

INITIAL SITE DEVELOPMENT PLAN

OVERLOOK HOTEL

TAX MAP 78 PARCEL 73A7
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		VACATED PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		ACCESS EASEMENT
		PARKING COUNT
		DIMENSIONS
		GRADING EASEMENT
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		RETAINING WALL
		STAIRS
		BUILDING
		ROAD-EDGE OF PAVEMENT
		ROAD- CENTERLINE
		ROAD-FRONT OF CURB
		ROAD BACK OF CURB
		CG-2 STANDARD 6" CURB
		CG-6 STANDARD 6" CURB AND GUTTER
		CG-12 STANDARD ACCESS RAMP
		SIDEWALK
		BIKE PARKING
		PARKING SURFACE
		CROSSWALK
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CONCRETE/PAVEMENT-SIDEWALK
		RIPRAP
		ASPHALT
		GRASS
		EC-3 MATTING
		EC-2 MATTING
		WETLAND
		TREELINE
		FENCE
		STREAM
		UTILITY EASEMENT
		UTILITY POLE
		LIGHT POLE
		OVERHEAD UTILITY
		OVERHEAD UTILITY GUY
		MANHOLE
		STORM LINE
		ROOF DRAIN
		DRAIN INLET
		DRAINAGE EASEMENT
		STORM DRAINAGE EASEMENT
		SEWER LINE
		SANITARY EASEMENT
		WATER LINE
		WATER METER
		WATER VALVE AND BOX
		FIRE HYDRANT
		WATER EASEMENT
		GAS LINE

OWNER/DEVELOPER

WS Four LLC
3600 Pacific Avenue
Virginia Beach, VA 23451

ZONING

PDMC - Planned Development Mixed Commercial
ZMA199800020 (Pantops PD-MC) was approved on October 21, 1998
ZMA200200008 (South Pantops Office) was approved on February 12, 2003
Pending ZMA202000013 to allow for hotel use

EC - Entrance Corridor
Steep Slopes - Managed

SETBACKS

Front - Minimum: 5' from R.O.W. or edge of sidewalk (if outside R.O.W.)
Front - Maximum: None
Side - Minimum: 5'
Side - Maximum: None
Rear - Minimum: 20'
Rear - Maximum: None

MAGISTERIAL DISTRICT

Rivanna

SOURCE OF TITLE

DB 996 P 126
DB 1485 P 406
DB 2905 P 346 (plat)
DB 3908 P 330

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary Information is created from Plat of Record prepared by Rivanna Engineering and Surveying, PLC last revised on November 5, 2004. LIDAR two-foot contour intervals are downloaded from www.vita.virginia.gov and additional topographic and zoning information is downloaded from Albemarle County GIS data.

BENCHMARK

Datum for topography is NAVD 1988

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0287D), effective date February 4, 2005 shows this property within zone "x" and no portion of the property within the 100-year flood plain.

RESERVOIR WATERSHED

This site is not within the South Fork Rivanna River Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

This project lies within the Albemarle County Service Authority Jurisdictional area for both water and sewer. An existing sanitary sewer line is located on the property at the rear of the site and an existing waterline is located along Richmond Road at the front of the site.

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 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.
- 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.
- An 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.

STEEP SLOPES

Preserved slopes are not present on the property. Managed slopes are shown on Sheet C3 with labels showing which slopes are to be disturbed.

FIRE PREVENTION

An existing ACSA fire hydrant is located on Richmond Road approximately 270 ft west of the site. An additional hydrant is located at the intersection of Hansen Road and Abbey Road (approximately 230 ft east of the site).

EXISTING USE

Vacant land

PROPOSED USE

4-Story Hotel (122 rooms)

BUILDING HEIGHT

The maximum building height is 65 feet.

LAND USE SCHEDULE

EXISTING	Area	%
Building	0 SF	0.0%
Pavement	0 SF	0.0%
Sidewalk	0 SF	0.0%
Impervious Area	0 SF	0.0%
Open Space	117,045 SF	100.0%
Total=	117,045 SF	(2.687 AC)

PROPOSED	Area	%
Building	12,901 SF	11.0%
Pavement	40,783 SF	34.8%
Sidewalk	5,475 SF	4.7%
Impervious Area	59,159 SF	50.5%
Open Space	57,886 SF	49.5%
Total=	117,045 SF	(2.687 AC)

