ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2019-148: Overlook Hotel Initial Site Plan**
Review Type	Initial Site Development Plan
Parcel Identification	07800-00-00-073A7
Location	The south side of Rt. 250 East approximately 250’ west of the Hansen Rd./Rt. 250 intersection (See Fig. 1.)
Zoned	Planned Development Mixed Commercial (PDMC), Entrance Corridor (EC)
Owner/Applicant	DJCM Investments LLC/Shimp Engineering (Justin Shimp)
Magisterial District	Rivanna
Proposal	To construct a four-story 75,000 sf hotel with parking beneath.
Context	The subject property is comprised of a single vacant parcel. Another vacant parcel is adjacent to the west. The area is characterized by a mix of residential and commercial development (Fig. 1).
Visibility	The proposed development will be readily visible from the Entrance Corridor.
ARB Meeting Date	January 6, 2020
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB has reviewed no previous proposals for this site.

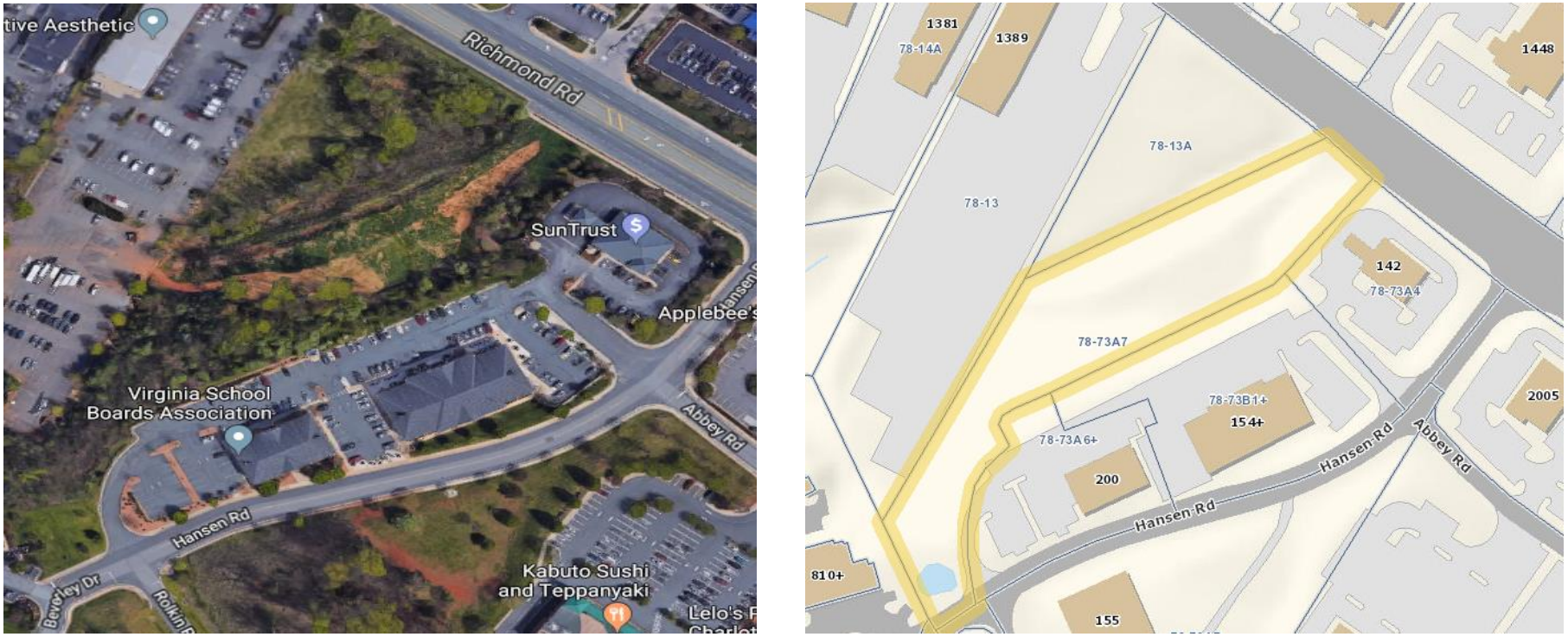


Fig. 1: Google Image (left) showing project area along the Entrance Corridor and County GIS map (right) highlighting subject property.

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	Purpose		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance	Architectural designs have not been provided for review at this time. This guideline can be reviewed when they are submitted.	None at this time.

	Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.		
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.	Conformity with this guideline can be fully assessed when architectural designs are submitted for review. Site layout and landscaping are addressed below.	None at this time.
3-5, 9-16	***Compatibility with significant historic sites***, compatibility with character of the Entrance Corridor, structure design	Architectural designs were not provided with the initial plan. This guideline can be reviewed when they are submitted.	None at this time.
	Accessory structures and equipment		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	The location(s) of mechanical equipment is not labeled on the plan.	Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The note appears on sheet C1.	None.

