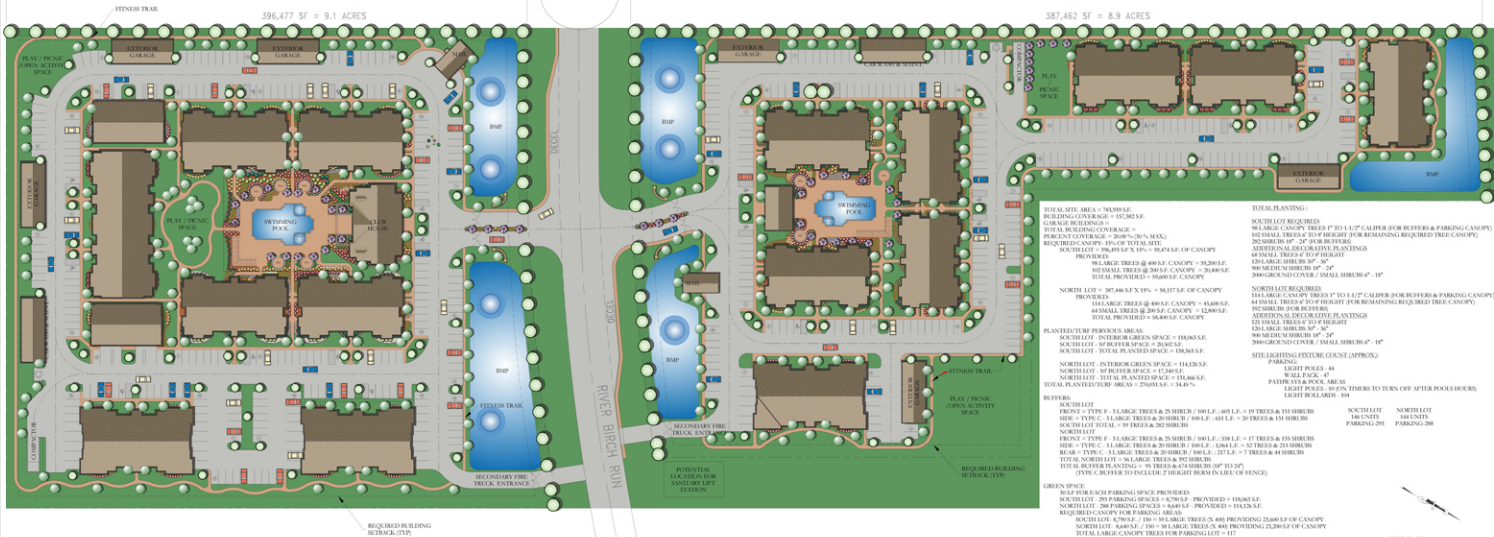


651'-0"

1064'-0"

396,477 SF = 9.1 ACRES

387,462 SF = 8.9 ACRES



TOTAL SITE AREA = 783,939 SF.
 BUILDING COVERAGE = 152,305 SF.
 GARAGE BUILDINGS = 10,000 SF.
 TOTAL BUILDING COVERAGE = 162,305 SF.
 PERCENT COVERAGE = 20.7% (MAX).
 REQUIRED CANOPY: 15% OF TOTAL SITE.
 SOUTH LOT = 396,477 SF X 15% = 59,471 SF OF CANOPY PROVIDED.
 16 LARGE TREES @ 400 SF CANOPY = 64,000 SF.
 10 SMALL TREES @ 200 SF CANOPY = 20,000 SF.
 TOTAL PROVIDED = 84,000 SF CANOPY

NORTH LOT = 387,462 SF X 15% = 58,119 SF OF CANOPY PROVIDED.
 11 LARGE TREES @ 400 SF CANOPY = 44,000 SF.
 44 SMALL TREES @ 200 SF CANOPY = 8,800 SF.
 TOTAL PROVIDED = 52,800 SF CANOPY