PARKING SCHEDULE

REQUIRED PARKING:
Hotel 1 space per room x 122 rooms = 122 spaces

PARKING PROVIDED: 119 spaces (including 4 handicap spaces)

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

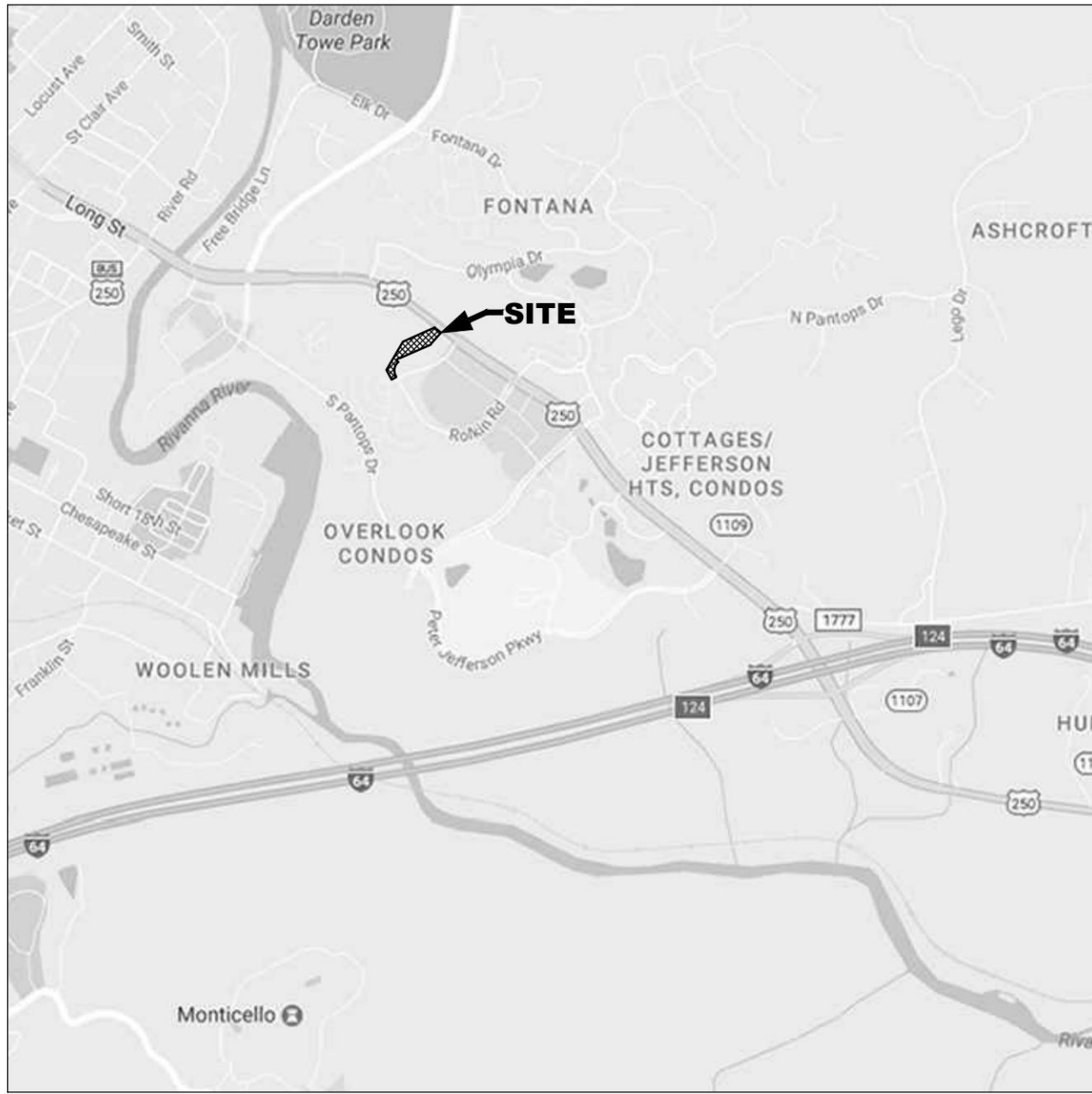
- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for 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.
- 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.
- 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.
- 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.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- 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.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access aisles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09.
- 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."
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- 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, 10th Edition

Trip Generation Manual, 10th Edition					AM			PM		
Use Description	ITE	Qty	in	out	Total			in	out	Total
Business Hotel	312	122 rooms	20	28	48			21	18	39

Trip generation reflects AM and PM peak hour traffic.