22-31	**Lighting**	No lighting is included in the initial plan.	None at this time.
	Landscaping		
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Tree species and sizes have not been provided. Due to the narrowness of the frontage along the EC, a standard row of large shade/ornamental trees is not feasible. A coordinated appearance among the retaining walls, plantings, and building signage along the EC will be important for integrating this development into the EC. Perspective renderings are recommended.	Provide a complete plant schedule with the next submittal. Show how landscaping, retaining walls and signage will be coordinated at the street frontage and how an appropriate appearance for the EC will be achieved. Perspective renderings are recommended.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.		
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.		
33	Landscaping along interior roads:	No interior roads are present in this site.	None.

	a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.		
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	No pedestrian paths are proposed interior to the site.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	The trees along the west side of the parking area do not meet the spacing requirement. There are 73 surface parking spaces exterior to the building. This will require 7 interior parking lot trees. Currently, there is 1 interior tree proposed, so 6 additional trees are needed to meet the requirement. This could be possibly done by converting extra parking spaces to interior parking islands and adding more trees along the west perimeter of the parking area.	Provide large perimeter parking lot trees, 2½" caliper at planting, at 40' on center. Add 6 interior parking lot trees on the landscaping plan.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	There is currently no landscaping shown along the perimeter of the building on the landscaping plan. This guideline can be reviewed when architectural designs are submitted.	None at this time.
37	Plant species: a. Plant species required should be as approved by the	Plant species are not identified.	Provide a complete plant schedule with the next

	Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.		submittal.
38	Plant health: The following note should be added to the landscape plan: "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."	The note is not present on plan.	Add the plant health note to the plan.
	Site Development and layout		
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	There are existing trees at the rear of the subject property; however, no existing tree lines are shown on the existing conditions plan. There are both a tree conservation easement (ARB 2004-104) and a landscaping easement (ARB 2003-127) on the subject property (see Attachments A), but these are not shown on the existing conditions plan. The proposed development is not consistent with the requirements of these easements. The landscape easement was an ARB requirement to mitigate the visual impacts of the adjacent development to the east (SunTrust Bank). If that landscaping is changed, new landscaping will be needed to meet current requirements of the hotel parcel and to mitigate visual impacts of the bank parcel.	Show existing trees, tree conservation easement and landscaping easement on the existing conditions plan. Resolve the development issues arising from the easements on the subject property. Revise the plan to provide landscaping to compensate for removed landscaping required to mitigate visual impacts of the bank site.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings	The site is accessed from Richmond Road, which has a sidewalk. The travelway and parking areas have an organized pattern. The proposed building is not situated parallel to the EC and it is set back approximately 220'from the right-of-way. This deep setback	Show existing trees on the existing conditions plan. Show trees to remain on the site plan.

	should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	is not consistent with adjacent properties. However, the parcel has a very narrow frontage and an odd overall shape. These factors limit options for developing the site with a single building. A pedestrian connection to Abbey Road is proposed; however, a vehicular connection is not proposed. Due to the narrow width and odd overall shape of the subject property a vehicular connection to Abbey Road may not be feasible. Wooded area exists on site, but it is not shown on the existing conditions plan.	
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The proposed development relies on significant grading and extensive use of retaining walls. Walls are terraced, but only minimally planted. Retaining wall heights along the south side of the hotel are missing. A wall is noted on the north side of the parcel, but information is incomplete. Wall heights will be needed to determine visibility from the EC and the extent of landscaping that is needed. With retaining walls being readily visible from the EC, identification of the proposed material(s) and color(s) of retaining walls is necessary for review. Site sections may be needed to clarify appearance and visibility.	Identify the retaining wall heights on the south side of the hotel on the grading plan. Provide complete information on the wall on the north side of the parcel. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review. Enhance the planting of the terraced retaining walls. Provide site sections to clarify appearance and visibility of the hotel and

			retaining walls.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	There are existing trees towards the rear of the site, but no existing tree lines are shown on the existing conditions plan or to be preserved in the site plan.	Show existing trees on the existing conditions plan. Show areas designated for preservation, if any, on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.		
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	The stormwater features are proposed underground.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:
1. Orientation of the proposed building and distance from the Entrance Corridor.
2. The appearance of planting and retaining walls along the Entrance Corridor.
3. Interior parking lot trees.

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding <u>requirements</u> to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB:

- Resolve the development issues arising from the tree conservation and landscaping easements on the subject property.

- Regarding recommendations on the plan as it relates to the guidelines: None.

