°19'29"E
C8	18°52'24"	401.04	132.10	66.66	131.51	N27°49'16"E
C9	3°01'13"	3044.10	160.47	80.25	160.45	N19°59'49"E
C10	1°07'32"	525.00	10.31	5.16	10.31	N30°16'12"E
C11	7°31'22"	200.00	26.26	13.15	26.24	S76°14'42"E
C12	26°12'51"	601.62	275.26	140.08	272.86	S02°48'46"E
C13	0°28'02"	3044.10	24.82	12.41	24.82	N21°44'27"E
C14	0°53'42"	3044.10	47.55	23.78	47.55	N22°25'19"E

ACCESS EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L1	N 39°29'47"W 20.47'	20.47
L2	S 33°48'55"W 24.73'	24.79
L3	S 33°48'55"W 23.91'	23.85
L4	N 46°00'00"W 30.07'	28.31
L5	S 39°29'48"E 71.00'	69.22

LINE	BEARING	DISTANCE
L1	S65°30'00"W	89.04
L2	S72°02'03"W	53.34
L3	S57°28'58"W	51.57
L4	S56°46'20"W	110.53
L5	S89°47'34"W	42.66
L6	N56°49'31"E	25.00
L7	N87°55'38"W	91.84
L8	S56°49'31"W	51.00
L9	N33°10'29"W	31.31
L10	S02°12'39"W	17.83
L11	S83°12'36"W	176.56
L12	S06°37'57"E	25.00
L13	S83°22'03"W	47.69
L14	N78°31'14"E	30.72
L15	N53°15'37"E	23.02
L16	N18°25'37"E	137.78
L17	N30°49'58"E	14.20
L18	N59°09'56"W	3.82



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INITIAL SITE DEVELOPMENT PLAN

**ALBEMARLE
BUSINESS
CAMPUS**

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2020.10.05

REVISION:

FILE NO.

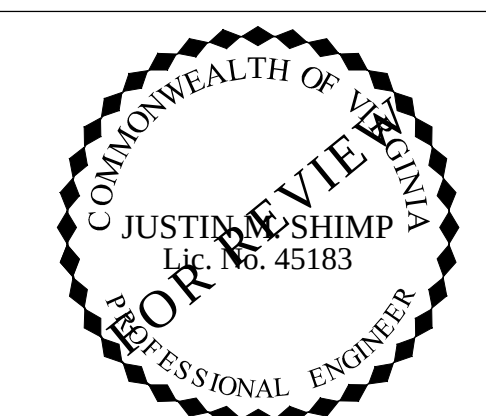
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**EXISTING CONDITIONS:
OVERVIEW**

C4



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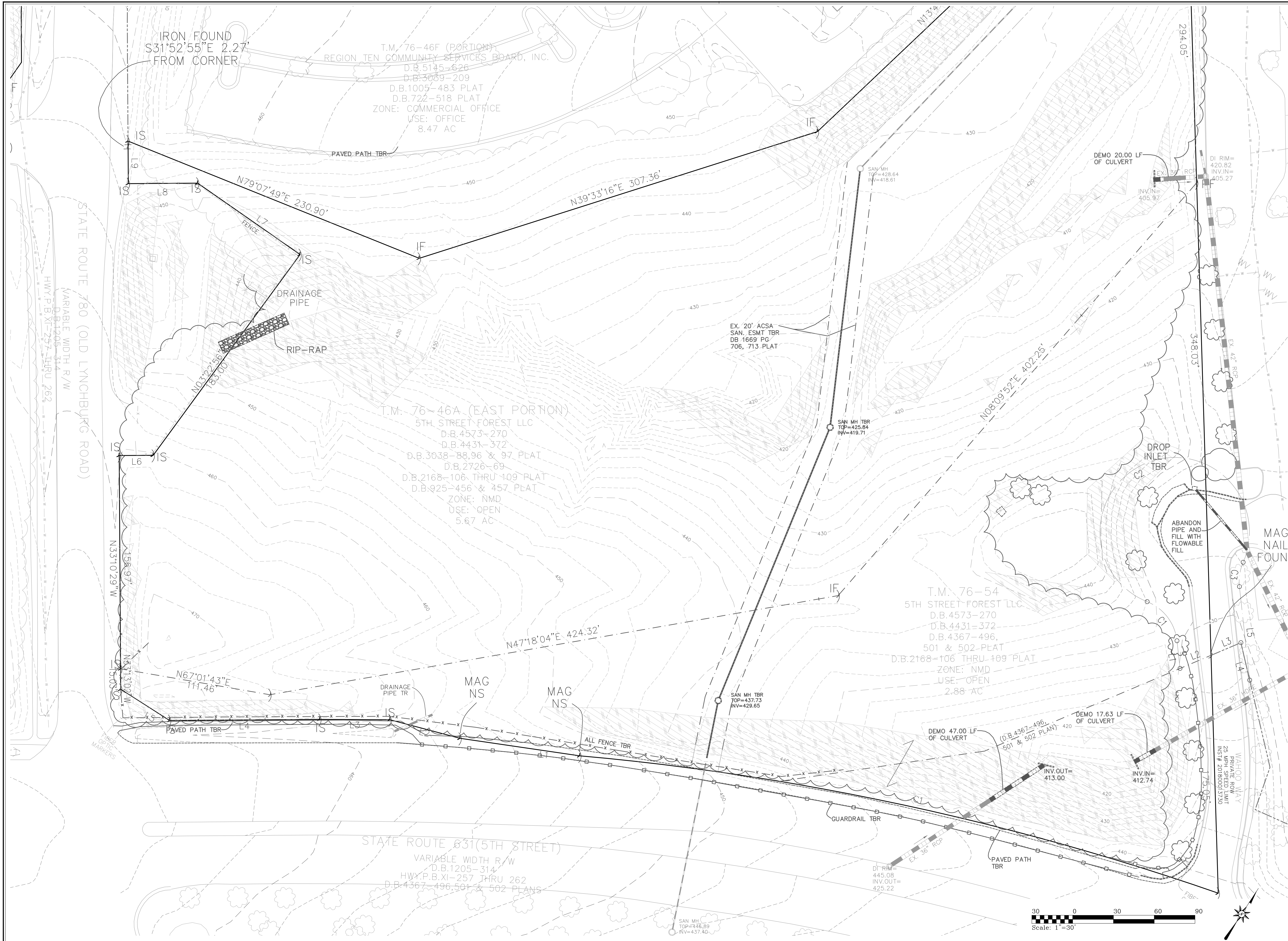