VICINITY MAP SCALE : 1"=2000'



Map provided by Google.com

SHEET INDEX

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- C2 EXISTING CONDITIONS
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- C4 GRADING & UTILITY PLAN
- C5 LANDSCAPE PLAN
- C6 LANDSCAPE DETAILS
- C7 LIGHTING PLAN



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



INITIAL SITE DEVELOPMENT PLAN

OVERLOOK HOTEL

APPROVALS

Current Development Planner	Date
Current Development Engineer	Date
Architectural Review Board	Date
Fire Official	Date
Building Official	Date
Albemarle County Service Authority	Date
Virginia Department of Transportation	Date

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COVER

SHEET C1 of C7

C1



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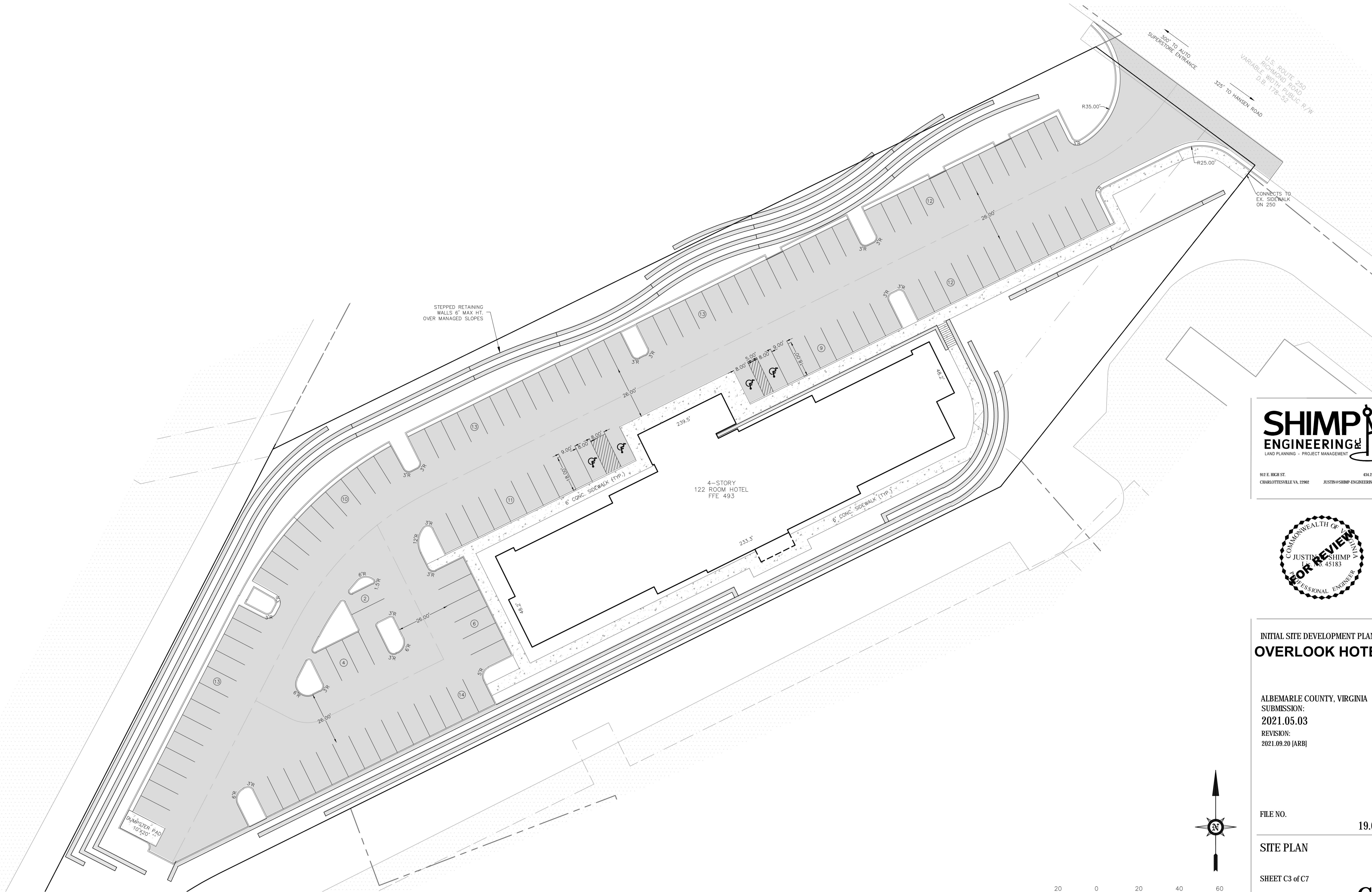
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EXISTING CONDITIONS