- Regarding conditions to be satisfied prior to issuance of a grading permit:
  1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

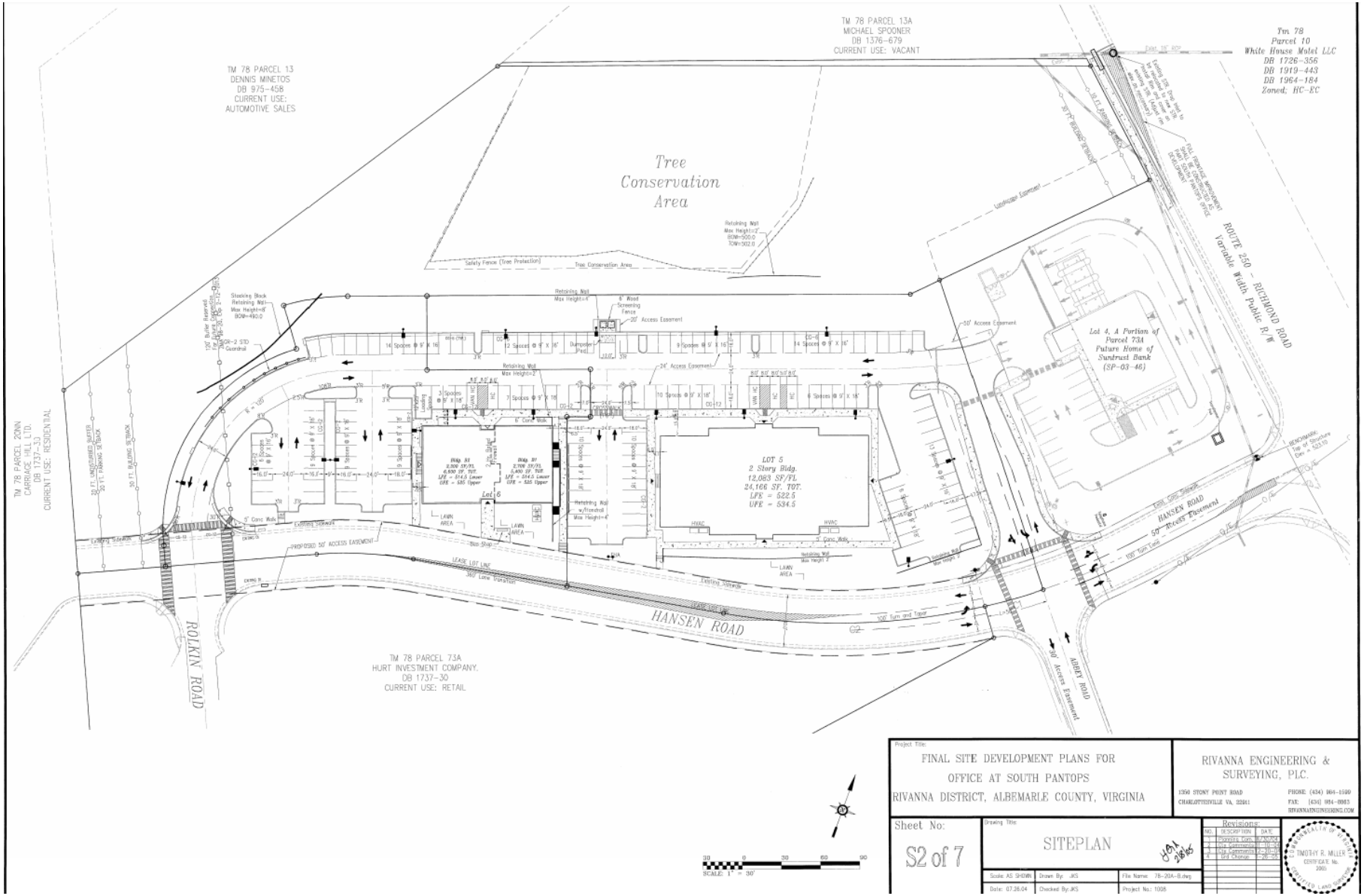
- Regarding the final site plan submittal:
  A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
  1. Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
  2. Provide a complete plant schedule with the next submittal.
  3. Show how landscaping, retaining walls and signage will be coordinated at the street frontage and how an appropriate appearance for the EC will be achieved. Perspective renderings are recommended.
  4. Provide large perimeter parking lot trees, 2½" caliper at planting, at 40' on center.
  5. Add 6 interior parking lot trees on the landscaping plan.
  6. Add the plant health note to the plan
  7. Show the existing trees, tree conservation easement, and landscaping easement on the existing conditions plan.
  8. Resolve the development issues arising from the easements on the subject property.
  9. Revise the plan to provide landscaping to compensate for removed landscaping required to mitigate visual impacts of the bank site.
  10. Show existing trees on the existing conditions plan. Show trees to remain on the site plan.
  11. Identify the retaining wall heights on the south side of the hotel on the grading plan. Provide complete information on the wall on the north side of the parcel.
  12. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review.
  13. Enhance the planting of the terraced retaining walls.
  14. Provide site sections to clarify appearance and visibility of the hotel and retaining walls.
  15. Show existing trees on the existing conditions plan.
  16. Show areas designated for preservation, if any, on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
C1	Cover Sheet	11/25/2019
C2	Existing Conditions	11/25/2019
C3	Site Plan	11/25/2019
C4	Grading and Utility Plan	11/25/2019
C5	Landscaping Plan	11/25/2019
C6	Site Details	11/25/2019

ATTACHMENT A



"Office at South Pantops" final site plan showing tree conservation area and landscape easement on subject parcel.

