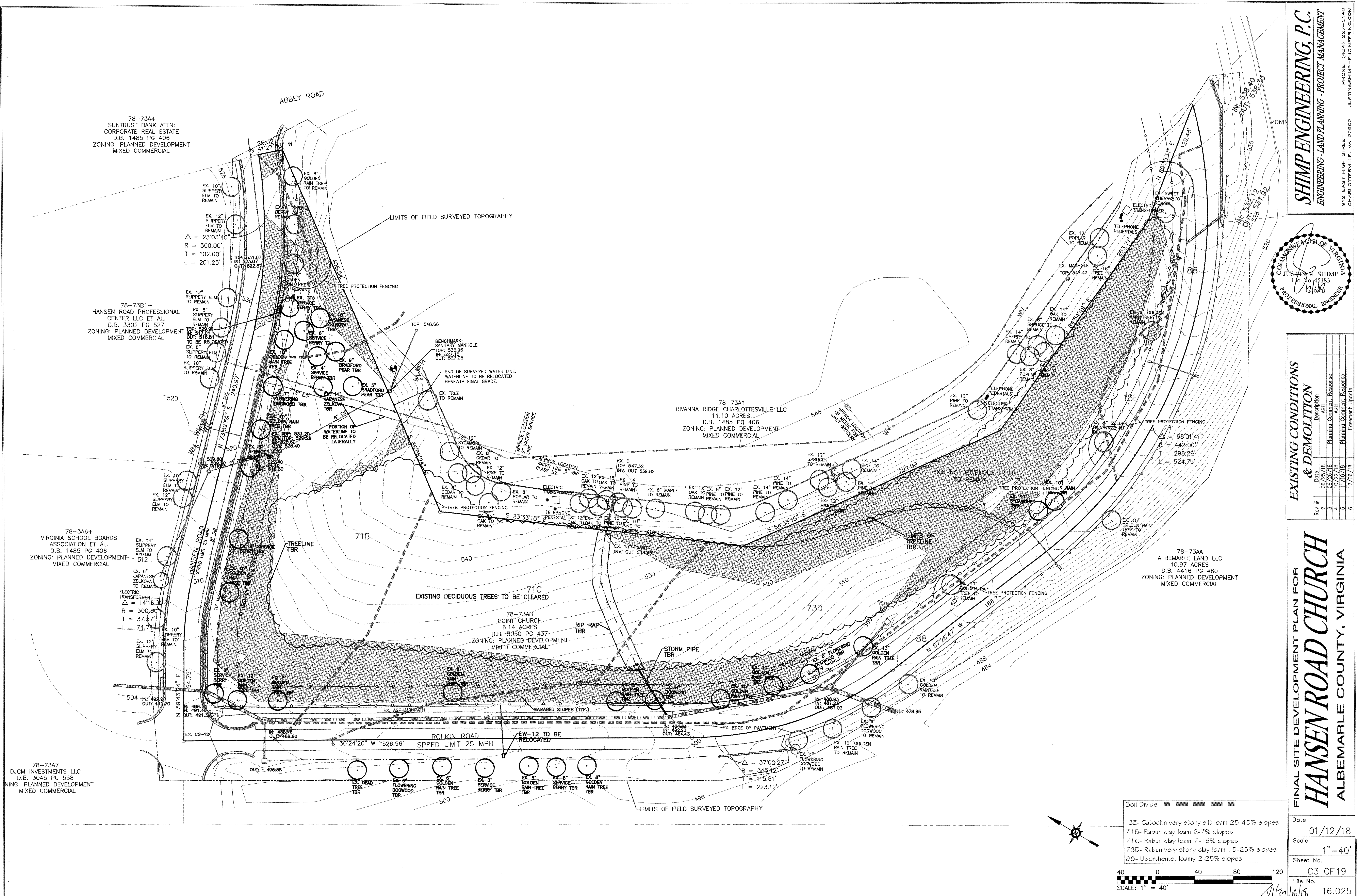
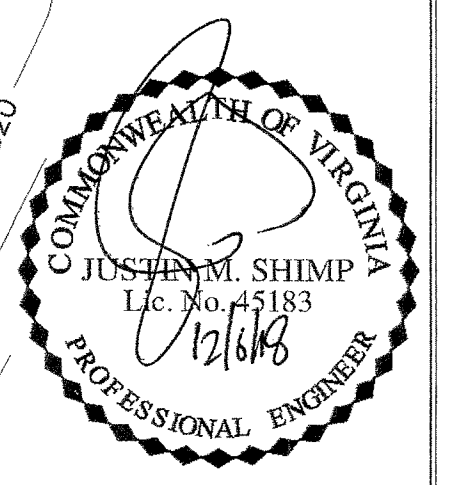




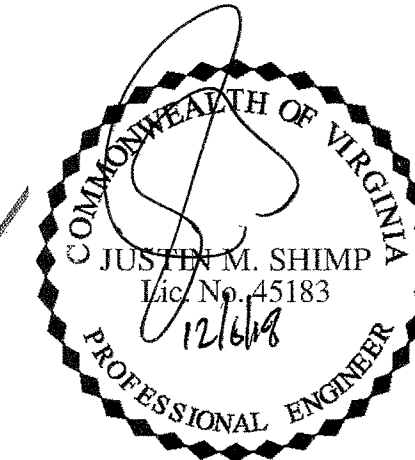
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EXISTING CONDITIONS & DEMOLITION			
Rev. #	Date	Description	
1	06/25/18	ARB	
2	09/26/18	Planning Comment Response	
3	10/22/18	ARB	
4	11/16/18	Planning Comment Response	
5	12/06/18	Revision Update	

