MAJOR SITE PLAN AMENDMENT

FIFTH STREET LANDING SELF-STORAGE

County File Number Pending

TAX MAP 76, PARCEL 55A

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
(10)	(10)	PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
311.5 x	311.5 x	SPOT ELEVATION
311.5 TC x	TC 311.5	TOP OF CURB ELEVATION
311.5 TW x	TW 311.5	TOP OF WALL ELEVATION
311.5 BW x	BW 311.5	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
X	X	FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
RD	RD	ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
		WATER
W	W	WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
GAS	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

FTV Investments LLC
943 Glenwood Station Lane, Suite 101
Charlottesville, VA 22901

DEVELOPER

Centennial American Properties
935 South Main Street, Suite 201
Greenville, SC 29601

PLAN PREPARATION

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

ZONING

Highway Commercial, Entrance Corridor (Overlay)
ZMA1999-00013 & SP1999-00059 approved on July 3, 2022 amended the zoning of tax map parcel 76M1-1 and 76-55A from Light Industry to Highway Commercial

MAGISTERIAL DISTRICT

Scottsville

SOURCE OF TITLE

DB 4278 PG 243

SETBACKS

Front Minimum: 10' from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way; for off-street parking or loading spaces, 10' from any public street right-of-way

Front Maximum: 30' from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way; none, on any lot, including a corner lot, abutting a principal arterial highway or interstate

Side & Rear Minimum: If the abutting lot is zoned residential, rural areas, or the Monticello Historic district: (i) no portion of any structure, excluding signs, shall be located closer than 50 feet from the district boundary; and (ii) no off-street parking or loading space shall be located closer than 20 feet to the district boundary

If the abutting lot is zoned commercial or industrial, any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.

Side & Rear Maximum: None

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by Meridian Planning Group LLC on December 29, 2022
NAD83 Virginia State Plane South, Vertical Datum 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.

GENERAL CONSTRUCTION NOTES

1. 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.
2. All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
3. 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.
4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be acheived.
6. Paved, rip-rap or stabilization mat 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.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

1. 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.
2. 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.
3. 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.
4. Datum for all elevations shown in National Geodetic Survey.
5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
6. 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.
7. All water and sewer appurtenances are to be located outside of roadside ditches.
8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
9. Trees are not permitted in the ACSA easement.
10. 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).
11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
12. Backflow prevention is required for all connections to the water main.

EXISTING USE

Commercial & Open

PROPOSED USE

Self-Service Storage Facility

LAND USE SCHEDULE

EXISTING	Area	%
Building	0 SF	0.0%
Pavement	5,770 SF	57.1%
Sidewalk	0 SF	0.0%
Open Space	143,641 SF	96.1%
Total=	149,411 SF	(3.43 ac.)

PROPOSED	Area	%
Building	35,227 SF	23.6%
Pavement	36,248 SF	24.3%
Sidewalk	4,737 SF	3.2%
Open Space	73,199 SF	48.9%
Total=	149,411 SF	(3.43 ac.)

BUILDING HEIGHT

35'

PARKING SCHEDULE

Self-Storage: Light warehousing is an unscheduled use. No more than two employees will be present at any given time. The proposed parking is provided to accommodate the trip generation given below.
11 spaces provided.
Additional customer parking is located inside the building for loading/unloading.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

1. The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
2. When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
3. The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
4. The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. All water, sewer, and fire lines require NEW inspection and testing procedures. ACSA performs any testing and inspections of the public sewer and water main(s). The Albemarle County Building Inspections Department (ACBID) does a visual inspection and witnesses the testing of the building drain, water service pipe, and the sprinkler lead-in connection. The developer/contractor is responsible to retain a Special Inspector as outlined in the updated Albemarle County Policy for Site Utilities to perform the visual inspection and testing of all utilities not covered by ACSA or ACBID. This includes building sewers, water, and fire line branches between the main and the meter(s)/building(s). The Special Inspector's report must be submitted and approved by the Albemarle County Engineering Department prior to a Certificate of Occupancy being issued.
13. Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
14. Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve."
15. All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
16. Buildings or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a demolition permit. Asbestos removal permits are required if positive for such from Albemarle County and VDOLI. Contact VDOLI for their additional requirements and permits for demolition projects and 540-562-3580x131.

ITE TRIP GENERATION

			AM			PM			Daily Total
Use Description	ITE	Qty	In	Out	Total	In	Out	Total	
Mini-Warehouse	151	104,847 SF GFA	6	4	10	8	10	18	158

VICINITY MAP SCALE : 1"=1000'

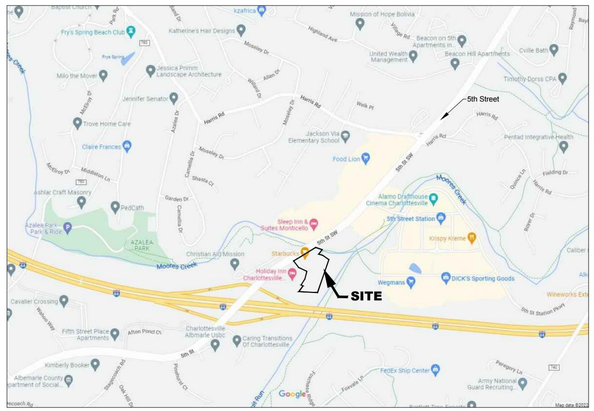


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

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C2 APPROVED ZMA1999-013 & SP1999-059 CONDITIONS
C3 EXISTING CONDITIONS
C4 SITE & UTILITY PLAN
C5 GRADING PLAN
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C7 UTILITY PROFILES
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C9 LIGHTING PLAN
C10 SITE DETAILS

APPROVALS

Current Development Planner — Date

Current Development Engineer — Date

Fire Official — Date

Building Official — Date

Albemarle County Service Authority — Date

Virginia Department of Transportation — Date

Architectural Review Board — Date

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT

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

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
NO. 045183
PROFESSIONAL ENGINEER
FOR REVIEW

MAJOR SITE PLAN AMENDMENT

FIFTH STREET LANDING SELF-STORAGE

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2023.04.03
REVISION:
2023.04.07 [ARB]

FILE NO. 21.020

COVER

C1

COUNTY OF ALBEMARLE
Department of Planning & Community Development
401 McIntire Road, Room 218
Charlottesville, Virginia 22902-4596
(434) 296 - 5823
Fax (434) 972 - 4012

July 11, 2002

Robert T. Smith
P O Box 7120
Charlottesville, VA 22906

RE: ZMA-1999-013 Young America and SP-1999-059 Young America
Tax Map 76M1, Parcel 1

Dear Mr. Smith:

The Albemarle County Board of Supervisors, at its meeting on July 3, 2002, took the following actions:

- ***ZMA-1999-013 Young America*** – Approved subject to proffers dated 5/7/02 and signed by Kevin P. Mahaney, President for Morris Creek Yacht Club (copy attached).