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		VACATED PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		ACCESS EASEMENT
(10)	(10)	PARKING COUNT
	1.00'	DIMENIONS
		GRADING EASEMENT
310	10	INDEX CONTOUR
310	12 10	INTERVAL CONTOUR
311.5 x	10 x	SPOT EVELVATION
311.5 TC x	57.85 TC x	TOP OF CURB ELEVATION
311.5 TW x	57.85 TW x	TOP OF WALL ELEVATION
311.5 BW x	57.85 BW x	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
X	X	FENCE
		STREAM
		UTILITY EASEMENT
		UTILITY POLE
		LIGHT POLE
		OVERHEAD UTILITY
		OVERHEAD UTILITY GUY
		MANHOLE
		STORM LINE
RD	RD	ROOF DRAIN
	1	DRAIN INLET
		DRAINAGE EASEMENT
		STORM DRAINAGE EASEMENT
S	S	SEWER LINE
S	S	SANITARY EASEMENT
W	W	WATER LINE
WM	WM	WATER METER
WV	WV	WATER VALVE AND BOX
		FIRE HYDRANT
		WATER EASEMENT
GAS	GAS	GAS LINE

OWNER/DEVELOPER

DJCM Investments LLC
1389 Richmond Road
Charlottesvile VA, 22911

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
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

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 (horizontle:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be acheived.
6. Paved, rip-rap or stabilization amt 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 othrewise 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.

VDOT NOTES

VDOT's land development south staff (540-967-3715 or 540-967-3716 shall be notified 48 hours in advance of any anticipated road/shoulder closures". "The permittee or his or her designee shall report all work zones in the VDOT right of way on a daily basis at set up and take down to VDOT'S Smart Traffic Center (540-332-9500)". "Copies of all independent testing reports to be submitted to VDOT for verification", "A minimum 48 hours advance notification of a proof roll of both the subgrade and stone base is required by VDOT." "All areas excavated below existing pavement surface and within clear zone, at the conclusion of each workday, shall be backfilled to form an approximate 6:1 wedge, against the existing pavement surface for the safety and protection of vehicular traffic." And that "Traffic shall be maintained during construction of the tie-in and mill of the adjacent travel lanes." "water lines, sewer lines, etc. crossing future VDOT maintained roads have to be sleeved with ductile iron pipe "two (2) times diameter of the utility line)." And "A video (3 electronic copies to VDOT) of all stormwater systems carrying VDOT runoff or runoff under a future state road is required to be submitted to VDOT for review and approval prior to paving operations.

ITE Trip Generation, 10th Edition

Trip Generation Manual, 10th Edition			AM			PM		
Use Description	**ITE**	**Qty**	**in**	**out**	**Total**	**in**	**out**	**Total**
Hotel	310	125 rooms	40	34	**74**	45	33	**78**

Trip generation reflects AM and PM peak hour traffic.

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).

BUILDING HEIGHTS

The maximum building height is 65 feet.

EXISTING USE

vacant land

PROPOSED USE

4-Story Hotel (115 rooms) over parking

PARKING SCHEDULE

REQUIRED PARKING:
Hotel 1 space per room x 115 rooms = 115 spaces

PARKING PROVIDED: 117 spaces (including 3 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 Albermale 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 service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.

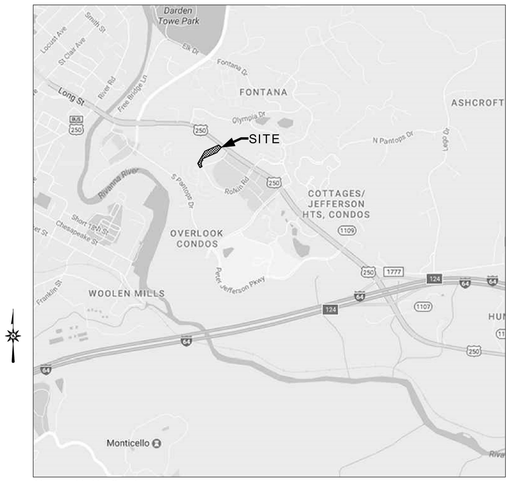
INITIAL SITE DEVELOPMENT PLAN

OVERLOOK HOTEL

TAX MAP 78 PARCEL 73A7

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE : 1"=2000'