FINAL SITE DEVELOPMENT PLAN FOR
HANSEN ROAD CHURCH
ALBEMARLE COUNTY, VIRGINIA

Date	01/12/18
Scale	1"=40'
Sheet No.	C3 OF 19
File No.	16.025

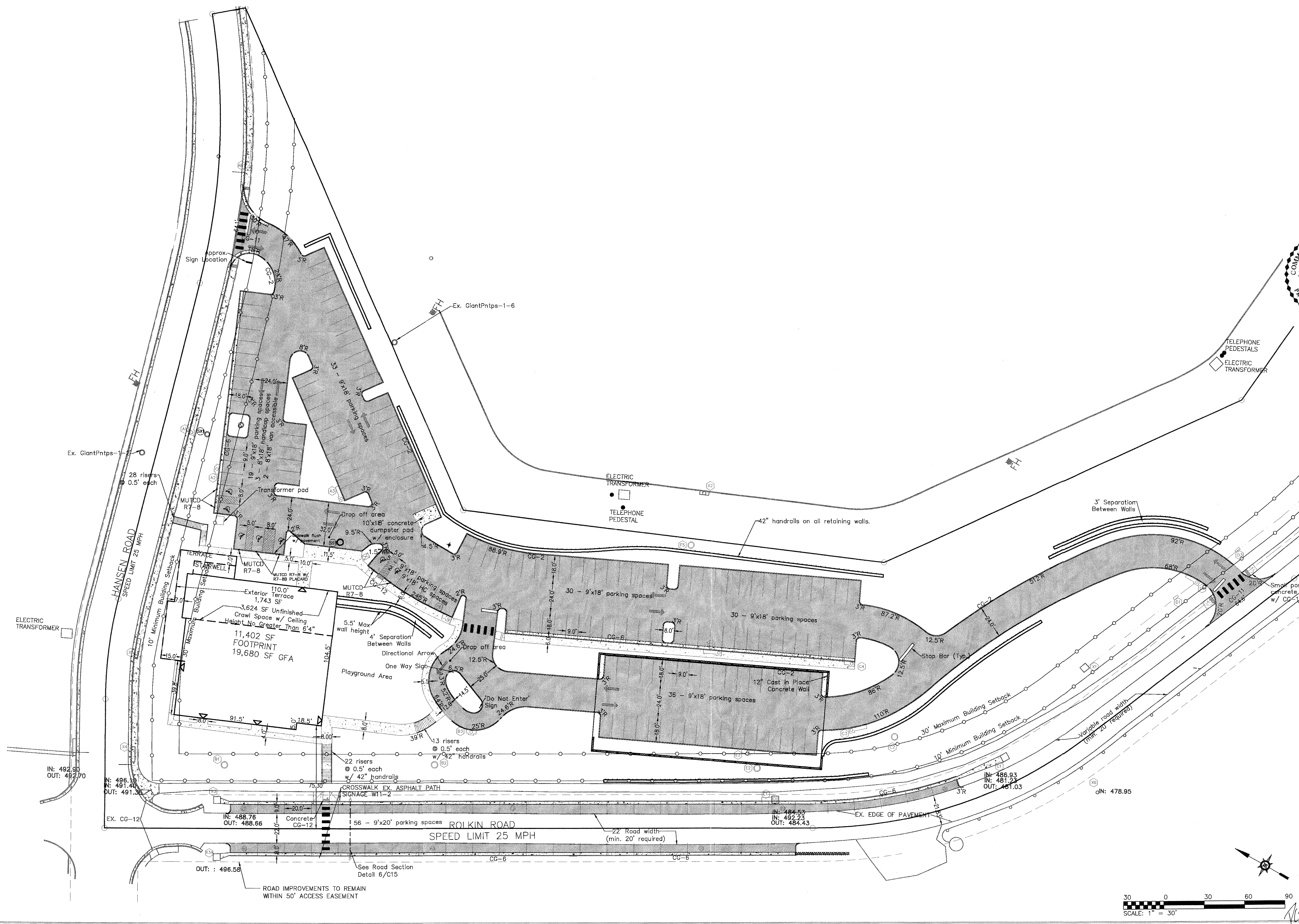


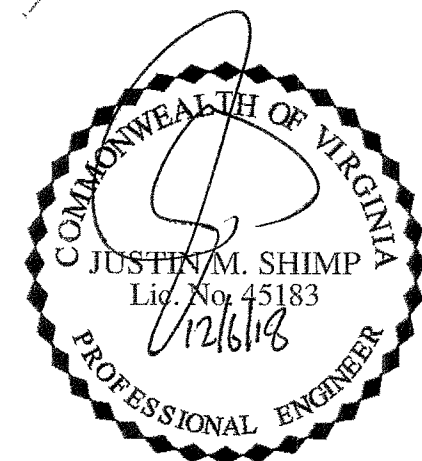
SITE PLAN

Rev #	Date	Description
1	04/25/18	Initial
2	05/05/18	Planning Comment Response
3	09/26/18	ABE
4	10/22/18	Planning Comment Response
5	11/16/18	Easement Update
6	12/06/18	