INITIAL SITE DEVELOPMENT PLAN
ALBEMARLE BUSINESS CAMPUS
ALBEMARLE COUNTY, VIRGINIA
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EXISTING CONDITIONS

C5



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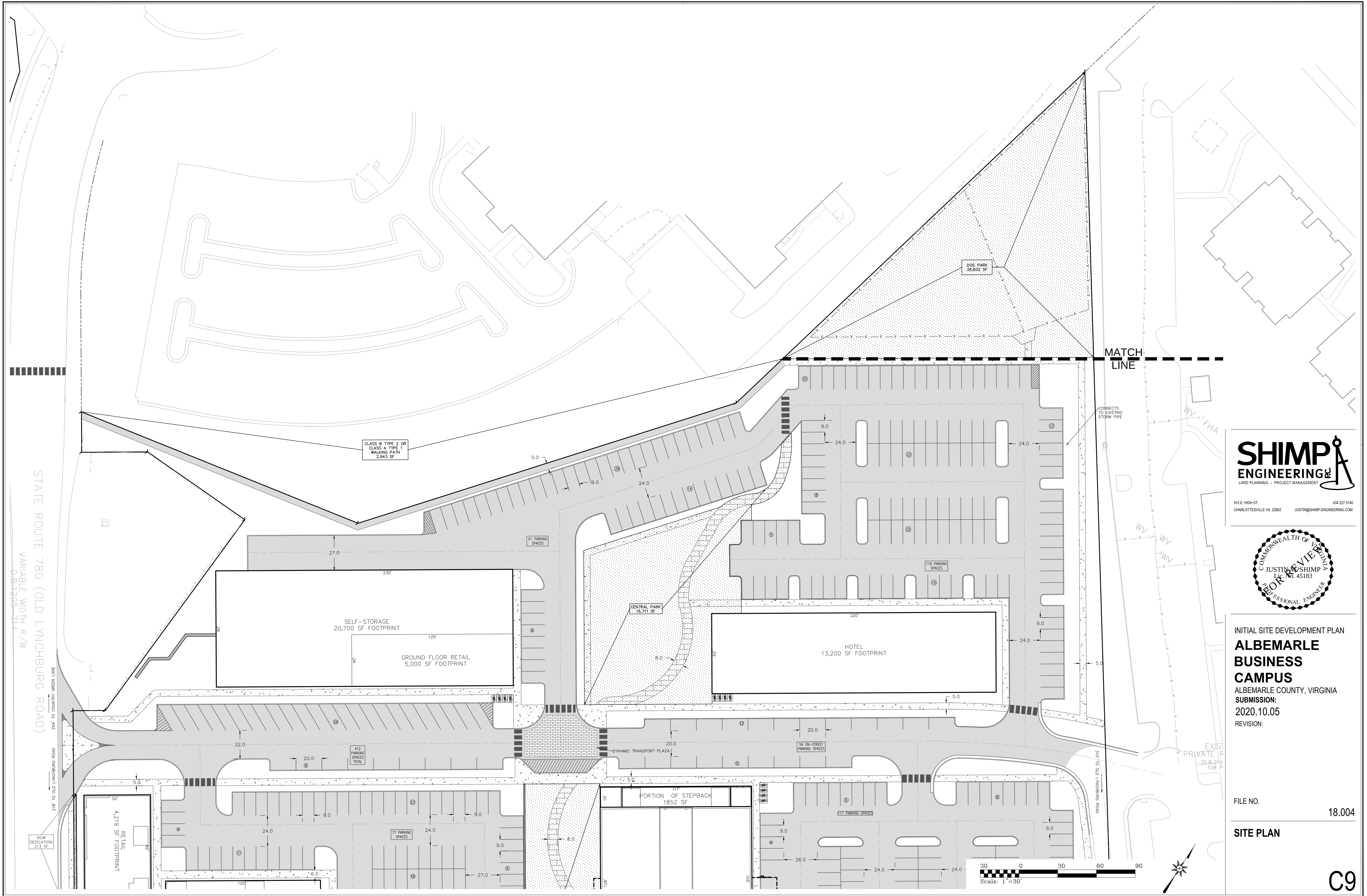
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EXISTING CONDITIONS