- ***SP-1999-059 Young America*** – Approved as submitted.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

V. Wayne Cilmberg
V. Wayne Cilmberg
Director of Planning & Community Development

VWC/jcf

Cc: Amelia McCulley Jack Kelsey Matt Grimes

Original Proffer: 4/3/02
Amended Proffer 6/6/02
(Amendment # 3)

PROFFER FORM

Date: 5/7/02
ZMA #: 99-59
Tax Map and Parcel Number(s): 76M(1)-1 and 76-55A

2.20 Acres to be rezoned from LI to HC (0.43 acres unzoned former VDOT right-of-way)

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the owner, or its duly authorized agent, hereby voluntarily proffers the conditions listed below which shall be applied to the property, if rezoned. These conditions are proffered as a part of the requested rezoning and it is agreed that: (1) the rezoning itself gives rise to the need for the conditions; and (2) such conditions have a reasonable relation to the rezoning request.

1. The development of the site will be in general accord with the plan entitled "Conceptual Site Plan", prepared by John McNair and Associates, dated January 8, 2002 and revised on April 2, 2002.
2. The Owners shall restrict the uses on the property to hotels, motels, restaurants, service stations, convenience stores and gift, craft or antique shops.
3. Vehiclar access from 5th street to development on the properties subject to ZMA 99-13 and SP 99-59 shall be provided by a single entrance to be shared with the existing Holiday Inn. The final site plan for development of the subject properties shall cause the existing entrance to the Holiday Inn to be modified to be used as an "in only" entrance as shown on the Conceptual Site Plan and the modified entrance shall meet Virginia Department of Transportation standards for one-way commercial entrances. Additionally, the final site plan shall provide the Holiday Inn with an additional entrance for two-way traffic flow. This additional entrance shall be at a minimum safe distance from the "in only" entrance as determined by the Albemarle County Engineering Department.
4. All proposed buildings shall be sited so that the fronts of the buildings are oriented to face 5th Street as generally shown on the Conceptual Site Plan.
5. All fuel islands shall be located behind a building as generally shown on the Conceptual Site Plan.
6. All existing and new utility lines on the proposed site shall be underground. The placement of these underground utilities shall be shown and constructed as part of any final site plan for development of the rezoned properties
7. As part of preliminary site plan submitted for any development on the rezoned property, the owner shall conduct a Traffic Study which reflects the traffic impacts of all the proposed uses and the existing Holiday Inn (Tax Map 76 Parcel 55C). All improvements identified by the traffic study shall be subject to VDOT and County Engineering approval and provided prior to the issuance of a certificate of occupancy. These improvements, if required by the traffic study, may include, but shall not be limited to, a traffic signal at the entrance from 5th Street; an extension of the turn lane in the northbound lane of 5th Street coming from Interstate 64, and an extension of the existing turn lane from 5th Street southbound to the entrance of the proposed development.
8. The Owners shall grant an easement to the County for the "Greenway Easement" as shown on the accompanying Conceptual Site Plan provided that the County holds the owner harmless as provided in Virginia Code §29.1-509(E). This easement shall be granted within 90 days of approval by the Board of Supervisors of ZMA 99-13 and SP 99-59.

   In conjunction with the Greenway, the Owner(s) shall:

   A. In addition to the screening requirements of the Albemarle County Architectural Review Board and section 32 of the Albemarle County Zoning Ordinance, the owner shall provide a vegetated buffer for the purposes of screening the development from the proposed greenway trail shown on the Conceptual Site Plan. This vegetated buffer shall be provided in a manner consistent with section 32.7.9.2 of the Albemarle County Zoning Ordinance and the landscaping shall be shown on the final site plan and installed as part of any final site plan for development of the rezoned properties.

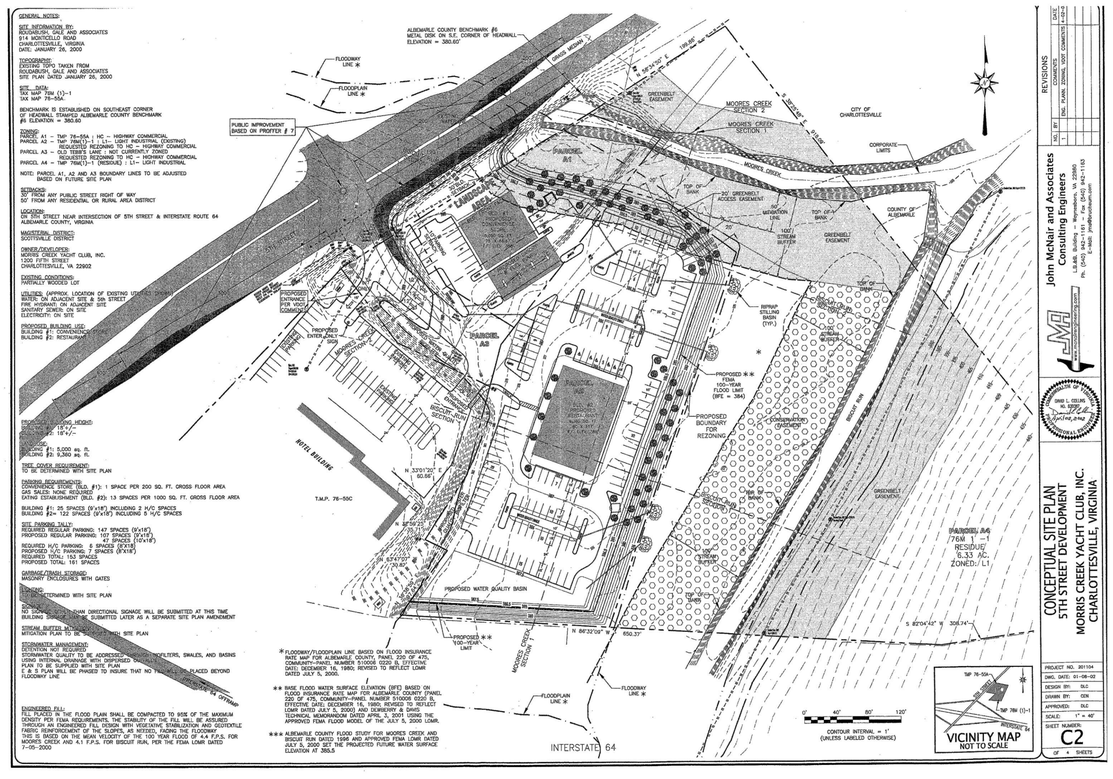
   B. Steps and a vehicle travelway from the proposed parking area to the edge of the proposed Greenway Easement shall be constructed in the approximate locations shown on the Conceptual Site Plan. These improvements shall be shown and constructed as part of any final site plan for development of the rezoned properties and maintained by the owner.

   C. A contribution of five hundred dollars ($500.00) shall be made to the County to upgrade the existing bridge that formerly served the Old Lynchburg Road that lies in the proposed Greenway easement. This contribution shall be made prior to Final Site Plan approval.