FINAL SITE DEVELOPMENT PLAN FOR
HANSEN ROAD CHURCH
ALBEMARLE COUNTY, VIRGINIA

Date	01/12/18
Scale	1" = 30'
Sheet No.	C6 OF 19
File No.	16.025



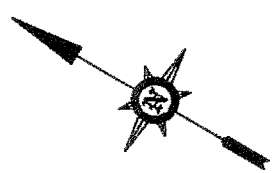
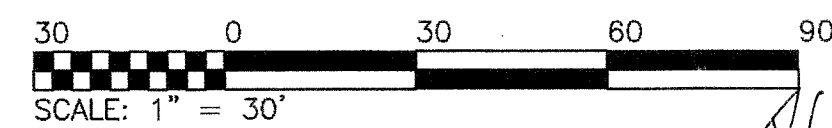
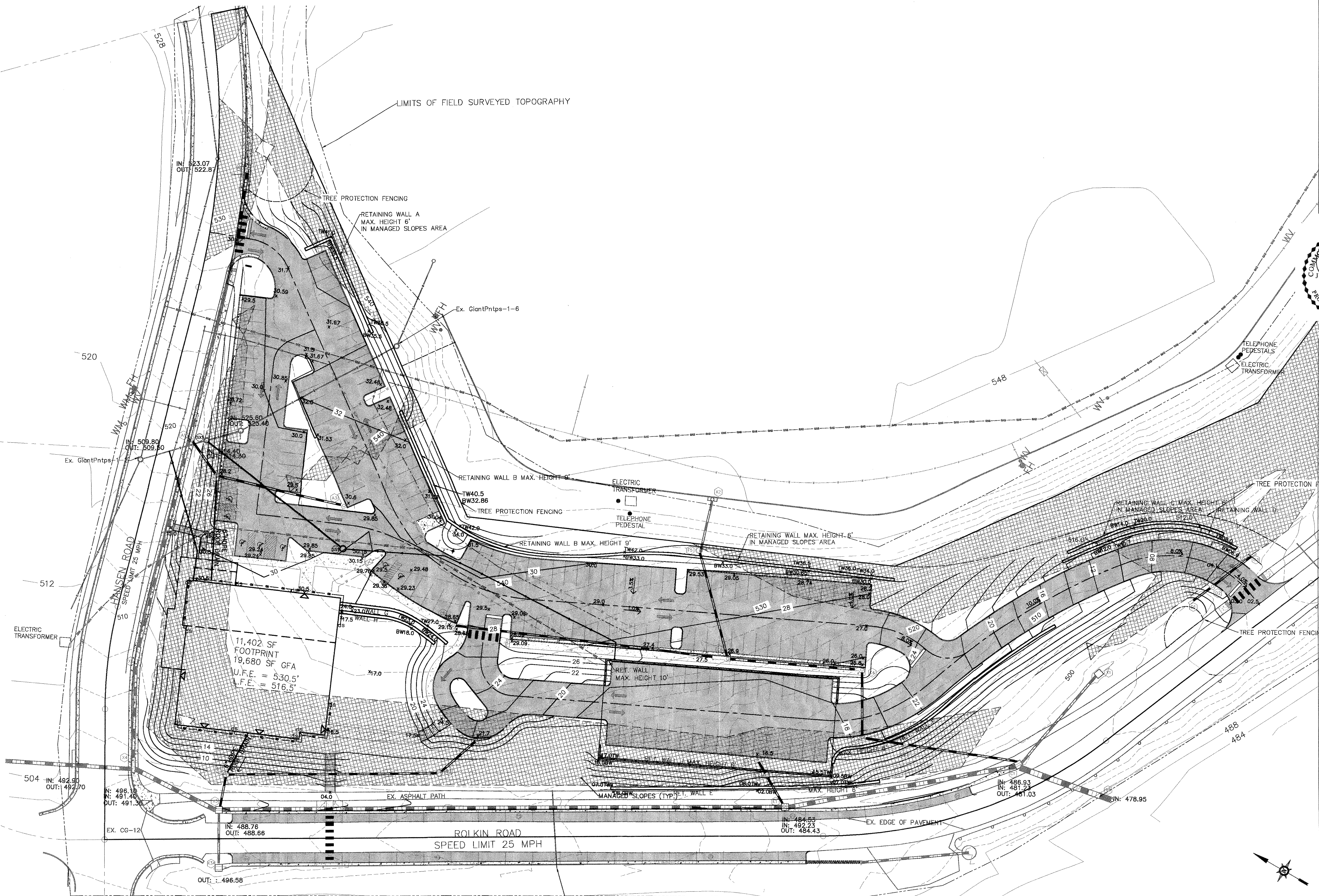


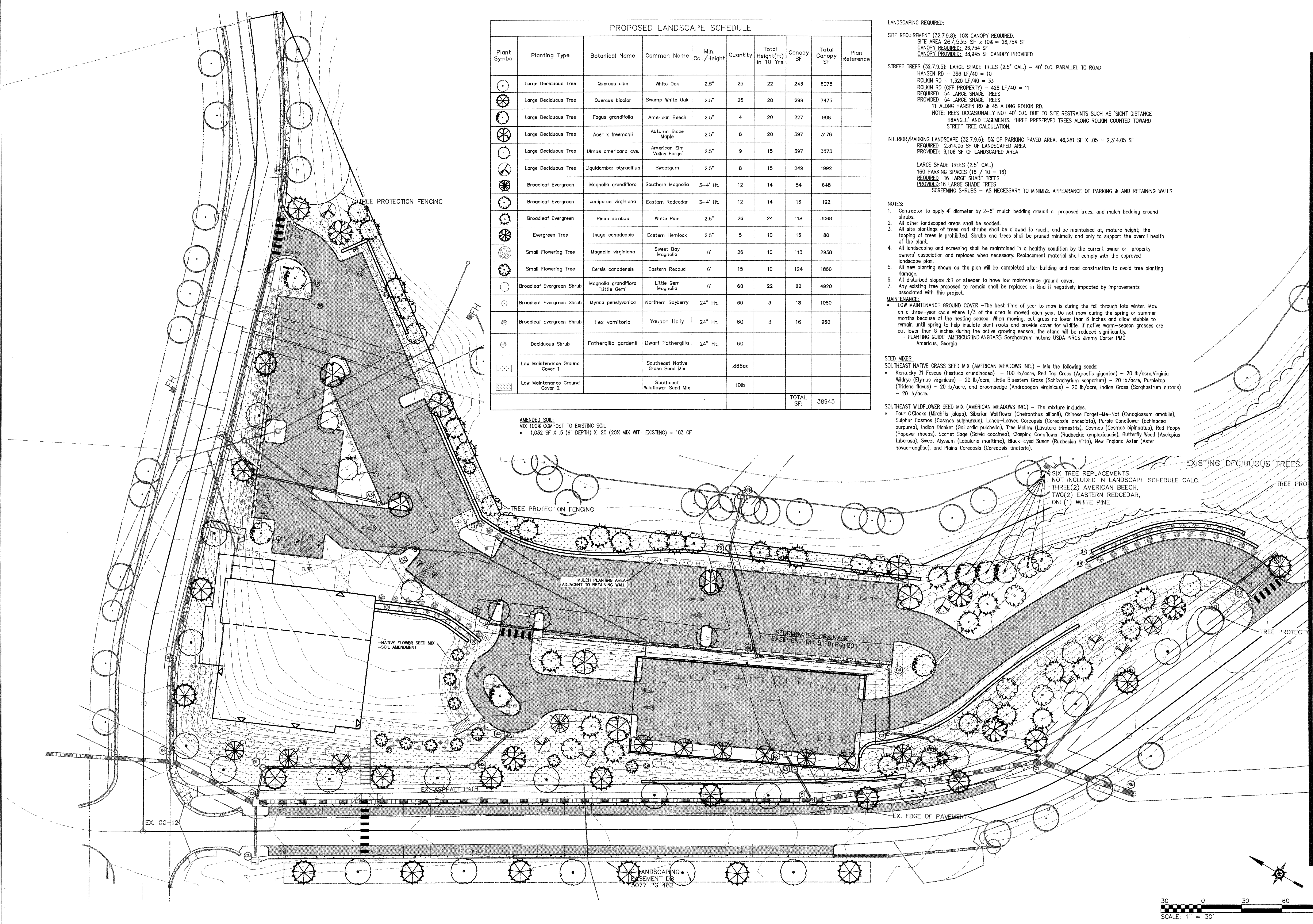
GRADING PLAN

Rev #	Date	Description
1	08/25/18	AMB
2	09/20/18	Planning Comment Response
3	10/22/18	AMB
4	11/16/18	Planning Comment Response
5	12/05/18	Essement Update