Map provided by Google.com

SHEET INDEX

C1 COVER SHEET
C2 EXISTING CONDITIONS
C3 SITE PLAN
C4 GRADING & UTILITY PLAN
C5 LANDSCAPING PLAN
C6 SITE DETAILS

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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LAND PLANNING · PROJECT MANAGEMENT
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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN C. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
NOT FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.25
REVISION:

FILE NO.
19.039

COVER

SHEET C1 of C6

C1



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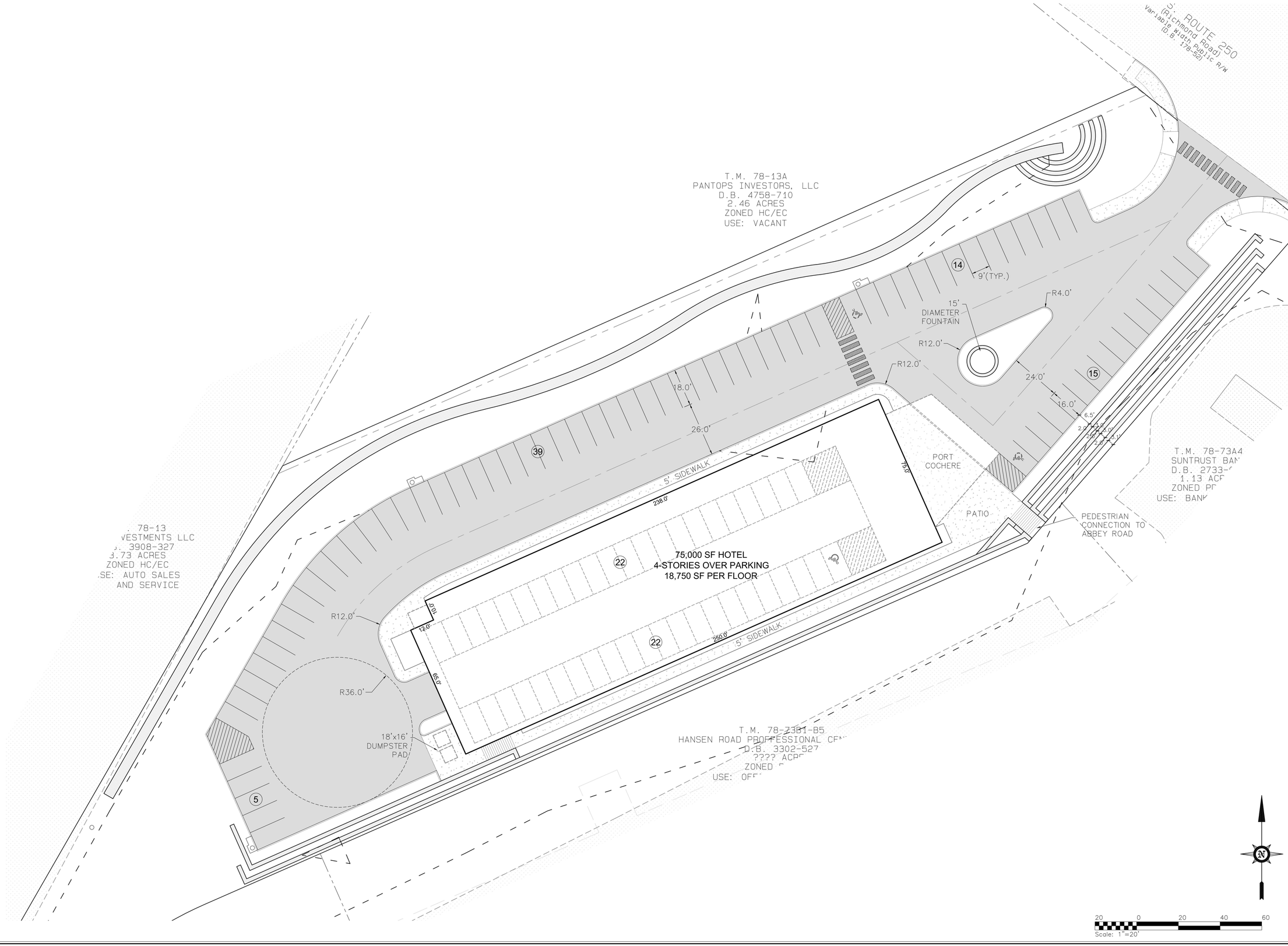
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EXISTING CONDITIONS