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C2



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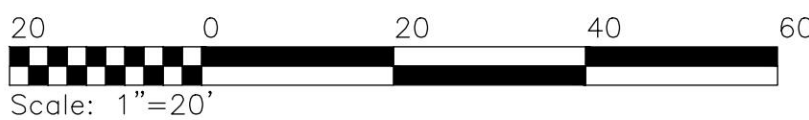
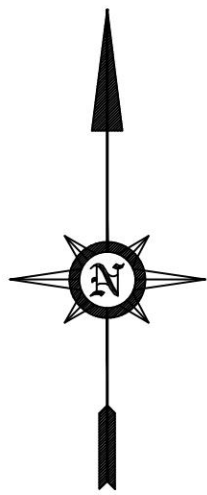
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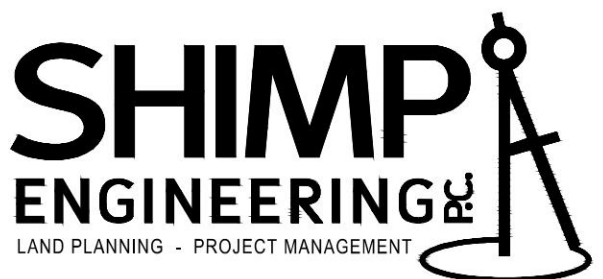
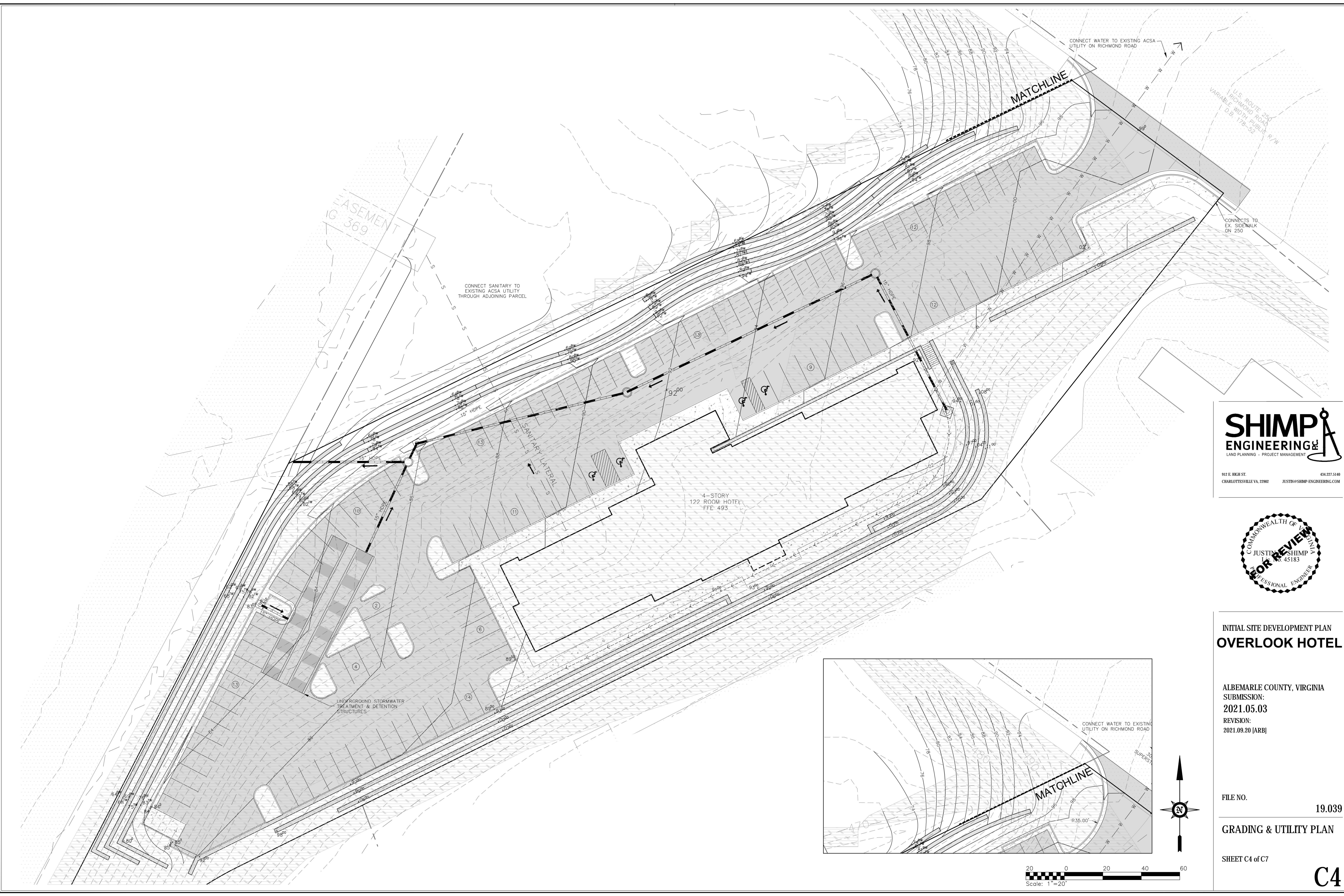
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SITE PLAN