FINAL SITE DEVELOPMENT PLAN FOR
HANSEN ROAD CHURCH
ALBEMARLE COUNTY, VIRGINIA

Date	01/12/18
Scale	1" = 30'
Sheet No.	C8 OF 19
File No.	16.025





PROPOSED 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	Plan Reference
●	Large Deciduous Tree	Quercus alba	White Oak	2.5"	25	22	243	6075	
⊗	Large Deciduous Tree	Quercus bicolor	Swamp White Oak	2.5"	25	20	299	7475	
●	Large Deciduous Tree	Fagus grandifolia	American Beech	2.5"	4	20	227	908	
⊗	Large Deciduous Tree	Acer x freemanii	Autumn Blaze Maple	2.5"	8	20	397	3176	
●	Large Deciduous Tree	Ulmus americana cvs.	American Elm 'Valley Forge'	2.5"	9	15	397	3573	
⊗	Large Deciduous Tree	Liquidambar styraciflua	Sweetgum	2.5"	8	15	249	1992	
⊗	Broadleaf Evergreen	Magnolia grandiflora	Southern Magnolia	3-4' Ht.	12	14	54	648	
⊗	Broadleaf Evergreen	Juniperus virginiana	Eastern Redcedar	3-4' Ht.	12	14	16	192	
⊗	Broadleaf Evergreen	Pinus strobus	White Pine	2.5"	26	24	118	3068	
⊗	Evergreen Tree	Tsuga canadensis	Eastern Hemlock	2.5"	5	10	16	80	
●	Small Flowering Tree	Magnolia virginiana	Sweet Bay Magnolia	6'	26	10	113	2938	
●	Small Flowering Tree	Cercis canadensis	Eastern Redbud	6'	15	10	124	1860	
●	Broadleaf Evergreen Shrub	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	6'	60	22	82	4920	
●	Broadleaf Evergreen Shrub	Myrica pensylvanica	Northern Bayberry	24" Ht.	60	3	18	1080	
●	Broadleaf Evergreen Shrub	Ilex vomitoria	Yaupon Holly	24" Ht.	60	3	16	960	
●	Deciduous Shrub	Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	60				
■	Low Maintenance Ground Cover 1		Southeast Native Grass Seed Mix			.866ac			
■	Low Maintenance Ground Cover 2		Southeast Wildflower Seed Mix			10lb			
							TOTAL SF:	38945	

AMENDED SOIL:
MIX 100% COMPOST TO EXISTING SOIL
• 1,032 SF X .5 (6" DEPTH) X .20 (20% MIX WITH EXISTING) = 103 CF

LANDSCAPING REQUIRED:

SITE REQUIREMENT (32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA 267,535 SF x 10% = 26,754 SF
CANOPY REQUIRED: 26,754 SF
CANOPY PROVIDED: 38,945 SF CANOPY PROVIDED

STREET TREES (32.7.9.5): LARGE SHADE TREES (2.5" CAL.) - 40' O.C. PARALLEL TO ROAD

HANSEN RD - 396 LF/40 = 10
ROLKIN RD - 1,320 LF/40 = 33
ROLKIN RD (OFF PROPERTY) - 428 LF/40 = 11
REQUIRED: 54 LARGE SHADE TREES
PROVIDED: 54 LARGE SHADE TREES
11 ALONG HANSEN RD & 45 ALONG ROLKIN RD.

NOTE: TREES OCCASIONALLY NOT 40' O.C. DUE TO SITE RESTRAINTS SUCH AS 'SIGHT DISTANCE TRIANGLE' AND EASEMENTS. THREE PRESERVED TREES ALONG ROLKIN COUNTED TOWARD STREET TREE CALCULATION.

INTERIOR/PARKING LANDSCAPE (32.7.9.6): 5% OF PARKING PAVED AREA. 46,281 SF X .05 = 2,314.05 SF

REQUIRED: 2,314.05 SF OF LANDSCAPED AREA
PROVIDED: 9,106 SF OF LANDSCAPED AREA

LARGE SHADE TREES (2.5" CAL.)
160 PARKING SPACES (16 / 10 = 16)
REQUIRED: 16 LARGE SHADE TREES
PROVIDED: 16 LARGE SHADE TREES
SCREENING SHRUBS - AS NECESSARY TO MINIMIZE APPEARANCE OF PARKING & AND RETAINING WALLS

NOTES:

- Contractor to apply 4" diameter by 2-5" mulch bedding around all proposed trees, and mulch bedding around shrubs.
- All other landscaped areas shall be sodded.
- 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.

