

FOREST LAKES SELF-STORAGE

County File Number Pending

TAX MAP 46, PARCEL B4-3

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING

NEW

DESCRIPTION

BOUNDARIES

OWNER

Ja-Zan Limited Partnership
P.O. Box 9035
Charlottesville, VA 22911

DEVELOPER

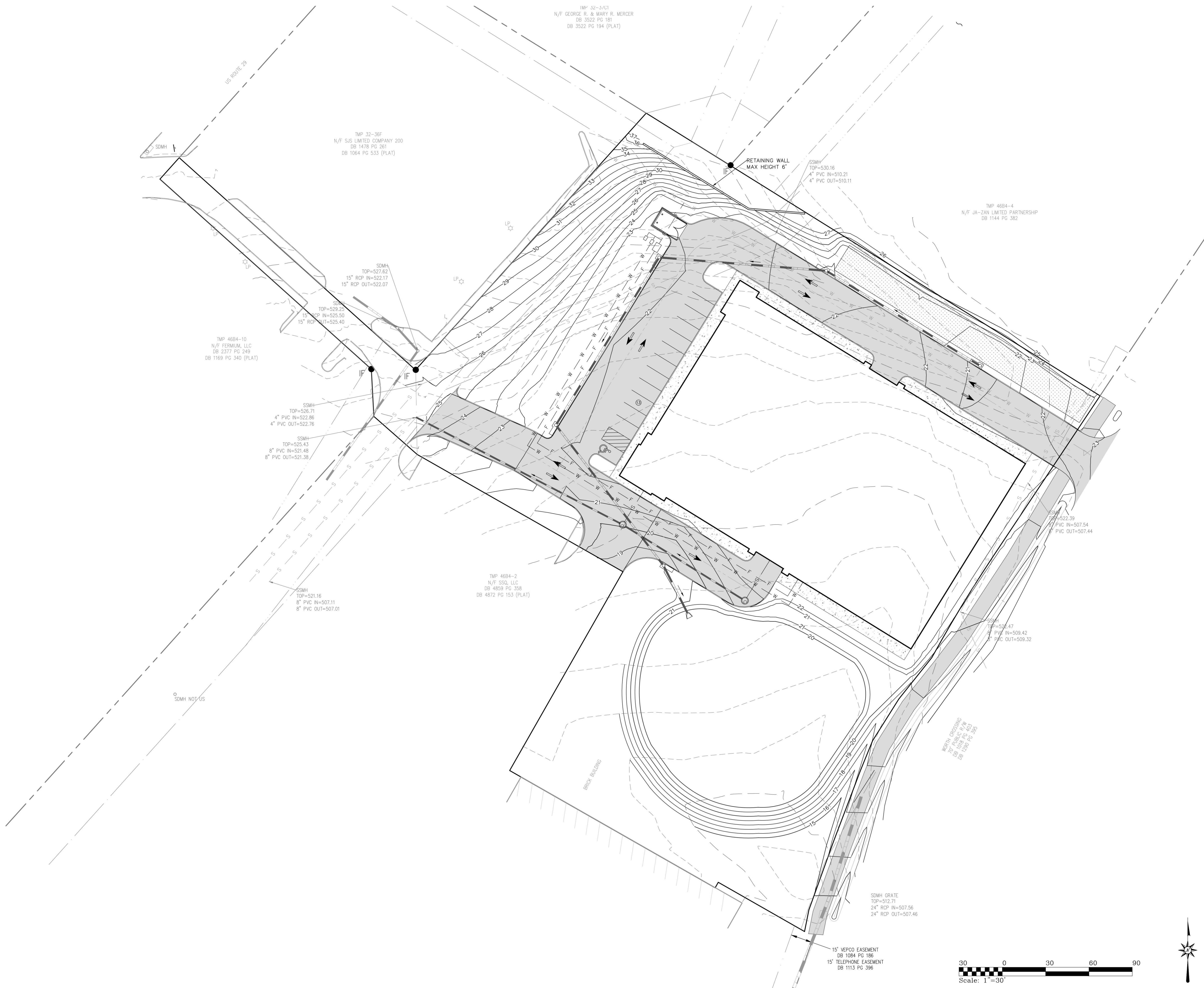
EXISTING USE

Open

PROPOSED USE

Self-Storage

C3



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

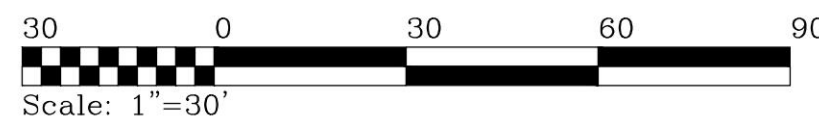


SITE DEVELOPMENT PLAN
**FOREST LAKES
SELF-STORAGE**

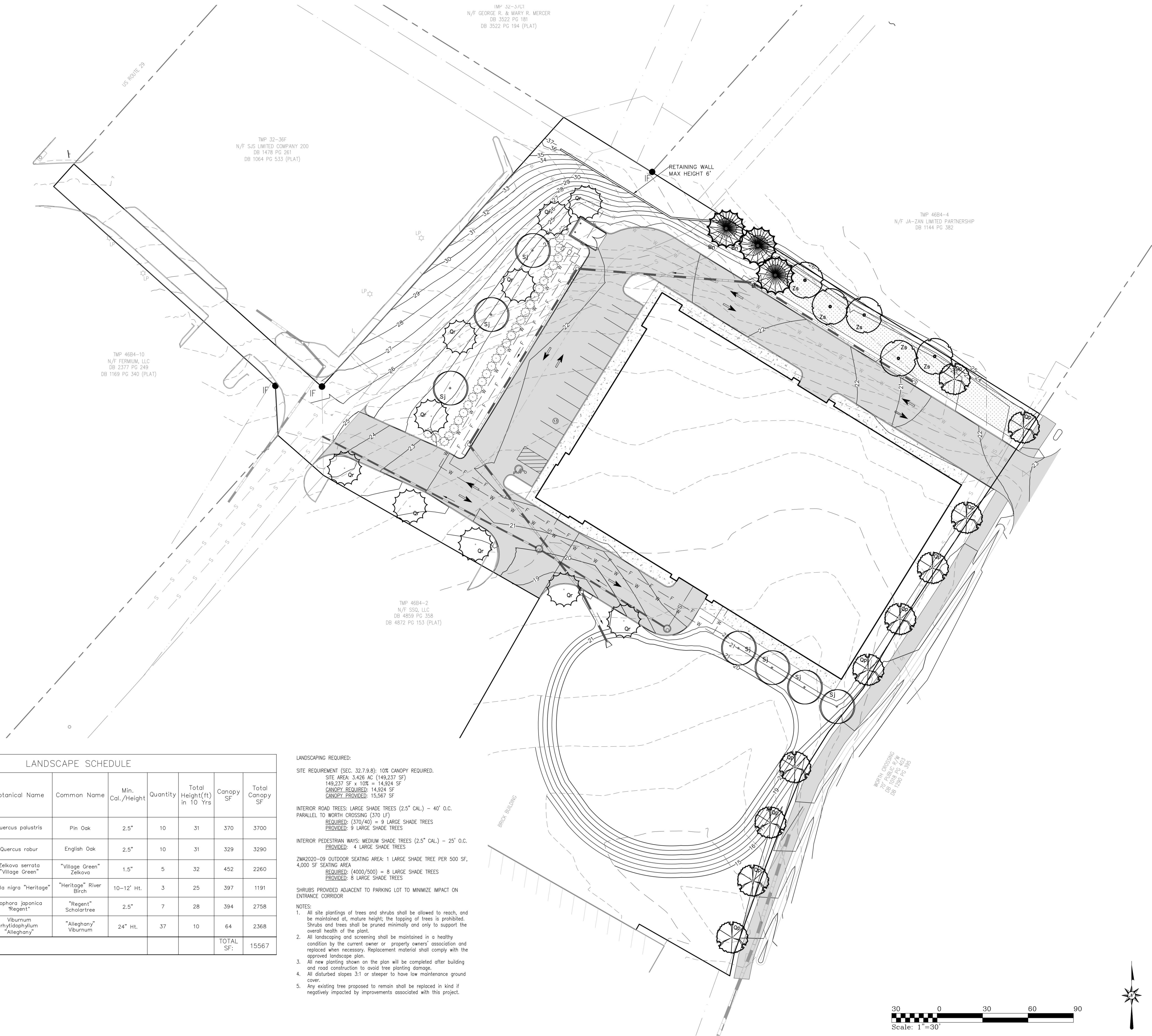
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2022.05.16
REVISION:

FILE NO. 20.023

GRADING & UTILITY PLAN



C4



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
Op	Large Deciduous Tree	Quercus palustris	Pin Oak	2.5"	10	31	370	3700
Or	Large Deciduous Tree	Quercus robur	English Oak	2.5"	10	31	329	3290
Zs	Large Deciduous Tree	Zelkova serrata "Village Green"	"Village Green" Zelkova	1.5"	5	32	452	2260
Bn	Large Deciduous Tree	Betula nigra "Heritage"	"Heritage" River Birch	10-12' Ht.	3	25	397	1191