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C3





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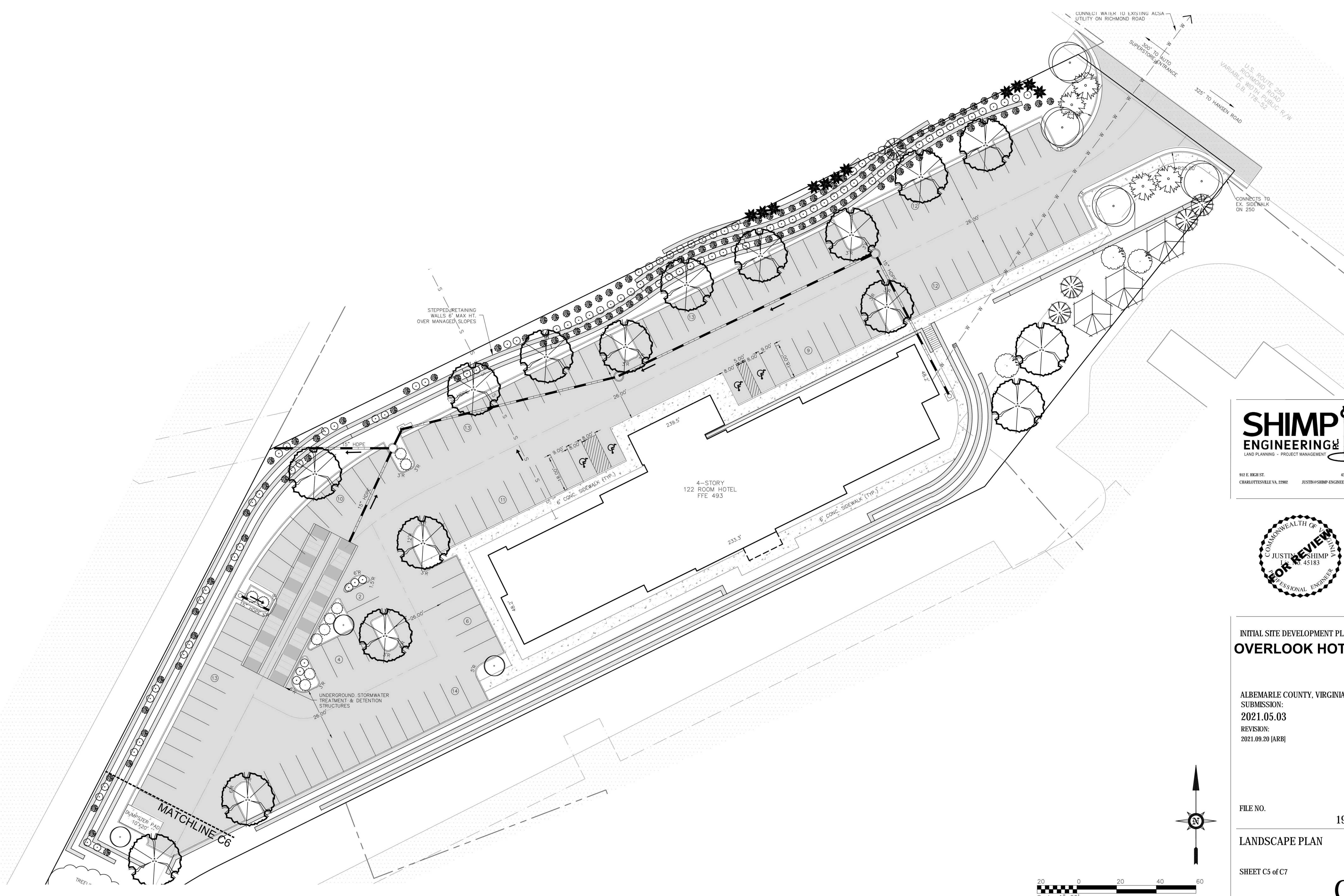
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GRADING & UTILITY PLAN