MAINTENANCE:

- LOW MAINTENANCE GROUND COVER - The best time of year to mow is during the fall through late winter. Mow on a three-year cycle where 1/3 of the area is mowed each year. Do not mow during the spring or summer months because of the nesting season. When mowing, cut grass no lower than 6 inches and allow stubble to remain until spring to help insulate plant roots and provide cover for wildlife. If native warm-season grasses are cut lower than 6 inches during the active growing season, the stand will be reduced significantly.
- PLANTING GUIDE 'AMERICAN' INDIAN GRASS Sorghastrum nutans USDA-NRCS Jimmy Carter PWC Americus, Georgia

SEED MIXES:

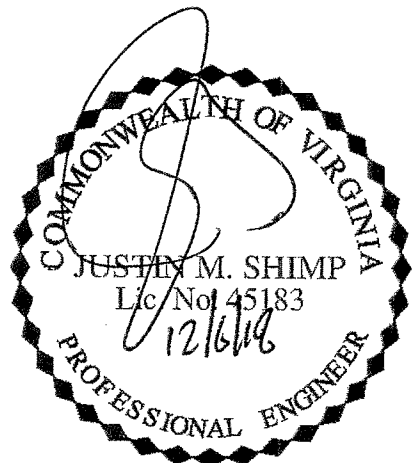
- SOUTHEAST NATIVE GRASS SEED MIX (AMERICAN MEADOWS INC.) - Mix the following seeds:
 - Kentucky 31 Fescue (Festuca arundinacea) - 100 lb/acre, Red Top Grass (Agrostis gigantea) - 20 lb/acre, Virginia Wildrye (Elymus virginicus) - 20 lb/acre, Little Bluestem Grass (Schizachyrium scoparium) - 20 lb/acre, Purpletop (Tridens flavus) - 20 lb/acre, and Broomsedge (Andropogon virginicus) - 20 lb/acre, Indian Grass (Sorghastrum nutans) - 20 lb/acre.