SHEET C2 of C6

C2



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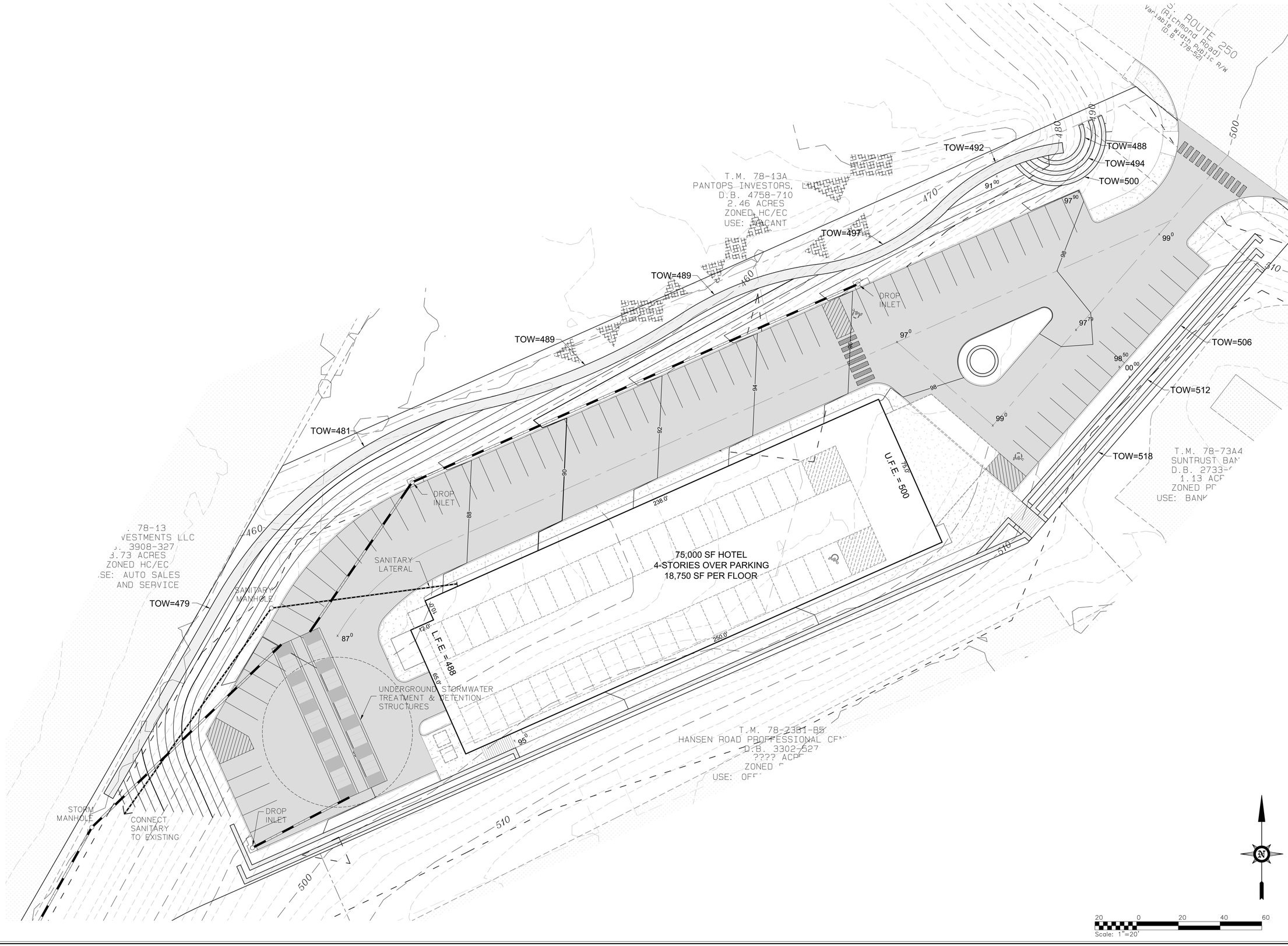
ALBEMARLE COUNTY, VIRGINIA
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SITE PLAN