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C4



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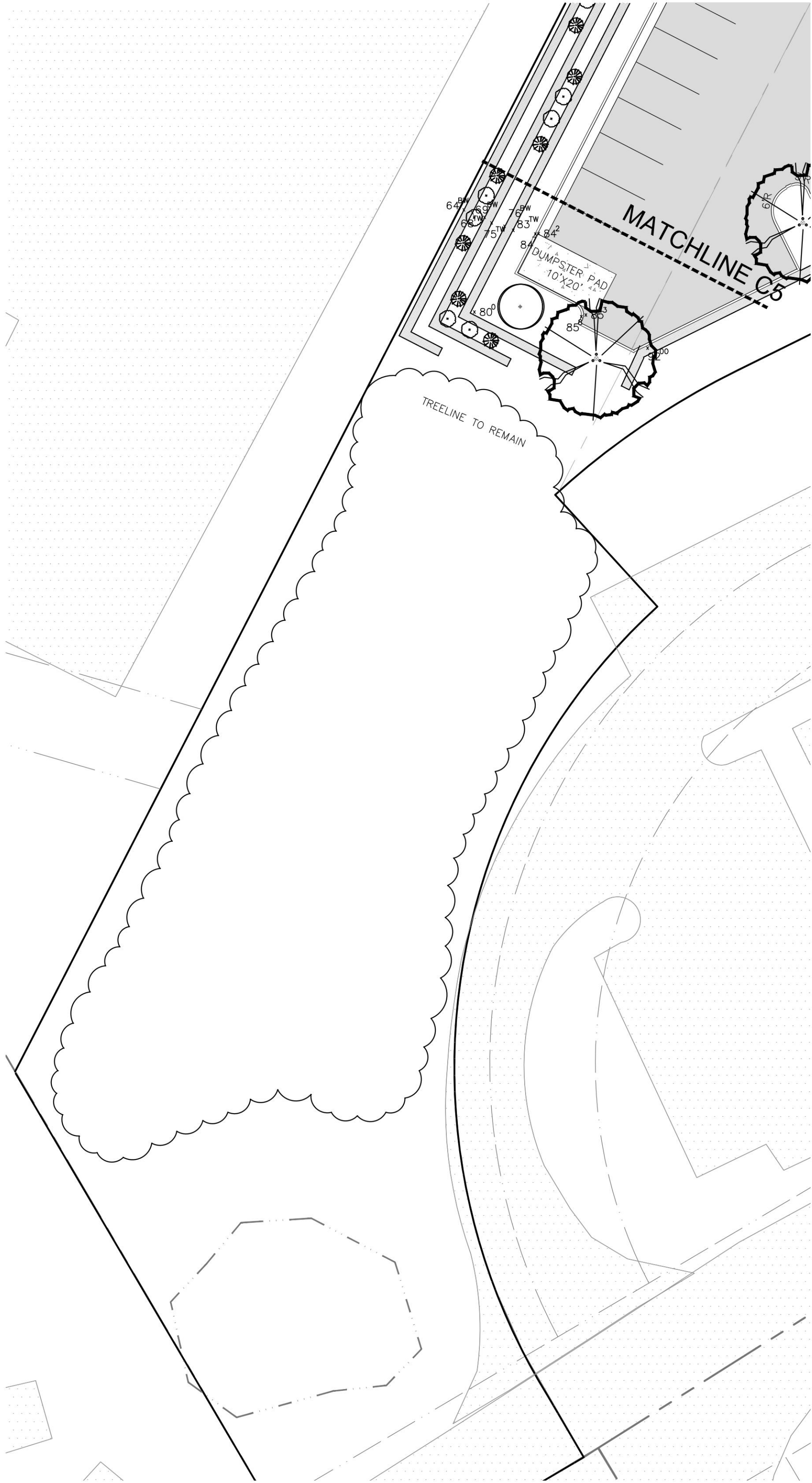
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LANDSCAPE PLAN