- SOUTHEAST WILDFLOWER SEED MIX (AMERICAN MEADOWS INC.) - The mixture includes:
 - Four O'Clocks (Mirabilis jalapa), Siberian Wallflower (Cheiranthus allionii), Chinese Forget-Me-Not (Cynoglossum amabile), Sulphur Cosmos (Cosmos sulphureus), Lance-Leaved Coreopsis (Coreopsis lanceolata), Purple Coneflower (Echinacea purpurea), Indian Blanket (Gaillardia pulchella), Tree Mallow (Lavatera trimestris), Cosmos (Cosmos bipinnatus), Red Poppy (Papaver rhoeas), Scarlet Sage (Salvia coccinea), Clipping Coneflower (Rudbeckia amplexicaulis), Butterfly Weed (Asclepias tuberosa), Sweet Alyssum (Lobularia maritime), Black-Eyed Susan (Rudbeckia hirta), New England Aster (Aster novae-angliae), and Plains Coreopsis (Coreopsis tinctoria).

SIX TREE REPLACEMENTS.
NOT INCLUDED IN LANDSCAPE SCHEDULE CALC.
THREE(2) AMERICAN BEECH,
TWO(2) EASTERN REDCEDAR,
ONE(1) WHITE PINE

SEE SHEET C10

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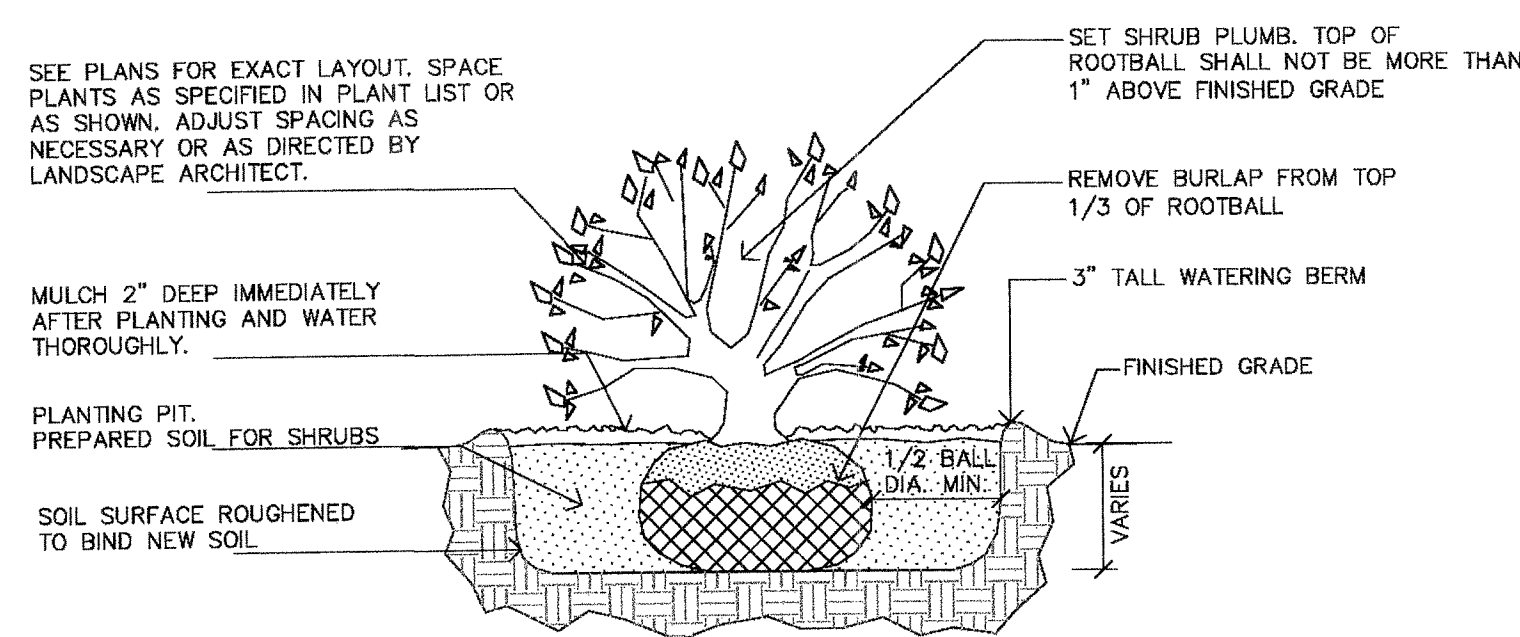
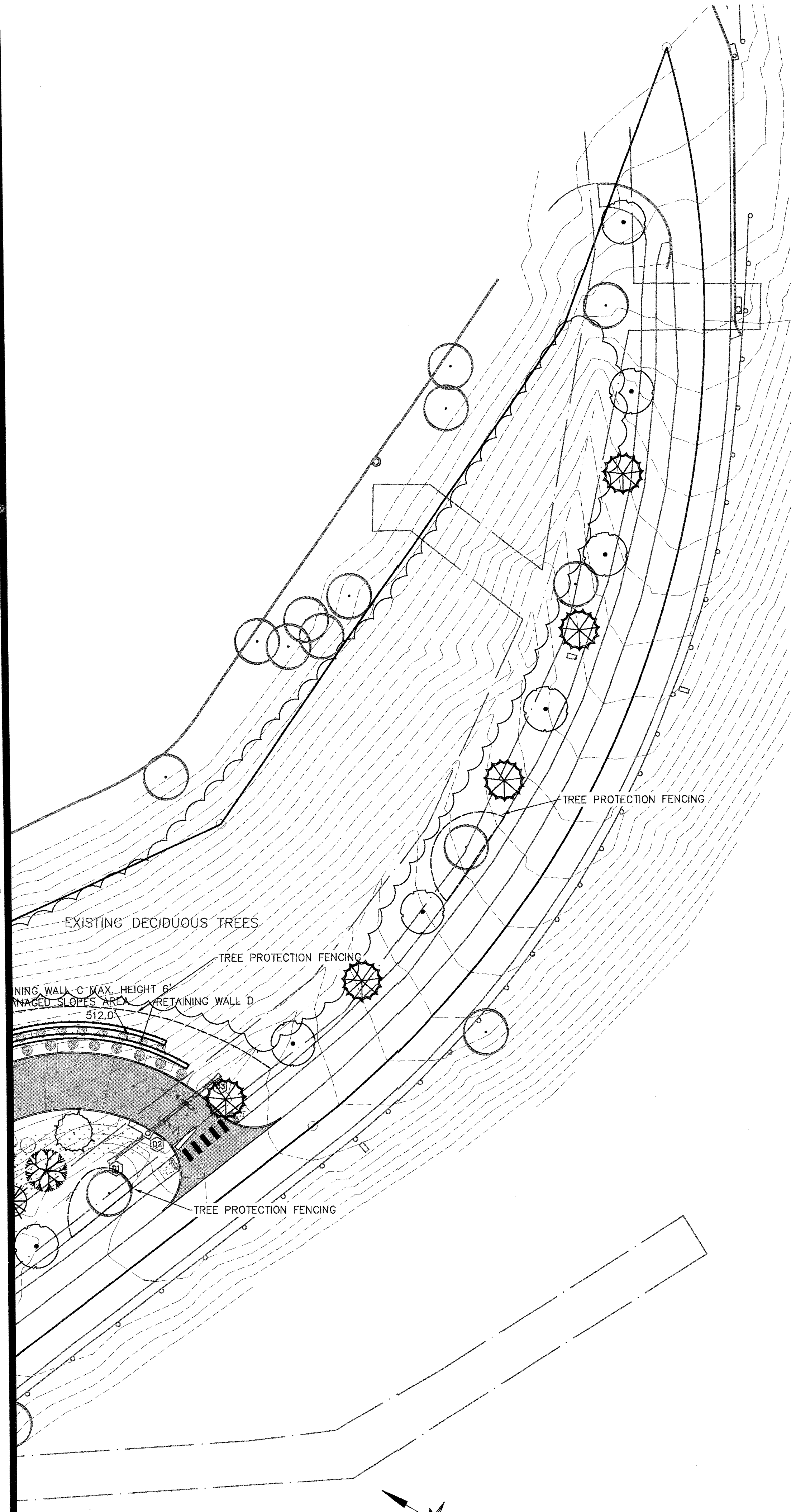
LANDSCAPING PLAN