Signatures of All Owners: for Morris Creek Yacht Club — Printed Names of All Owners: Kevin P Mahaney pres, Morris Creek Yacht Club — Date: 6-13-02 — Date: 6-13-02

OR

Signature of Attorney-in-Fact (Attach Proper Power of Attorney) — Printed Name of Attorney-in-Fact — Date



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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

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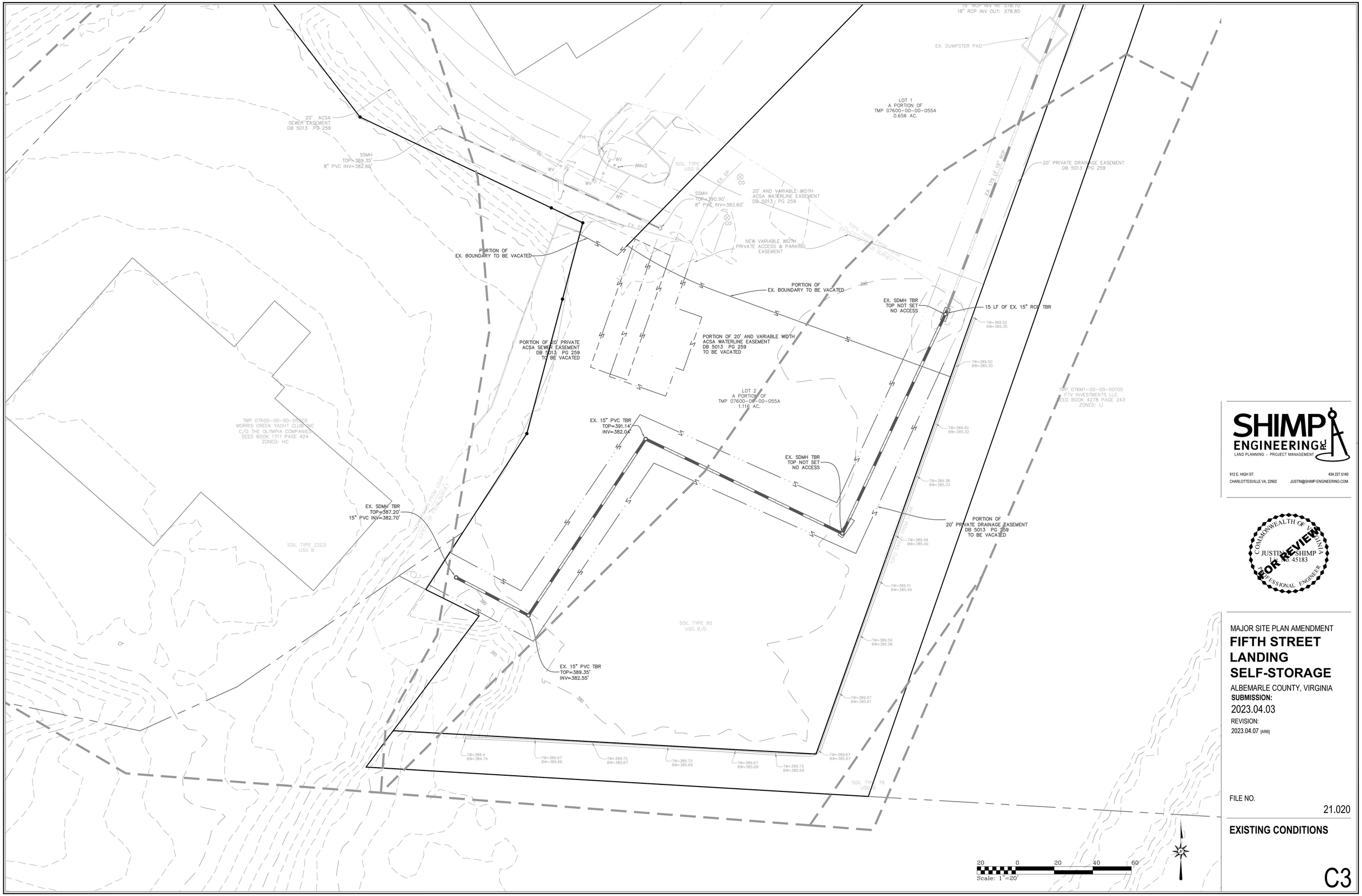
ALBEMARLE COUNTY, VIRGINIA

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2023.04.03
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APPROVED ZMA1999-013 & SP1999-059 CONDITIONS

C2



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EXISTING CONDITIONS

C3



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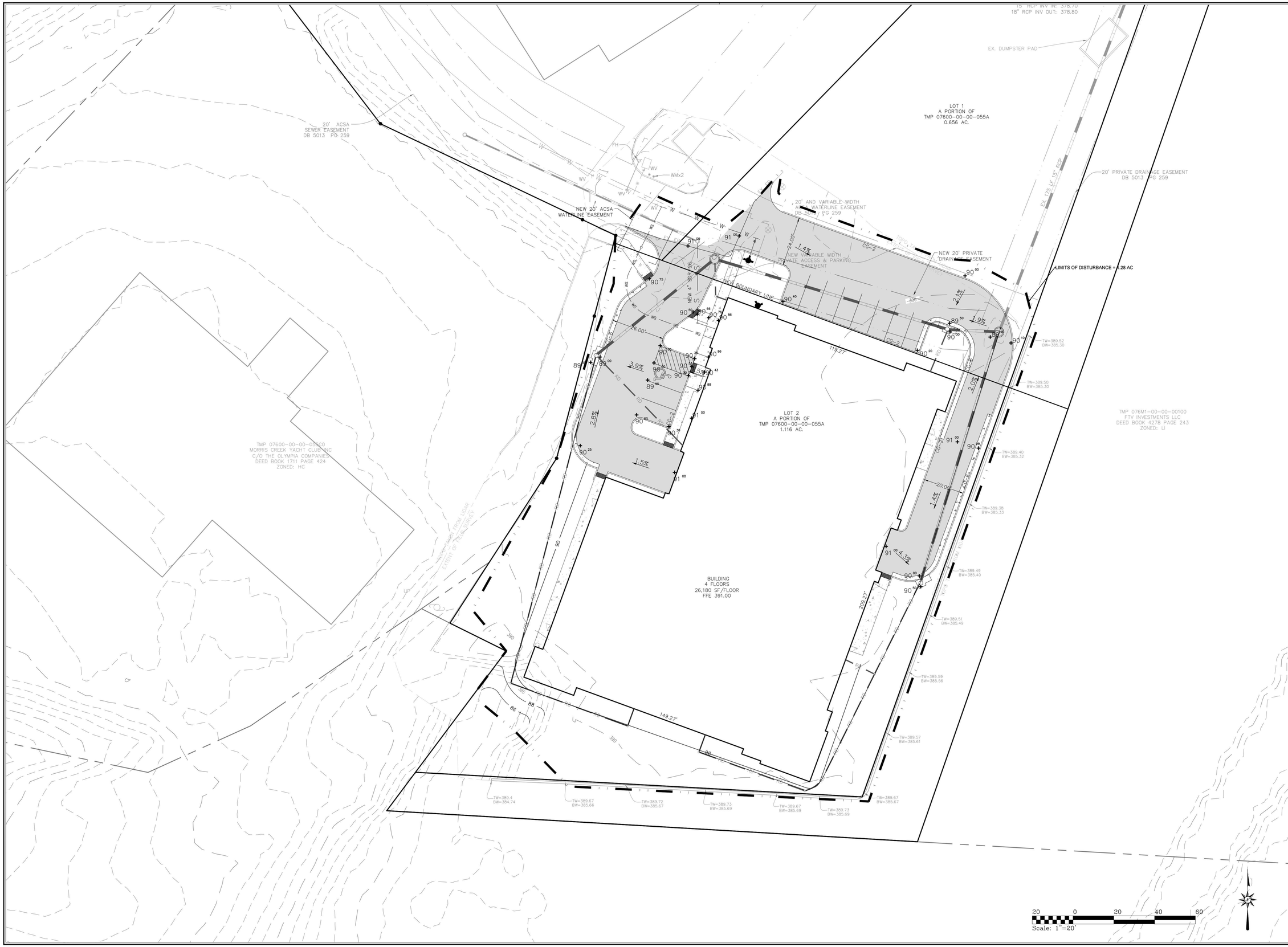
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SITE & UTILITY PLAN