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C5



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	2.5"	3	31	370	1110
	Large Deciduous Tree	Ulmus americana "Princeton"	American Elm "Princeton"	3.5"	4	25	397	1588
	Large Deciduous Tree	Celtis x occidentalis	Hackberry	2.5"	10	30	572	5720
	Large Deciduous Tree	Acer rubrum "Armstrong"	"Armstrong" Red Maple	2.5"	3	30	44	132
	Ornamental Tree	Cornus kousa	Kousa Dogwood	6-8' Ht.	3	15	128	384
	Ornamental Tree	Cornus florida	Flowering Dogwood	6-8' Ht.	4	17	124	496
	Ornamental Tree	Magnolia grandiflora	Southern Magnolia	6-8' Ht.	4	17	82	328
	Broadleaved Evergreen Shrub	Myrica penslyvanica	Northern Bayberry	24" Ht.	30	3	18	-
	Broadleaved Evergreen Shrub	Kalmia latifolia	Mountain Laurel	24" Ht.	10	6	24	240
	Broadleaved Evergreen Shrub	Ilex glabra	Inkberry Holly	24" Ht.	47	6	24	1128
							TOTAL SF:	11126

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 12% CANOPY REQUIRED.
SITE AREA: 3.687 AC (160,606 SF)
160,606 SF x 10% = 16,061 SF
CANOPY REQUIRED: 16,061 SF
EXISTING CANOPY TO REMAIN: 11,000 SF
CANOPY PROVIDED: 11,126 + 11,000 = 22,126 SF

ENTRANCE CORRIDOR STREETS: LARGE SHADE TREES (2.5" CAL.) - 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES, 40 LF OF FRONTAGE (LESS ENTRY TRAVELWAY)
REQUIRED: 1 LARGE SHADE TREES
PROVIDED: 2 LARGE SHADE TREES W/ 4 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
40,783 SF x 5% = 2,039 SF
REQUIRED: 2,039 SF
PROVIDED: 2,129 SF

122 PARKING SPACES PROVIDED
REQUIRED: 12 LARGE SHADE TREES
PROVIDED: 13 LARGE SHADE TREES

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.