SHEET C3 of C6

C3



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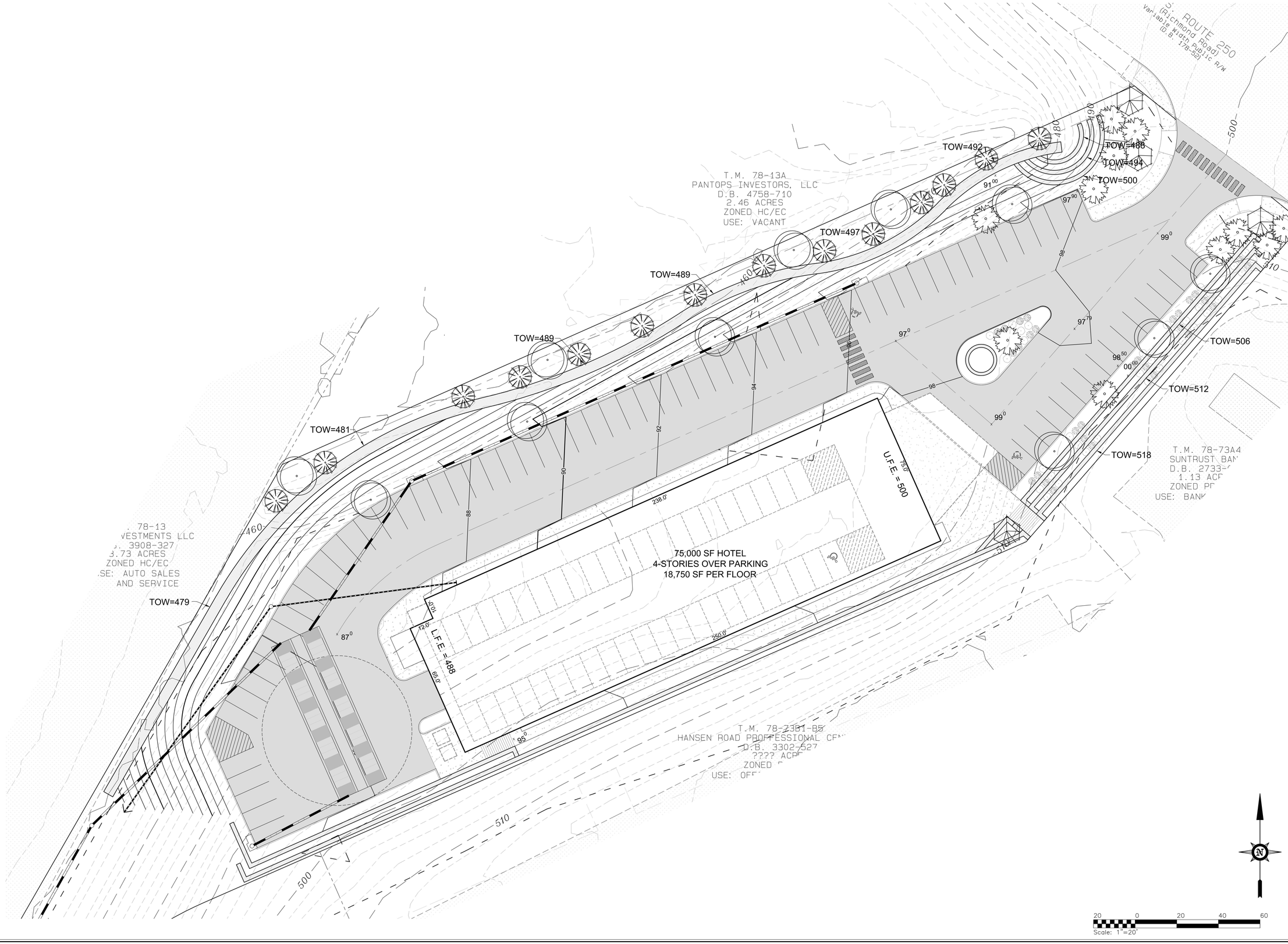
ALBEMARLE COUNTY, VIRGINIA
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FILE NO.
19.039

GRADING & UTILITY PLAN

SHEET C4 of C6

C4



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INITIAL SITE DEVELOPMENT PLAN

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ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2019.11.25

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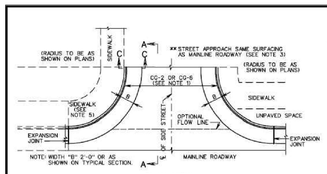
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LANDSCAPING PLAN

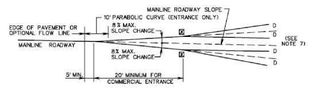
SHEET C5 of C6

C5

CG-11

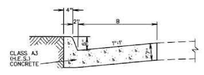


PLAN VIEW



D CONSTRUCT GRADE CHANGES WITH A PARABOLIC CURVE.

SECTION A - A



SECTION C-C

GENERAL NOTES

1. WHEN USED IN CONJUNCTION WITH STANDARD CG-3, OR CG-7 THE CURB FACE ON THIS STANDARD IS TO BE ADJUSTED TO MATCH THE MOUNTABLE CURB CONFIGURATION.
2. SEE STANDARD CG-12 FOR CURB RAMP DESIGN TO BE USED WITH THIS STANDARD.
3. MAINLINE PAVEMENT SHALL BE CONSTRUCTED TO THE R/W LINE EXCEPT ANY SUBGRADE STABILIZATION REQUIRED FOR MAINLINE PAVEMENT WHICH CAN BE OMITTED IN THE ENTRANCE.)
4. RADIAL CURB OR COMBINATION CURB AND GUTTER SHALL NOT BE CONSTRUCTED BEYOND THE R/W LINE EXCEPT FOR REPLACEMENT PURPOSES.

ENTRANCE NOTES

5. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, THE DEPTH FOR SIDEWALK & CURB RAMPS WITHIN THE LIMITS OF THE RADII SHOULD BE INCREASED TO 7". (SEE CG-13)
6. PLANS ARE TO INDICATE WHEN CONSTRUCTION OF A FLOW LINE IS REQUIRED TO PROVIDE POSITIVE DRAINAGE ACROSS THE ENTRANCE.
7. THE DESIRABLE AND MAXIMUM ENTRANCE GRADE CHANGES "D" ARE LISTED IN THE ALLOWABLE ENTRANCE GRADE TABLE. THESE VALUES ARE NOT APPLICABLE TO STREET CONNECTIONS.