C4



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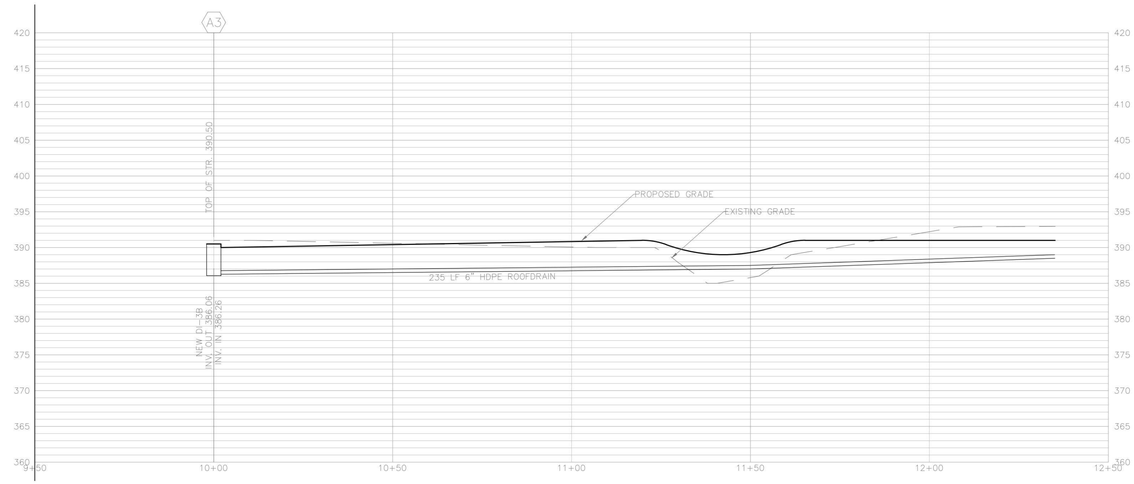
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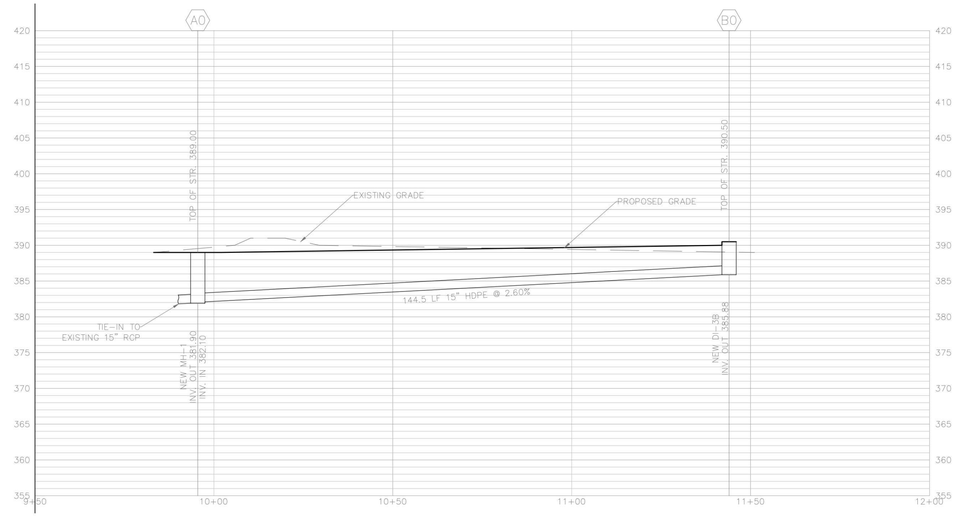
GRADING PLAN