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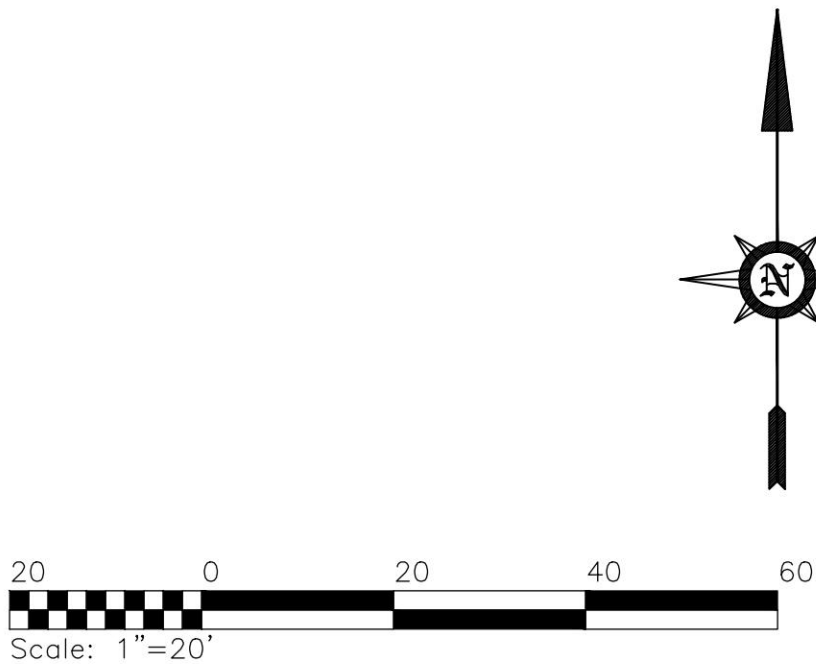
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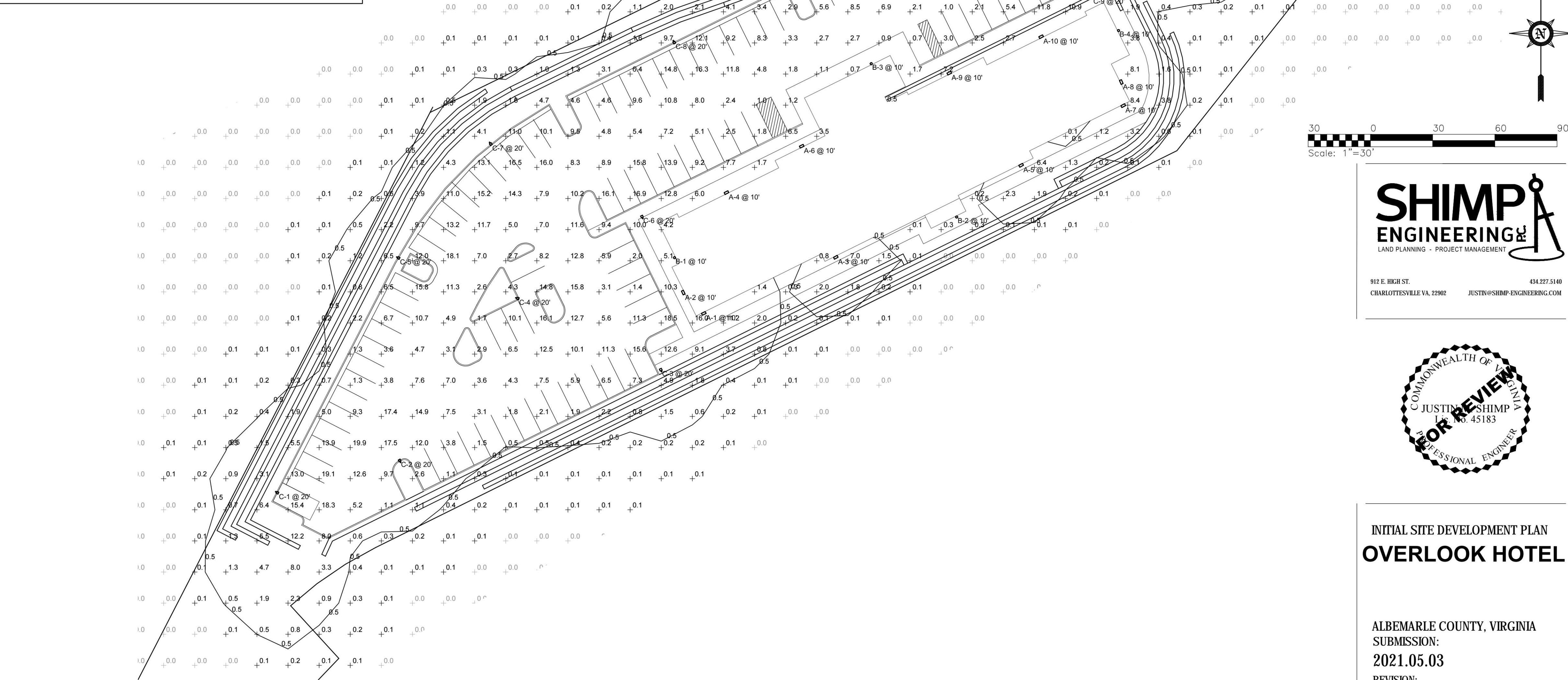
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LANDSCAPE DETAILS

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Lighting Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	KAXW LED P1 30K R3 MVOLT EGS	KAXW LED, PERFORMANCE PACKAGE 1, 3000K, TYPE 3, 120-277V, HOUSE-SIDE SHIELD	KAXW_LED_P1_30K_R3_MVOLT_EGS.ies	1	Absolute	1.00	29.0
	B	4	Liton Lighting Inc	WD1340B-L15-B45UE-DUN	4" ROUND 1-DIRECTION WALL MOUNT (IP65) - 1500LM	WD1340B-L15-B45UE.ies	1	Absolute	1.00	20.1
	C	12	LSI INDUSTRIES, INC.	SLM-LED-42L-SIL-3-30-70CRI		SLM-LED-42L-SIL-3-30-70CRI.ies	1	Absolute	1.00	352.0

LIGHTING NOTES:

1. 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.
2. "A" & "B" fixtures shall be mounted at a height of 10'.
3. "C" fixtures shall be mounted at a height of 20'.
4. "A", "B" & "C" fixtures shall have a black finish.
5. "A", "B" & "C" fixtures shall have a CCT of 3000K.

30 0 30 60 90
Scale: 1"=30'

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