Sj	Medium Deciduous Tree	Sophora japonica "Regent"	"Regent" Scholartree	2.5"	7	28	394	2758
	Semi-Evergreen Shrub	Viburnum rhytidophyllum "Alleghany"	"Alleghany" Viburnum	24" Ht.	37	10	64	2368
							TOTAL SF:	15567

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7-9.8): 10% CANOPY REQUIRED.
SITE AREA: 3.426 AC (149,237 SF)
149,237 SF x 10% = 14,924 SF
CANOPY REQUIRED: 14,924 SF
CANOPY PROVIDED: 15,567 SF

INTERIOR ROAD TREES: LARGE SHADE TREES (2.5" CAL.) - 40' O.C. PARALLEL TO WORTH CROSSING (370 LF)
REQUIRED: (370/40) = 9 LARGE SHADE TREES
PROVIDED: 9 LARGE SHADE TREES

INTERIOR PEDESTRIAN WAYS: MEDIUM SHADE TREES (2.5" CAL.) - 25' O.C.
PROVIDED: 4 LARGE SHADE TREES

ZMA2020-09 OUTDOOR SEATING AREA: 1 LARGE SHADE TREE PER 500 SF, 4,000 SF SEATING AREA
REQUIRED: (4000/500) = 8 LARGE SHADE TREES
PROVIDED: 8 LARGE SHADE TREES

SHRUBS PROVIDED ADJACENT TO PARKING LOT TO MINIMIZE IMPACT ON ENTRANCE CORRIDOR

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.

SHIMP

ENGINEERING & LAND PLANNING - PROJECT MANAGEMENT

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LANDSCAPE PLAN