C6

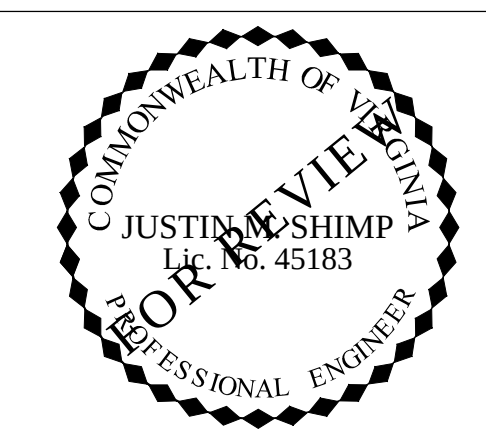




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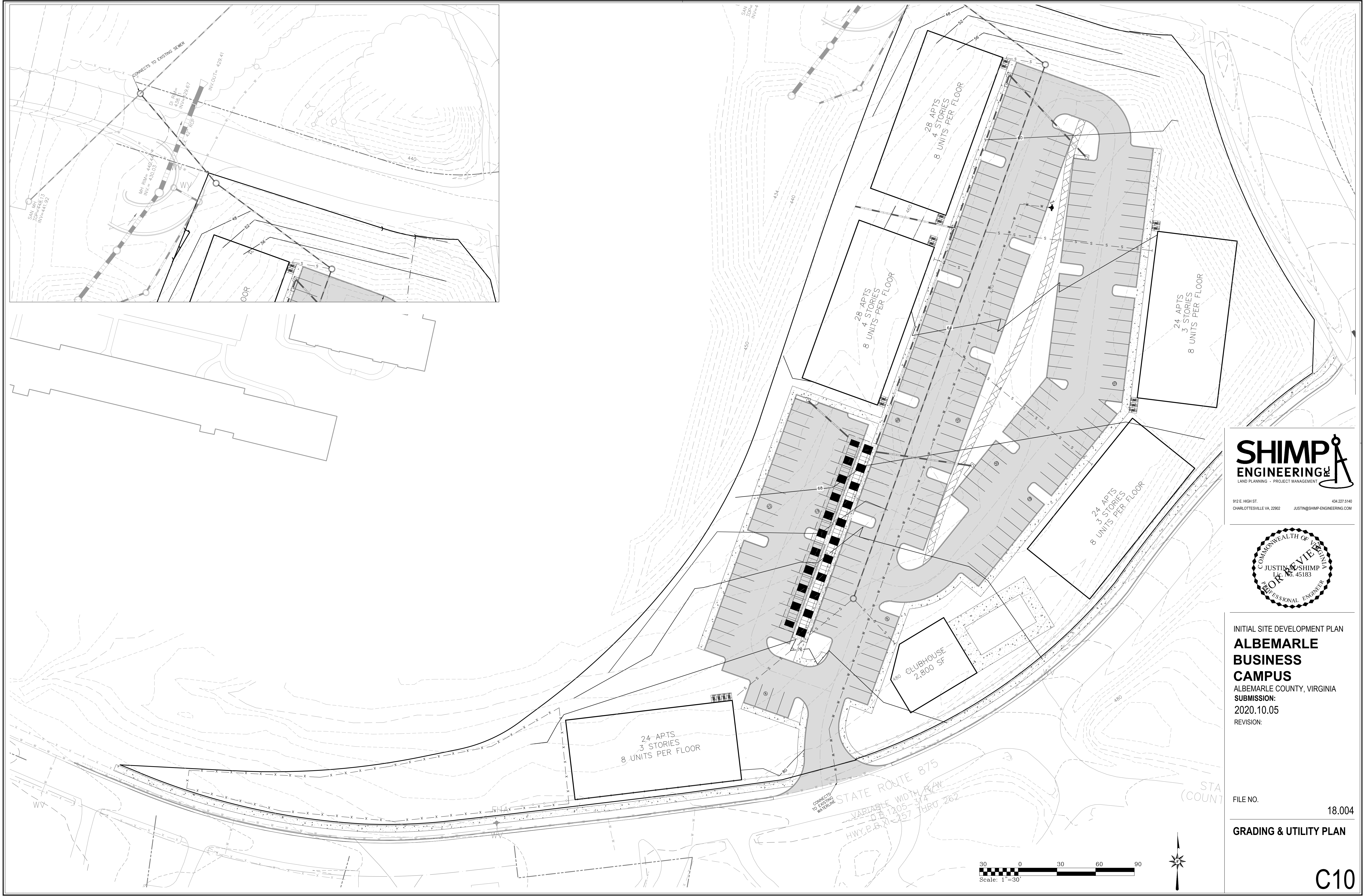
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SITE PLAN