C5



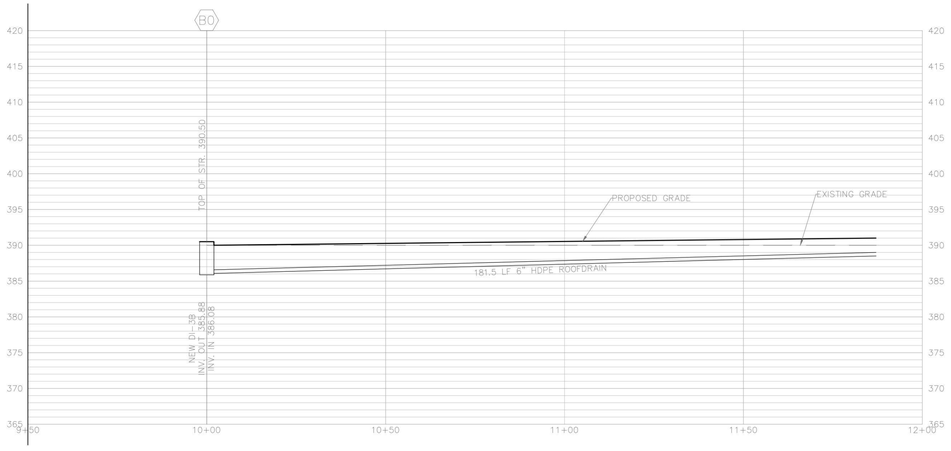
1 C5 STORM PROFILE A3 TO ROOFDRAIN

SCALE: 1"=20' HORIZONTAL, 1"=10' VERTICAL



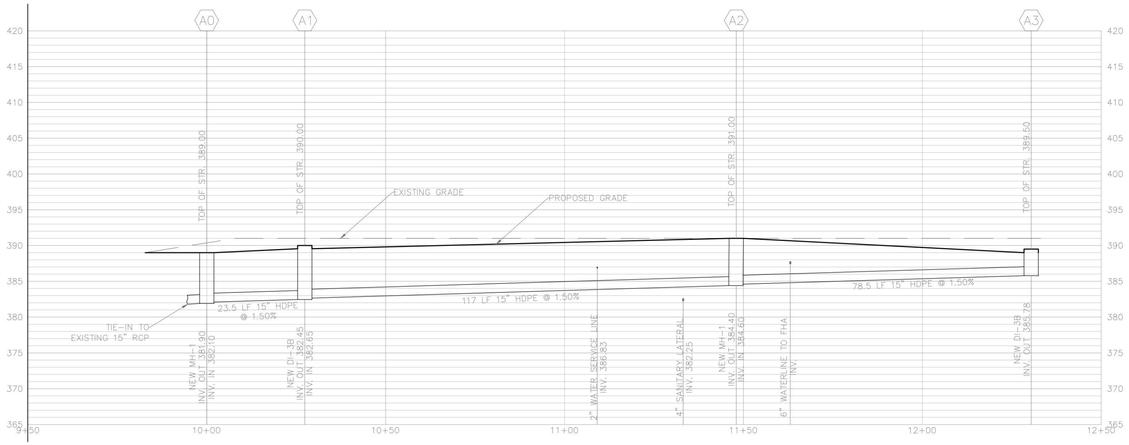
4 C5 STORM PROFILE A0-B0

SCALE: 1"=20' HORIZONTAL, 1"=10' VERTICAL



2 C5 STORM PROFILE B0 TO ROOFDRAIN

SCALE: 1"=20' HORIZONTAL, 1"=10' VERTICAL



3 C5 STORM PROFILE A0-A3

SCALE: 1"=20' HORIZONTAL, 1"=10' VERTICAL

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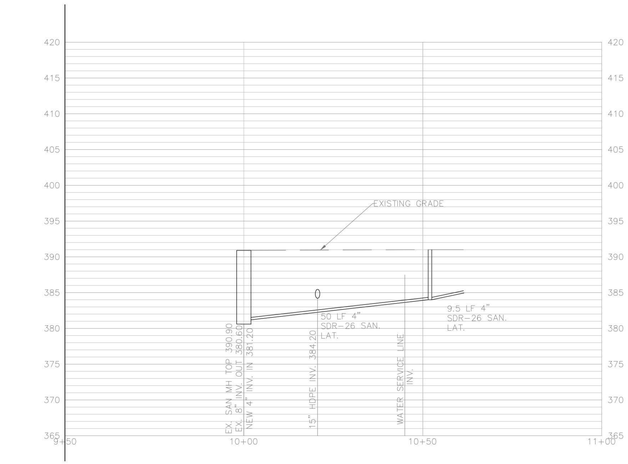
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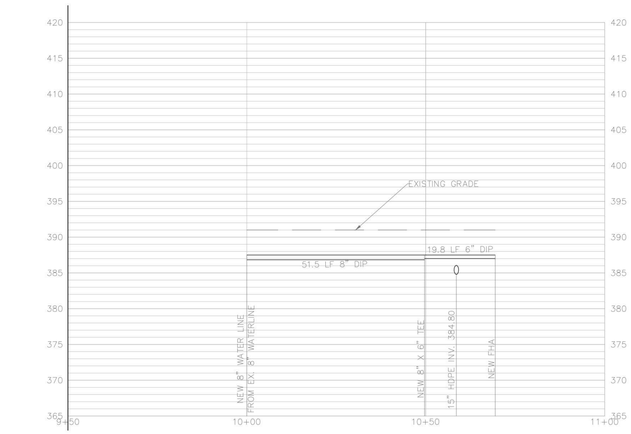
UTILITY PROFILES