PLANTED/TURF PERVIOUS AREAS
 SOUTH LOT - INTERIOR GREEN SPACE = 10,600 SF.
 SOUTH LOT - 10' BUFFER SPACE = 20,000 SF.
 SOUTH LOT - TOTAL PLANTED SPACE = 18,600 SF.
 NORTH LOT - INTERIOR GREEN SPACE = 11,420 SF.
 NORTH LOT - 10' BUFFER SPACE = 17,500 SF.
 NORTH LOT - TOTAL PLANTED SPACE = 13,460 SF.
 TOTAL PLANTED/TURF AREAS = 25,060 SF = 31.4%

BUFFERS

SOUTH LOT
 FRONT = TYPE F - 3 LARGE TREES & 25 SHRUB / 100 LF - 40 LF = 19 TREES & 15 SHRUBS
 SIDE = TYPE C - 3 LARGE TREES & 20 SHRUB / 100 LF - 40 LF = 20 TREES & 15 SHRUBS
 SOUTH LOT TOTAL = 39 TREES & 30 SHRUBS

NORTH LOT

FRONT = TYPE F - 3 LARGE TREES & 25 SHRUB / 100 LF - 50 LF = 17 TREES & 15 SHRUBS
 SIDE = TYPE C - 3 LARGE TREES & 20 SHRUB / 100 LF - 50 LF = 12 TREES & 15 SHRUBS
 REAR = TYPE C - 3 LARGE TREES & 20 SHRUB / 100 LF - 25 LF = 12 TREES & 44 SHRUBS
 TOTAL NORTH LOT = 56 LARGE TREES & 392 SHRUBS
 TOTAL BUFFER PLANTING = 95 TREES & 474 SHRUBS 10' TO 50'
 (TYPE C BUFFER TO INCLUDE 2' HIGHT BEAM IN LIEU OF FENCE)

GREEN SPACE

30 SF FOR EACH PARKING SPACE PROVIDED.
 SOUTH LOT - 250 PARKING SPACES = 8,750 SF - PROVIDED = 11,600 SF.
 NORTH LOT - 200 PARKING SPACES = 6,000 SF - PROVIDED = 11,420 SF.
 REQUIRED CANOPY FOR PARKING: 1800 SF
 SOUTH LOT: 8700 SF / 150 = 58 LARGE TREES (5,000) PROVIDING 25,000 SF OF CANOPY
 NORTH LOT: 6000 SF / 150 = 40 LARGE TREES (5,000) PROVIDING 20,000 SF OF CANOPY
 TOTAL LARGE CANOPY TREES FOR PARKING LOT = 117

TOTAL PLANTING:

SOUTH LOT REQUIRED:
 96 LARGE CANOPY TREES 1" TO 1 1/2" CALIPER (FOR BUFFERS & PARKING CANOPY)
 82 SMALL TREES 4" TO 8" HEIGHT (FOR REMAINING REQUIRED TREE CANOPY)
 252 SHRUBS 6" - 24" FOR BUFFERS
 ADDITIONAL DECORATIVE PLANTINGS
 40 SMALL TREES 4" TO 8" HEIGHT
 120 LARGE SHRUBS 30" - 36"
 900 MEDIUM SHRUBS 18" - 24"
 2000 GROUND COVER / SMALL SHRUBS 6" - 18"

NORTH LOT REQUIRED:
 114 LARGE CANOPY TREES 1" TO 1 1/2" CALIPER (FOR BUFFERS & PARKING CANOPY)
 44 SMALL TREES 4" TO 8" HEIGHT (FOR REMAINING REQUIRED TREE CANOPY)
 92 SHRUBS FOR BUFFERS
 ADDITIONAL DECORATIVE PLANTINGS
 12 SMALL TREES 4" TO 8" HEIGHT
 120 LARGE SHRUBS 30" - 36"
 900 MEDIUM SHRUBS 18" - 24"
 2000 GROUND COVER / SMALL SHRUBS 6" - 18"

SITE LIGHTING: FIXTURE COUNT (APPROX):

PARKING: LIGHT POLES = 44
 WALL PACK = 47
 PATHWAYS & POOL AREAS: LIGHT POLES = 10 (1000 TIMERS TO TURN OFF AFTER POOLS LOCK)
 LIGHT BOLLARDS = 104

SOUTH LOT 146 UNITS
 PARKING-200

NORTH LOT 144 UNITS
 PARKING-200

"Waterford Manor at Blenheim"
 Chesapeake, Virginia