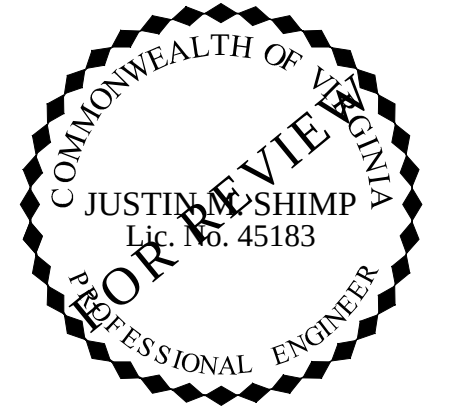
C9



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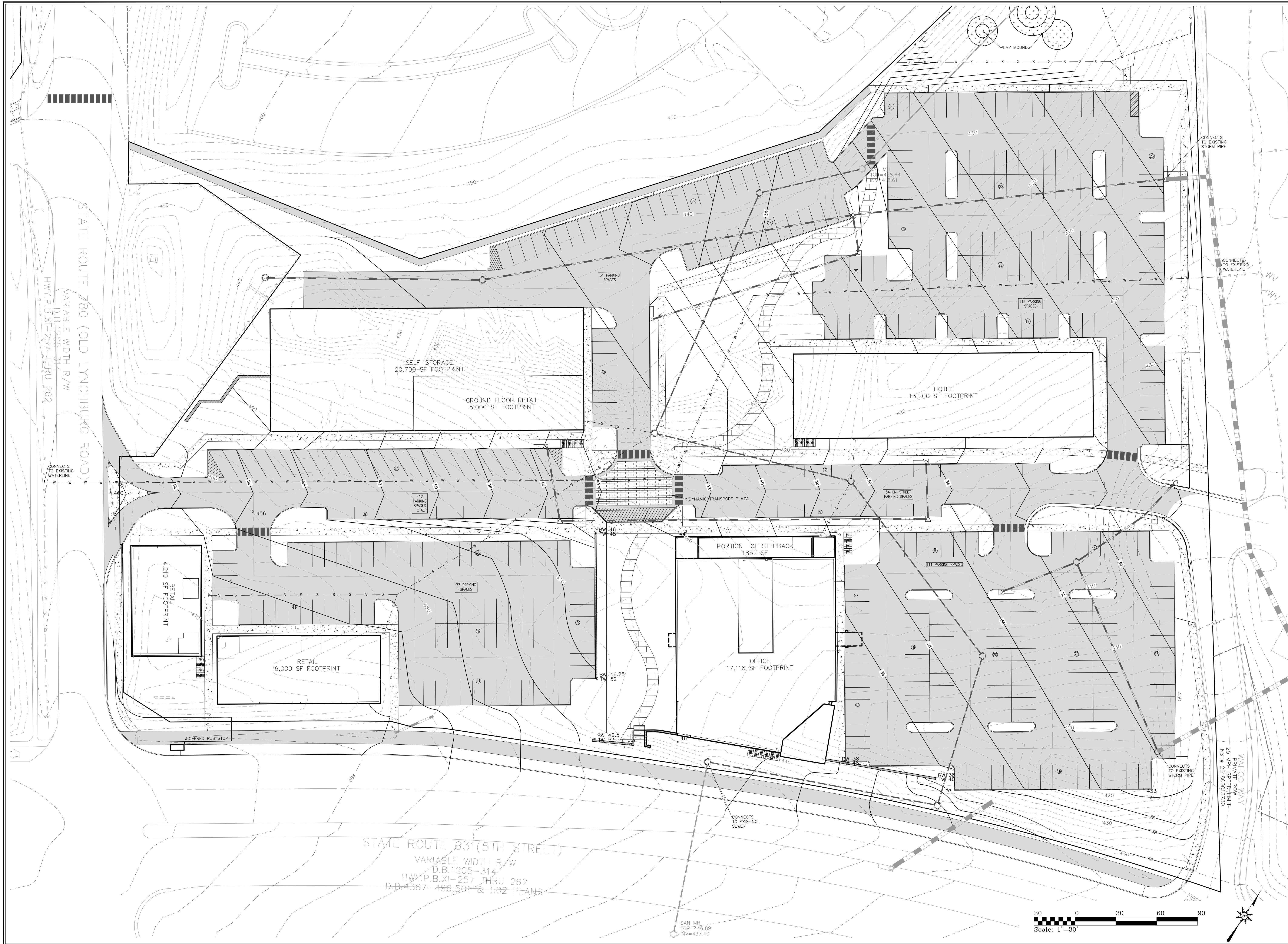
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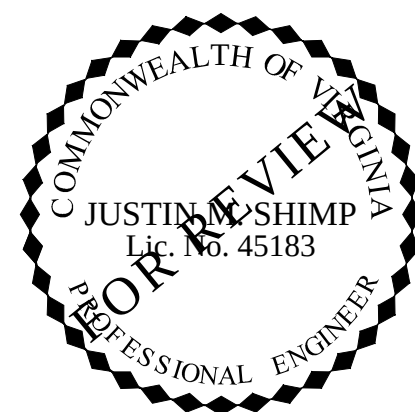
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**ALBEMARLE
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ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.10.05
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FILE NO. 18.004
GRADING & UTILITY PLAN