C6



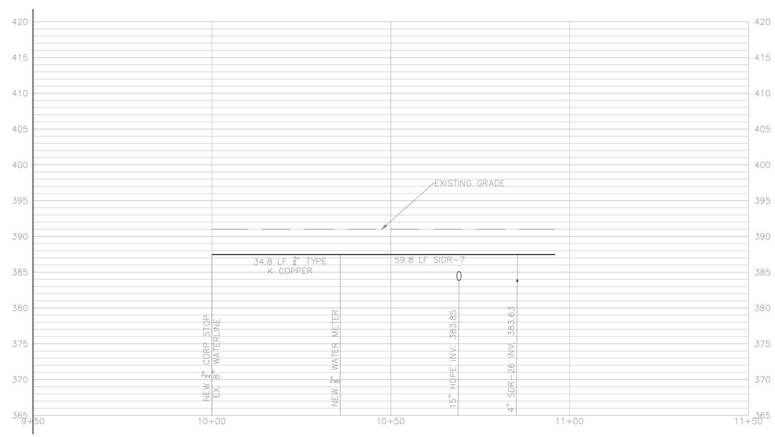
1 C6 SANITARY LATERAL PROFILE

SCALE: 1"=20' HORIZONTAL, 1"=10' VERTICAL



2 C6 WATER LINE PROFILE

SCALE: 1"=20' HORIZONTAL, 1"=10' VERTICAL



3 C6 FIRE LINE PROFILE

SCALE: 1"=20' HORIZONTAL, 1"=10' VERTICAL

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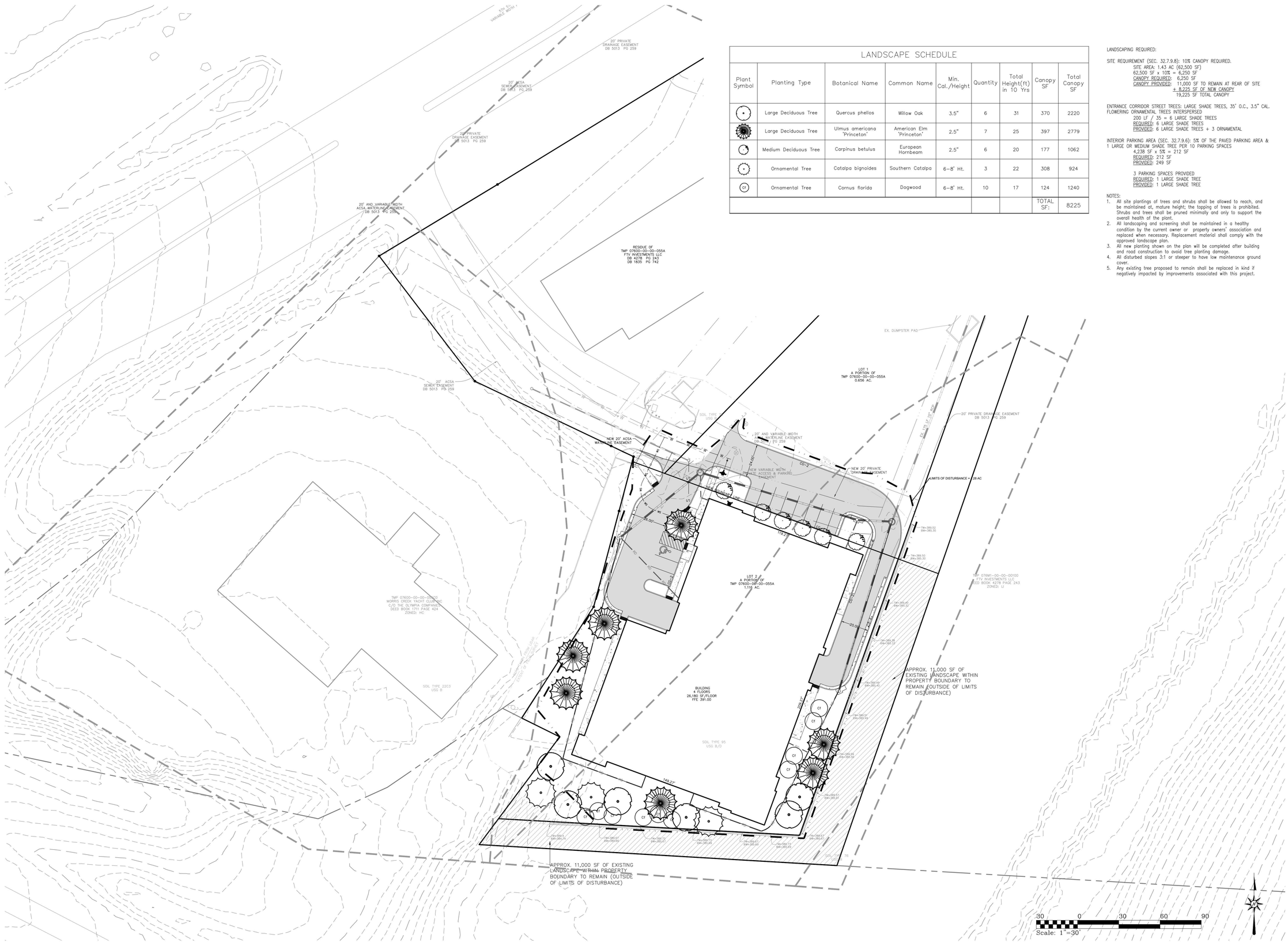
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REVISION:
2023.04.07 [ARB]

FILE NO.
21.020

UTILITY PROFILES



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 phellos	Willow Oak	3.5"	6	31	370	2220
	Large Deciduous Tree	Ulmus americana 'Princeton'	American Elm 'Princeton'	2.5"	7	25	397	2779
	Medium Deciduous Tree	Carpinus betulus	European Hornbeam	2.5"	6	20	177	1062
	Ornamental Tree	Catalpa bignoides	Southern Catalpa	6-8' Ht.	3	22	308	924
	Ornamental Tree	Cornus florida	Dogwood	6-8' Ht.	10	17	124	1240
							TOTAL SF:	8225

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA: 1.43 AC (62,500 SF)
62,500 SF x 10% = 6,250 SF
CANOPY REQUIRED: 6,250 SF
CANOPY PROVIDED: 11,000 SF TO REMAIN AT REAR OF SITE
± 8,225 SF OF NEW CANOPY
19,225 SF TOTAL CANOPY

ENTRANCE CORRIDOR STREET TREES: LARGE SHADE TREES, 35' O.C., 3.5" CAL. FLOWERING ORNAMENTAL TREES INTERSPERSED
200 LF / 35 = 6 LARGE SHADE TREES
REQUIRED: 6 LARGE SHADE TREES
PROVIDED: 6 LARGE SHADE TREES + 3 ORNAMENTAL

INTERIOR PARKING AREA (SEC. 32.7.9.6): 5% OF THE PAVED PARKING AREA & 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
4,238 SF x 5% = 212 SF
REQUIRED: 212 SF
PROVIDED: 249 SF

3 PARKING SPACES PROVIDED
REQUIRED: 1 LARGE SHADE TREE
PROVIDED: 1 LARGE SHADE TREE

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. 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.
3. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
4. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

SHIMP ENGINEERING PLLC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
LIC. NO. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

MAJOR SITE PLAN AMENDMENT

FIFTH STREET LANDING SELF-STORAGE

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2023.04.03
REVISION:
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21.020

LANDSCAPE PLAN

C8

GARDCO by signify

Wall Mount

GeoForm

GCM LED wall sconce



Gardco GeoForm cylinder medium LED wall sconce features a sleek cylindrical shape that will complement or enhance a range of architectural styles. GeoForm Cylinder is available with two light engines: precision optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects can be used in up, down, or up and down configurations. Emergency battery backup option provides path-of-egress illumination, and multiple control options further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GCM-B01-830-WAW-U-SPT-UNV-BZ

Luminaire	Configuration Down (nom. lumens)	Color Temperature	Distribution Down	Configuration Up	Distribution Up	Voltage
GCM						
GCM GeoForm Cylinder Medium	**Precision Plus optics (Down only)**					**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	A01[1] 1,500 lumens **A02**[1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 down only **T3M** Type 3 down only **T4M** Type 4 down only	**None** Leave blank for down only	**None** Leave blank for down only	
	Light Effects optics (Down only)					
	B01[1] 700 lumens **B02**[1] 1,000 lumens **B03**[1] 2,200 lumens	**830** 80CRI 3000K **840** 80CRI 4000K	**WAW** Wall Wash **SPT** Spot **PEN** Pencil Beam	**None** Leave blank for down only	**None** Leave blank for down only	
	Light Effects optics (Up AND down)					
	B04[1] 1,400 lumens **B05**[1] 2,000 lumens **B06**[1] 4,400 lumens	**830** 80CRI 3000K **840** 80CRI 4000K	**WAW** Wall Wash **SPT** Spot **PEN** Pencil Beam	**U** Uplight lumen output, CCT and CRI to match downlight configuration	**WAW** Wall Wash **SPT** Spot **PEN** Pencil Beam	

Dimming Controls[2]	Electrical	Emergency	Finish
none Leave blank (10kV kA dimming driver standard) **DLEA**[3] Dimming Leads Externally Accessible (controls by others) **FAWS**[3] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA (option) **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **FS3** Double fuse Canadian double pull (208V, 240V, or 480V) **PCB**[5] Photocontrol Button (120-277V only)	**none** Leave blank **EC**[7] Emergency Battery Pack (-20°C to 40°C) 120 or 277V only	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **RAL** Specify optional color or RAL; (ex: OC-LGP or OC-RAL7024) **CC** Custom Color (must supply color chip, requires factory quote)

1. Emergency Battery Pack not available.
2. Only one option can be selected from Dimming Controls column.
3. Not available in 480V.
4. Only available in 120- 277V or UNV.
5. Only available in 120-277, must specify voltage.
6. 120-277V only. Luminaire must be ordered with DLEA option if using WIAP.
7. EC option requires 120 OR 277V.