Rev #	Date	Description
1	06/23/18	ARB
2	06/23/18	Planting Calendar Response
3	10/22/18	ARB
4	11/16/18	Planting Calendar Response
5	11/16/18	Planting Calendar Response
6	12/06/18	Easement Update

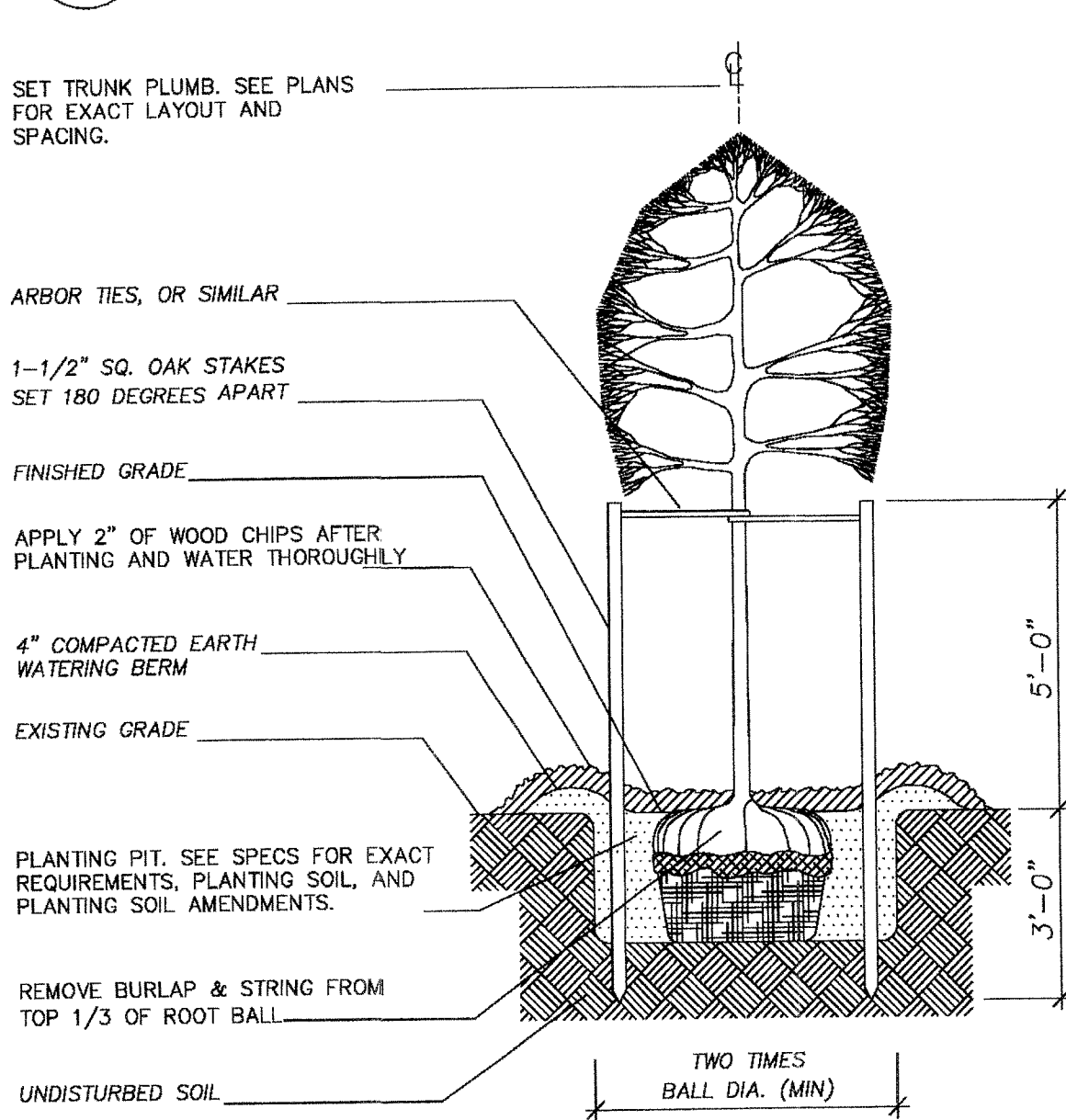
FINAL SITE DEVELOPMENT PLAN FOR
HANSEN ROAD CHURCH
ALBEMARLE COUNTY, VIRGINIA

Date	01/12/18
Scale	1" = 30'
Sheet No.	C9 OF 19
File No.	16.025

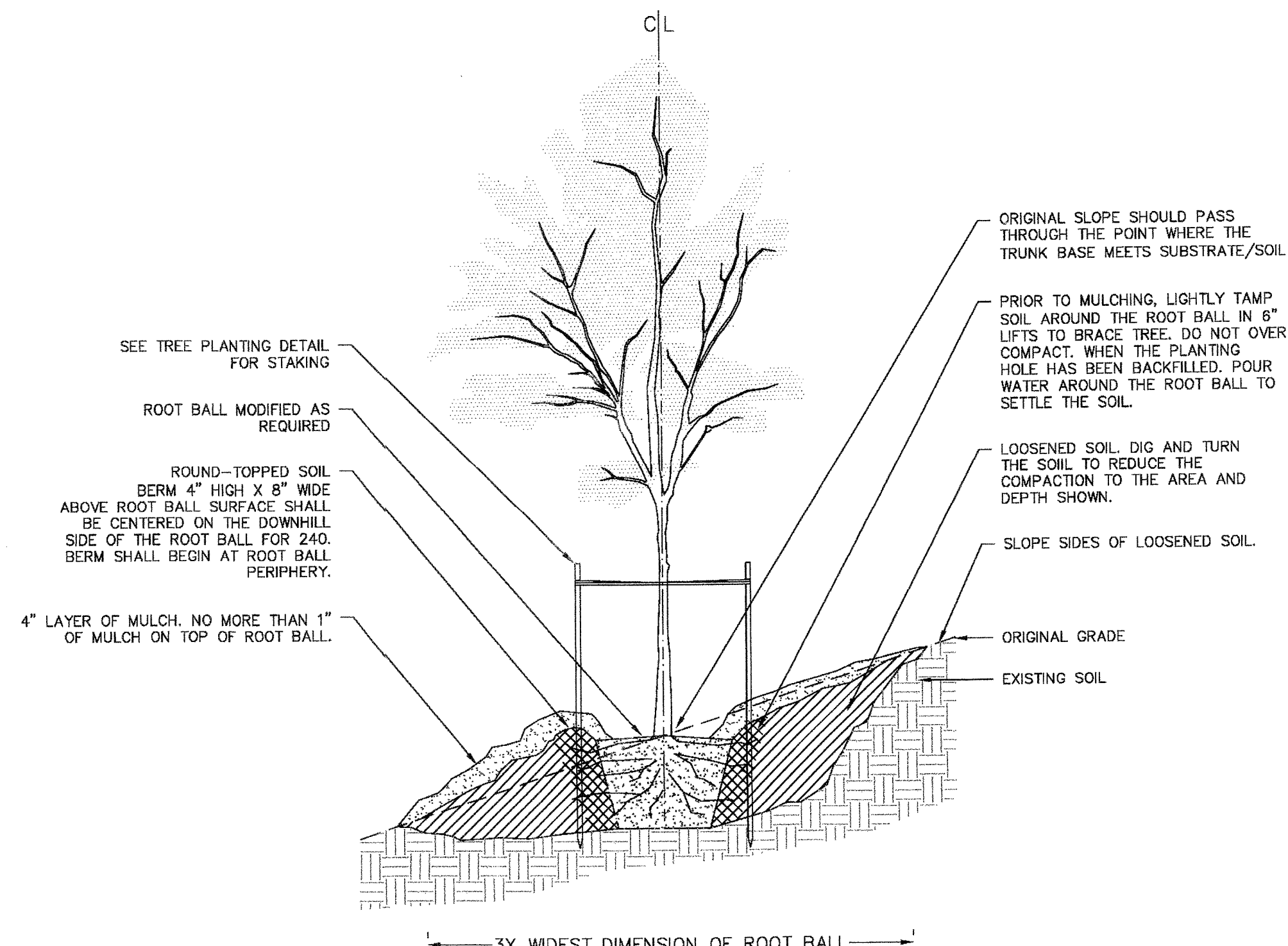
SEE SHEET C9



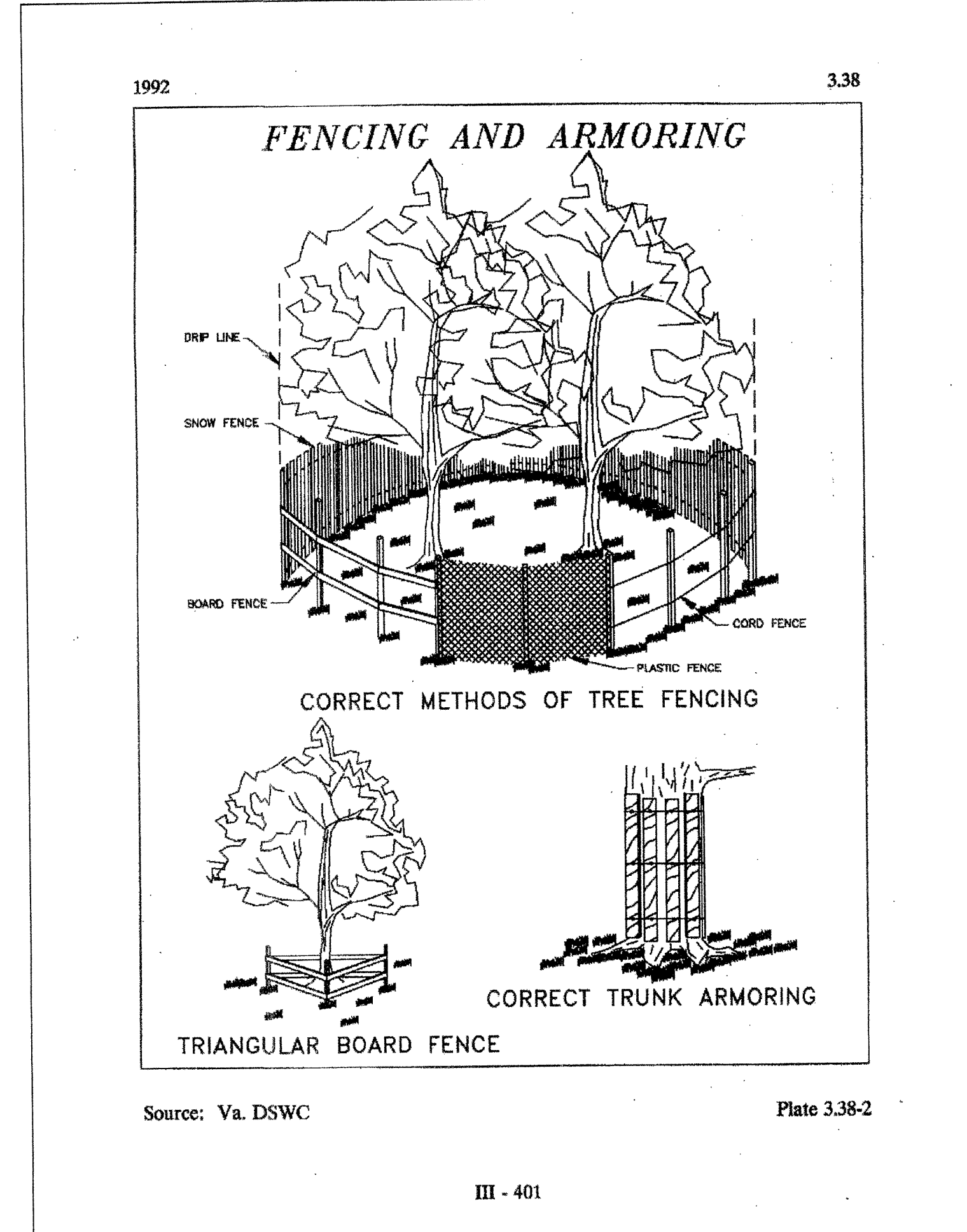
1 SHRUB PLANTING DETAIL
C9 Not To Scale



2 TREE PLANTING DETAIL
C10 Not To Scale



6 TREE ON SLOPE @ 25% (4:1) to 50% (2:1)
C10 Not To Scale



4 TREE PROTECTION FENCING (TP)
C10 Not To Scale

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp III-224-III-237 for complete specifications)

- The following items shall be shown on the plan:
 - Trees to be saved;
 - Limits of clearing (outside dripline of trees to be saved);
 - Location and type of protective fencing;
 - Grade changes requiring tree wells or walls;
 - Proposed trenching or tunneling beyond the limits of clearing.
- Markings:
 - All trees to be saved shall be marked with paint or ribbon at a height clearly visible to equipment operators.
 - No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
- Pre-Construction Conference:
 - Tree preservation and protection measures shall be reviewed with the contractor on site.
- Equipment Operation and Storage:
 - Heavy equipment, vehicle traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