C10



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INITIAL SITE DEVELOPMENT PLAN
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GRADING & UTILITY PLAN

C11

MULTIFAMILY LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Tilia cordata "Greenspire"	"Greenspire" Littleleaf Linden	1 1/2-1 3/4"	26	27	249	6474
	Large Deciduous Tree	Platanus x Acerifolia	London Planetree	1 1/2-1 3/4"	20	28.5	368	7360
	Large Deciduous Tree	Tilia tomentosa	Silver Linden	1 1/2-1 3/4"	22	25	276	6072
	Medium Deciduous Tree	Sophora japonica "Regent"	"Regent" Scholartree	1 1/2-1 3/4"	8	28	22	176
	Ornamental Tree	Cornus kousa & cvs.	Kousa Dogwood	6-7' HT.	10	15	128	1280
	Ornamental Tree	Prunus subhirtella "Pendula Rosa"	Weeping Cherry	6-7' HT.	15	15	77	1155
	Ornamental Tree	Magnolia x soulangiana & cvs.	Saucer Magnolia	6-7' HT.	4	17	145	580
	Evergreen Tree	Thuja occidentalis & cvs.	Eastern Arborvitae	4-5' HT.	13	14.5	10	130
TOTAL SF:								23227

LANDSCAPING REQUIRED:

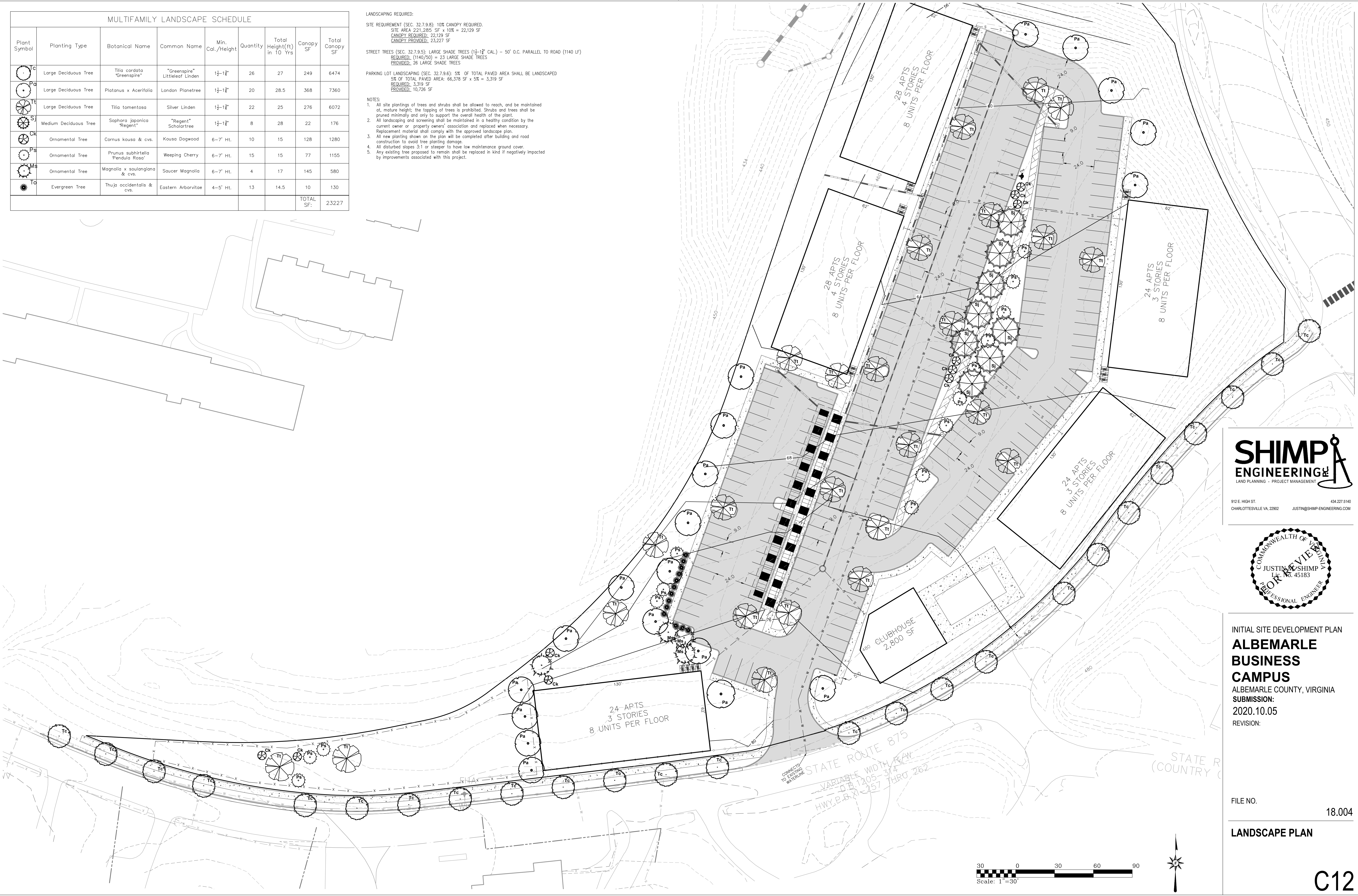
SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA 221,285 SF x 10% = 22,129 SF
CANOPY REQUIRED: 22,129 SF
CANOPY PROVIDED: 23,227 SF

STREET TREES (SEC. 32.7.9.5): LARGE SHADE TREES (1 1/2-1 3/4" CAL.) - 50' O.C. PARALLEL TO ROAD (1140 LF)
REQUIRED: (1140/50) = 23 LARGE SHADE TREES
REQUIRED: 3,319 SF
PROVIDED: 26 LARGE SHADE TREES

PARKING LOT LANDSCAPING (SEC. 32.7.9.6): 5% OF TOTAL PAVED AREA SHALL BE LANDSCAPED
5% OF TOTAL PAVED AREA: 66,378 SF x 5% = 3,319 SF
REQUIRED: 3,319 SF
PROVIDED: 10,726 SF

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.
- All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
- All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
- All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
- Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.