Luminaire Accessories (order separately)

GF-WS-BK Wall Mounted Box for surface conduit, painted black.

GARDCO by signify

Site & Area

EcoForm

ECF-L large area luminaire



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 52,500 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: ECF-L-96L-1A-CW-AR-AFR-90-120-DD-PCB-F1-SP1-TB-RPA-HIS-BK

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-L	**96L**	**1.4A**	**WW-G2**		**3**	
ECF-L EcoForm site and area, large	**80L** 80 LEDs (5 modules)	**900** 900mA **1A** 1050mA **1.2A** 1200mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR**[4] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[5] Slip Fitter Mount (fits to 2¹/₂" O.D. tenon) **WS** Wall mount with surface conduit entry permitted **RAM**[6] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **SW** Type SW **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	96L 96 LEDs (8 modules)	**800** 800mA **1A** 1050mA **1.2A** 1200mA **1.4A**[8] 1400mA				

Options						
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish	
DD[9,18] 0-10V External dimming (for controls by others) **DCC**[4,8,9,11] Dual Circuit Control **FAWS**[4,9,11] Field Adjustable Wattage Selector **LLC**[4,9,11,14] Integral wireless module **BL**[1,4,7,9] Bi-level functionality **SRDR**[4,8,9,4,9,7] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,9] Safety 50% Dimming, 7 hours **CM50**[4,9] Median 50% Dimming, 8 hours **CS30**[4,9] Safety 30% Dimming, 7 hours **CM30**[4,9] Median 30% Dimming, 8 hours	**IMR3**[2,9] Integral with #3 lens **IMR7**[2,9] Integral with #7 lens	**PCB**[4,9] Photocontrol Button **TLRDS**[9,10] Twist Lock Receptacle 5 Pin **TLRD7**[9,10] Twist Lock Receptacle 7 Pin **TLRPC**[4,10,9,17] Twist Lock Receptacle w/Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[9] Terminal Block **RPA**[9] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[9] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom Color (Must supply color chip for required factory quote)

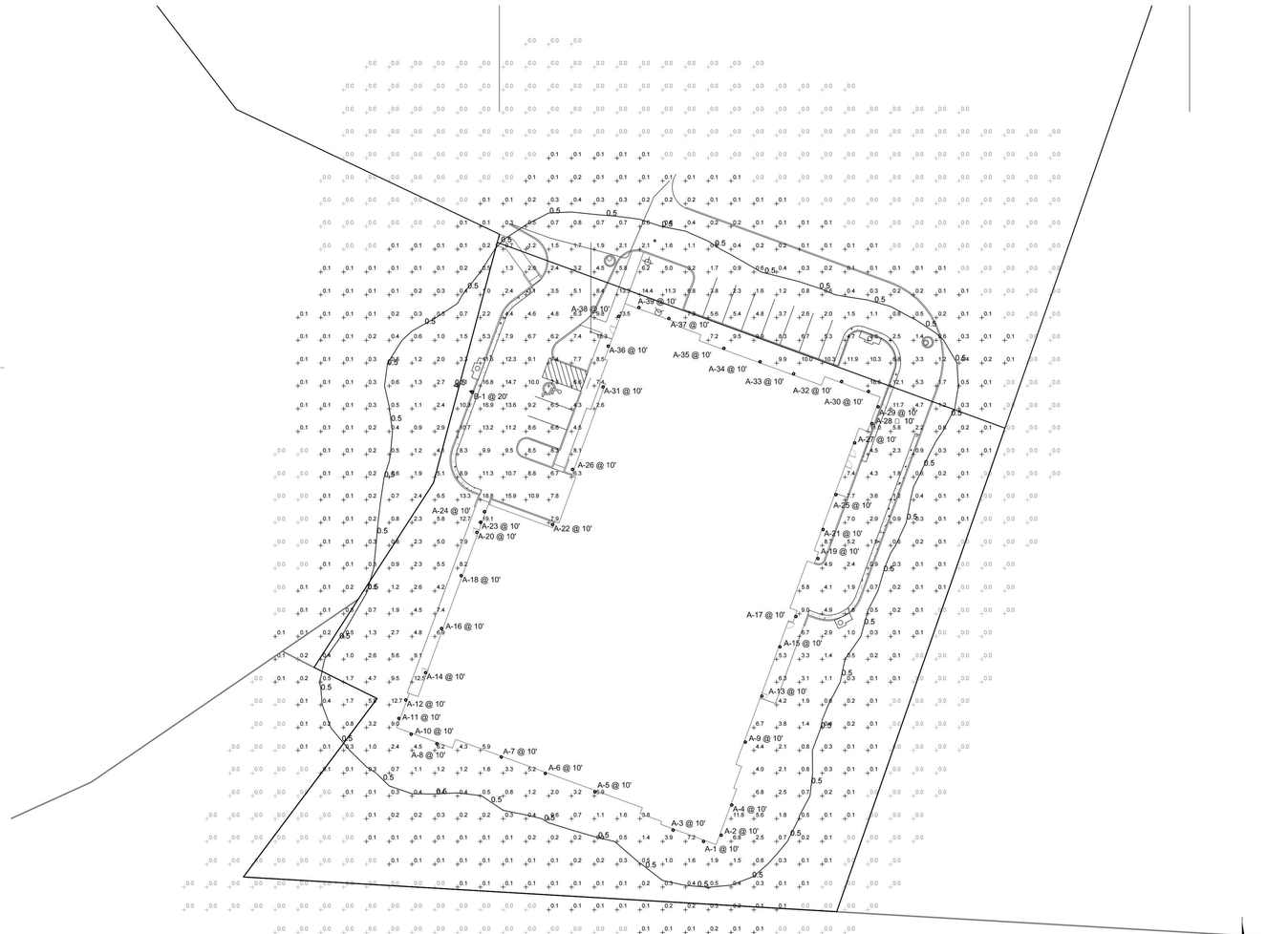
1. BL-IMR3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, SW, BLC, BLC-90, or BLC-270.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more detail). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. 120V or 277V only, not available with SRDR or any DynaDimmer options (due to driver limitations).

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number of Lamps	Filename	Wattage	Light Loss Factor
○	A	39	SIGNIFY GARDCO	GCS-A04-830-T4M	Geoform Wall Sconce - cylinder, 20 LED's, 3000K CCT, TYPE T4M OPTIC, 80CRI	(1) LDGN66 Reduced Pixelated Array(s) DRIVEN AT 1000mA	gcm-a04-830-t4m.ies	33.5	1.00
□	B	1	SIGNIFY GARDCO	ECF-L-96L-1-1.4A-WW-G2-3	EcoForm Area LED ECF - Large, 96 LED's, 3000K CCT, TYPE 3 OPTIC, No Shield	(6) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 1370mA	ecf-l-96l-1-4a-ww-g2-3.ies	422.0	1.00

Lighting Notes:
1. Pole mounted fixtures shall be mounted at a height of 20' from the finished grade which includes the pole base.
2. 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.