- Soil Erosion and Stormwater Detention Devices:
 - Such devices shall not adversely affect trees to be saved.
- Fences:
 - Fences are not permitted within 100 feet of the dripline of trees to be saved.
- Toxic Materials:
 - Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
- Protective Fencing:
 - Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
 - Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
- Tree Walls:
 - When the ground level must be raised within the dripline of a tree to be saved, a tree wall shall be provided and a construction detail submitted for approval.
- Tree Walls:
 - When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
- Trenching and Tunneling:
 - When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
- Cleanup:
 - Protective fencing shall be the last items removed during the final cleanup.
- Damaged Trees:
 - Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

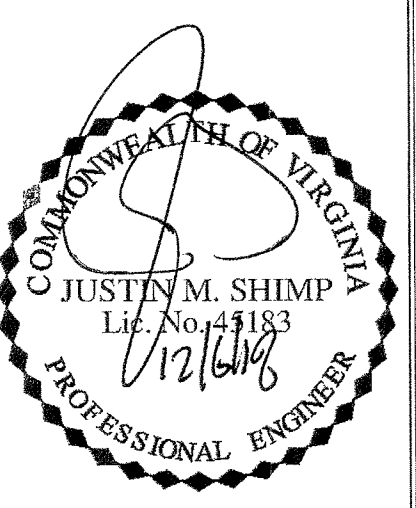
NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE _____ DATE 06/13/2018

CONTRACT PURCHASER SIGNATURE _____ DATE 5/1/06 Page 1 of 1

5 CONSERVATION PLAN CHECKLIST
C10 Not To Scale

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LANDSCAPING PLAN & DETAILS

Rev #	Date	Description
1	06/25/18	ARB
2	09/26/18	ARB
3	10/22/18	ARB
4	11/16/18	ARB
5	12/06/18	Easement Update

FINAL SITE DEVELOPMENT PLAN FOR
HANSEN ROAD CHURCH
ALBEMARLE COUNTY, VIRGINIA

Date	01/12/18
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File No.	16.025