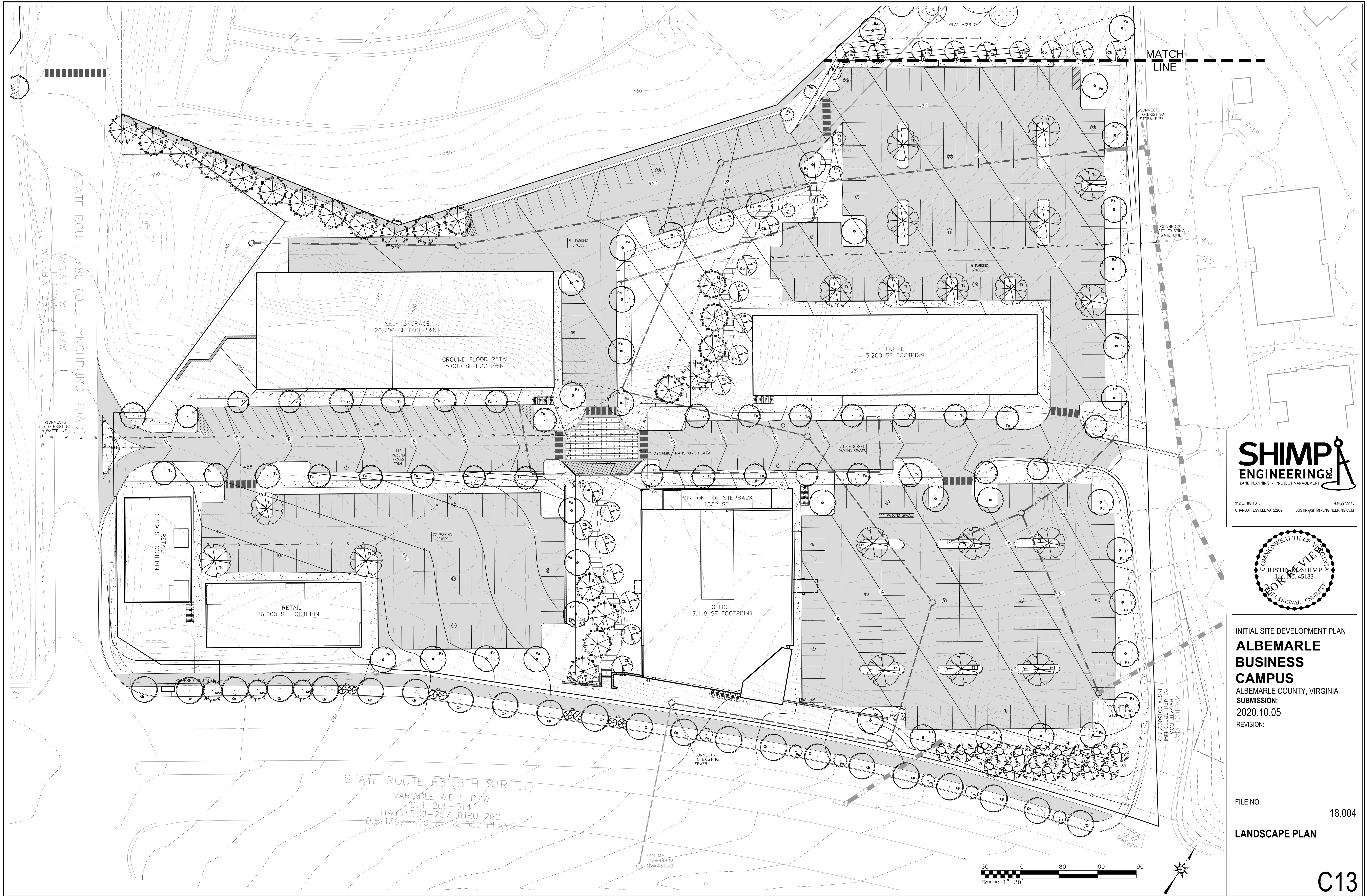
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INITIAL SITE DEVELOPMENT PLAN
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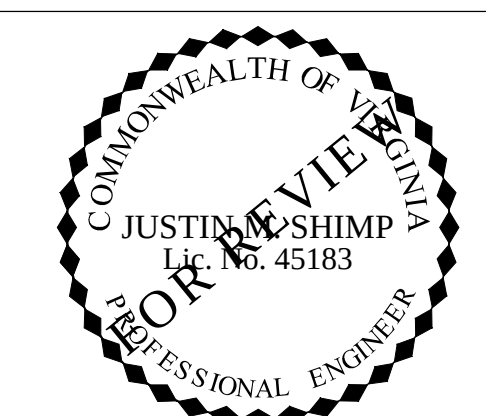
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LANDSCAPE PLAN



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LANDSCAPE PLAN

C13

ENTRANCE CORRIDOR LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Quercus palustris	Pin Oak	3.5"	22	31	370	8140
	Large Deciduous Tree	Tilia cordata "Greenspire"	"Greenspire" Littleaf Linden	2.5"	33	27	249	8217
	Large Deciduous Tree	Platanus x Acerifolia	London Planetree	2.5"	52	28.5	368	19136
	Large Deciduous Tree	Tilia tomentosa	Silver Linden	2.5"	19	25	276	5244
	Medium Deciduous Tree	Carpinus betulus	European Hornbeam	2.5"	23	16	129	2967
	Medium Deciduous Tree	Sophora japonica "Regent"	"Regent" Schalartree	2.5"	21	28	22	462
	Ornamental Tree	Cornus kousa & cvs.	Kousa Dogwood	6-7' Ht.	8	15	128	1024
	Ornamental Tree	Prunus subhirtella Pendula Rosa	Weeping Cherry	6-7' Ht.	6	15	77	462
	Ornamental Tree	Magnolia x soulangiana & cvs.	Saucer Magnolia	6-7' Ht.	3	17	145	435
	Evergreen Tree (Screening)	Cryptomeria japonica & cvs	Cryptomeria	4-5' Ht.	17	25	123	2091
							TOTAL SF:	48178

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7-9.8): 10% CANOPY REQUIRED.
SITE AREA 372,438 SF x 10% = 37,244 SF
CANOPY REQUIRED: 37,244 SF
CANOPY PROVIDED: 48,178 SF

ENTRANCE CORRIDOR TREES: LARGE SHADE TREES (3.5" CAL.) - 35' O.C. PARALLEL TO ROAD (749 LF)
REQUIRED: (749/35) = 21 LARGE SHADE TREES
PROVIDED: 22 LARGE SHADE TREES W/ INTERSPERSED ORNAMENTAL TREES