Summary
Average: 1.4 fc
Maximum: 19.1 fc
Minimum: 0.0 fc



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PROFESSIONAL ENGINEER
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MAJOR SITE PLAN AMENDMENT

FIFTH STREET LANDING SELF-STORAGE

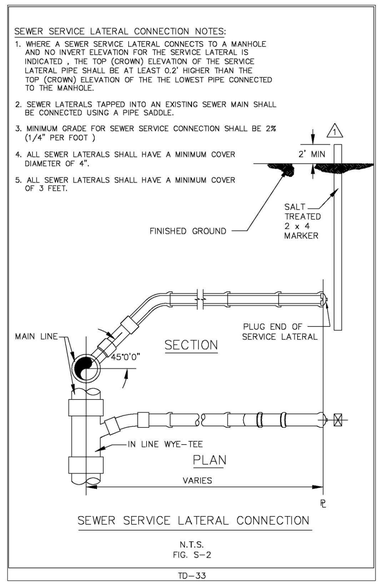
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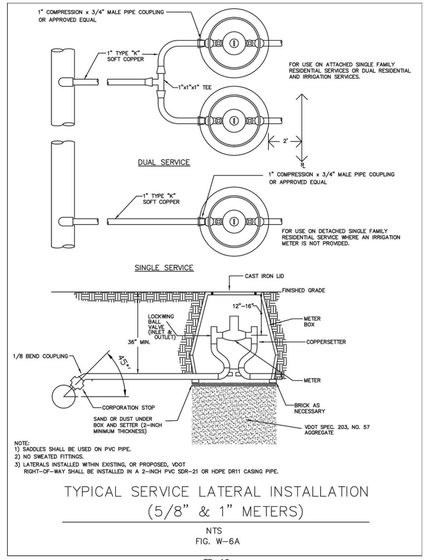
LIGHTING PLAN

C9



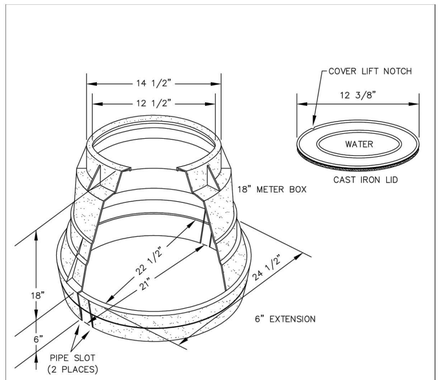
TD-33

1 C10 ACSA: SEWER LATERAL CONNECTION
NOT TO SCALE



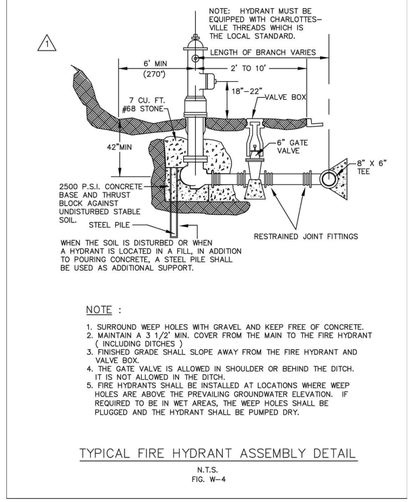
TD-10

2 C10 ACSA: TYP. SERVICE LATERAL INSTALLATION
NOT TO SCALE



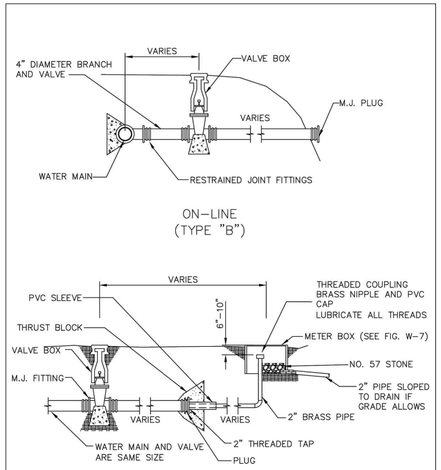
TD-13

3 C10 ACSA: TYPICAL METER BOXES
NOT TO SCALE



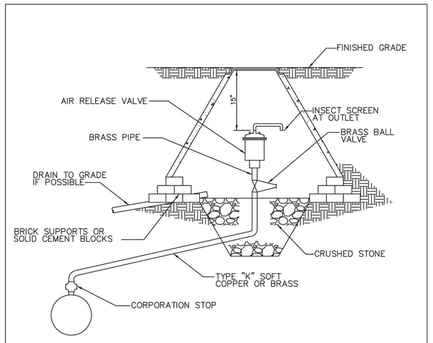
TD-8

4 C10 ACSA: FIRE HYDRANT ASSEMBLY
NOT TO SCALE



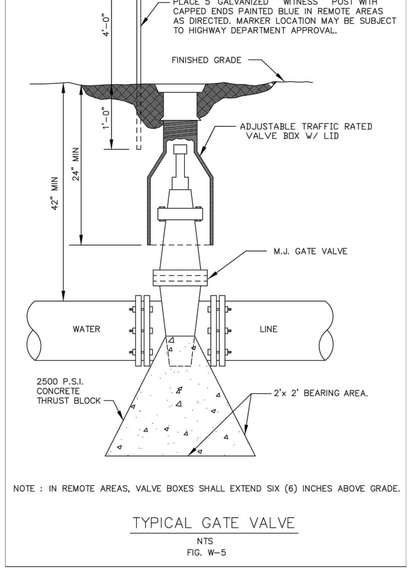
TD-19

5 C10 ACSA:BLOW-OFF ASSEMBLY (TYP.)
NOT TO SCALE



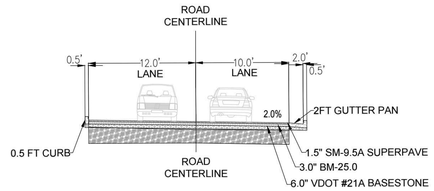
TD-20

6 C10 ACSA: AIR RELEASE VALVE
NOT TO SCALE

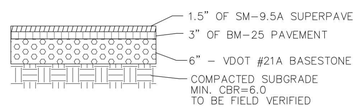


TD-9

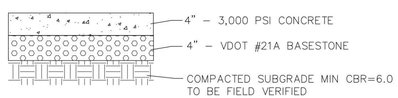
7 C10 ACSA: GATE VALVE
NOT TO SCALE



8 C10 TYPICAL ROAD SECTION
NOT TO SCALE



9 C10 TYPICAL PAVEMENT SECTION
NOT TO SCALE



10 C10 TYPICAL SIDEWALK SECTION
NOT TO SCALE

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SITE DETAILS

C10