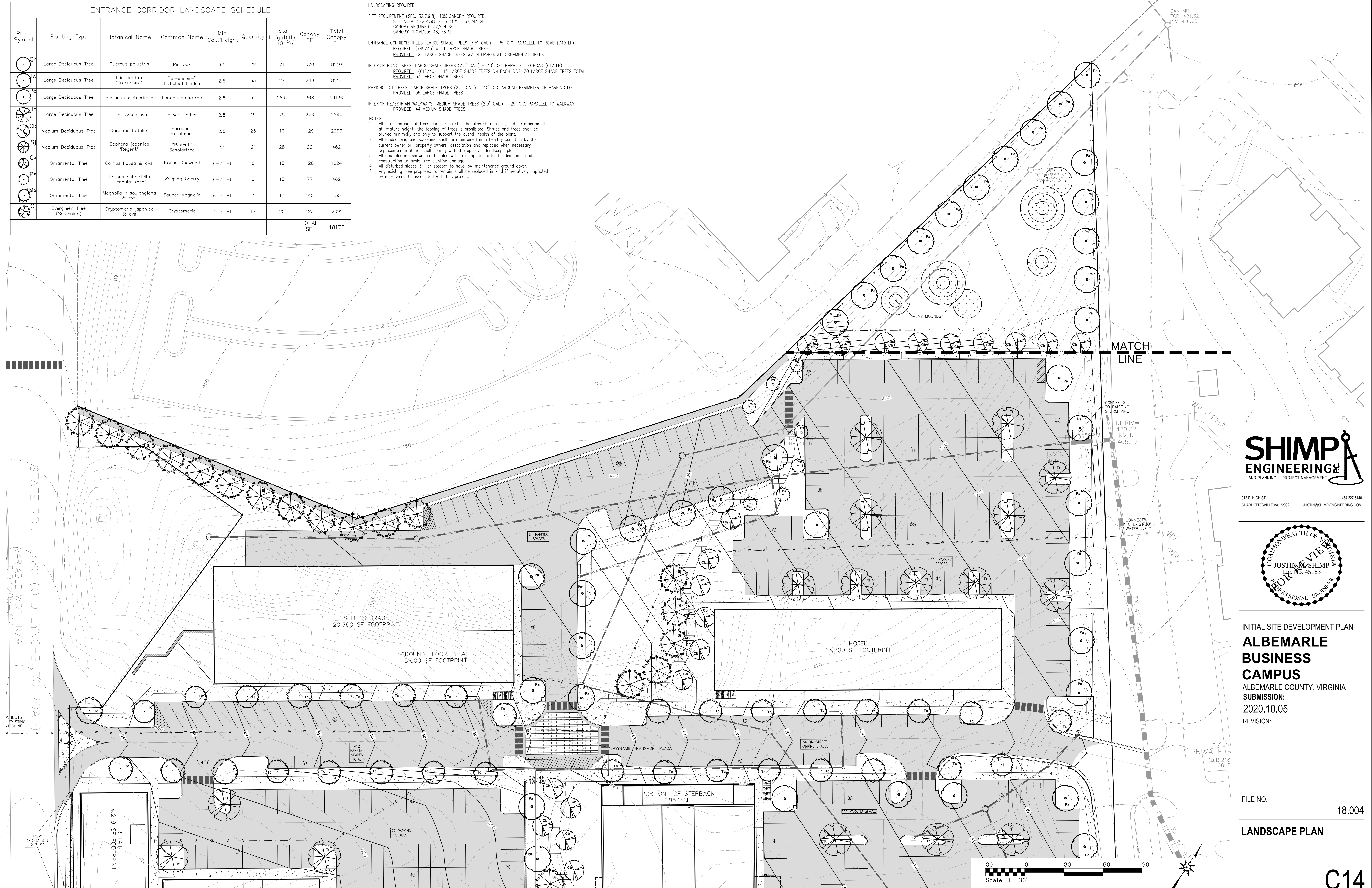
INTERIOR ROAD TREES: LARGE SHADE TREES (2.5" CAL.) - 40' O.C. PARALLEL TO ROAD (612 LF)
REQUIRED: (612/40) = 15 LARGE SHADE TREES ON EACH SIDE, 30 LARGE SHADE TREES TOTAL
PROVIDED: 33 LARGE SHADE TREES

PARKING LOT TREES: LARGE SHADE TREES (2.5" CAL.) - 40' O.C. AROUND PERIMETER OF PARKING LOT
PROVIDED: 56 LARGE SHADE TREES

INTERIOR PEDESTRIAN WALKWAYS: MEDIUM SHADE TREES (2.5" CAL.) - 25' O.C. PARALLEL TO WALKWAY
PROVIDED: 44 MEDIUM SHADE TREES

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.
- All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
- All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
- All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
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LANDSCAPE PLAN

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