INTERSECTION NOTES

8. WHEN CG-11 IS USED FOR STREET CONNECTIONS, THE CONNECTION MUST BE DESIGNED IN ACCORDANCE WITH AASHTO POLICY AND THE APPLICABLE REQUIREMENTS FOR THE DESIGN SPEED OF THE ROADWAY INCLUDING STOPPING SIGHT DISTANCE AND VALUE REQUIREMENTS.
9. OPTIONAL FLOWLINE MAY REQUIRE WARPING OF A PORTION OF GUTTER TO PROVIDE POSITIVE DRAINAGE ACROSS THE INTERSECTION.

ALLOWABLE ENTRANCE GRADE CHANGES

ENTRANCE VOLUME		GRADE CHANGE	
		DESIRABLE	MAXIMUM
HIGH	MORE THAN 1500 VPD	0 %	3 %
MEDIUM	500-1500 VPD	≤ 3 %	6 %
LOW	LESS THAN 500 VPD	≤ 6 %	8 %

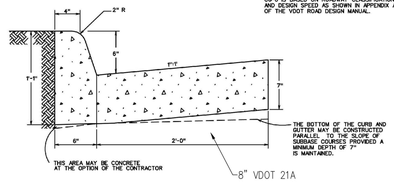
NOTE: ALLOWABLE ENTRANCE GRADE TABLE IS NOT APPLICABLE TO STREET CONNECTIONS.

SPECIFICATION REFERENCE	METHOD OF TREATMENT (CONNECTION FOR STREET INTERSECTIONS AND COMMERCIAL ENTRANCES) VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS	
502		REVISION DATE	SHEET 1 OF 1
			203.04

CG-6

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE USED FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF CURB AND GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SUBGRADE COURSES PROVIDED AND TO THE DEPTH OF THE PAVEMENT.
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON FUNCTIONAL CLASSIFICATION AS SHOWN SPECIFIED AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.

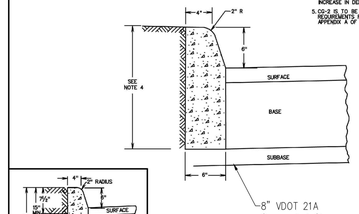


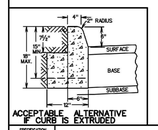
SPECIFICATION REFERENCE	COMBINATION 6" CURB & GUTTER VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 9/05
105 502		201.03

CG-2

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (6" DEPTH) OR INCREASED AS MUCH AS 3" (12" DEPTH) TO MATCH THE DEPTH OF THE ADJACENT PAVEMENT WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 9", AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6, AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.

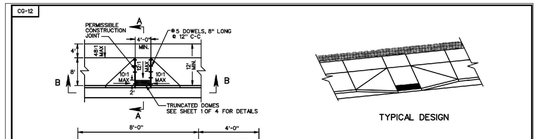




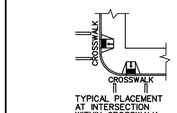
ACCEPTABLE ALTERNATIVE IF CURB IS EXTRUDED

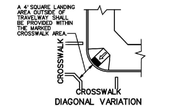
SPECIFICATION REFERENCE	STANDARD 6" CURB VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 9/05
105 502		201.01

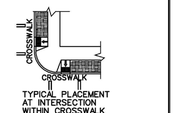
CG-12



NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 4.





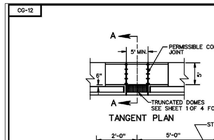


THIS DESIGN TO BE USED FOR CONSTRUCTION THAT INCORPORATES WIDER SIDEWALK, LANDING (48" WIDE) REQUIRED AT TOP OF CURB RAMP. MINIMUM CURB RAMP LENGTH 8 FEET FOR NEW CONSTRUCTION, 6 FEET FOR ALTERATIONS.

SHEET 2 OF 4

SPECIFICATION REFERENCE	CG-12 DETECTABLE WARNING SURFACE TYPE A (PERPENDICULAR) APPLICATION VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 7/05
105 502		203.054

CG-12



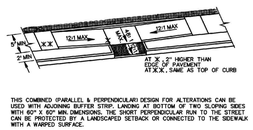
NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 4.

TYPE C PARALLEL & PERPENDICULAR APPLICATION		
ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	2	4
1	2	5
2	3	5
3	3	6
4	4	8
5	5	10
6	7	14
7	13	15
8	15	15

NOTE:
THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.



THE SELECTION OF CURB TYPE AND THE CONFIGURATION OF THE UTILITY STRIP MAY VARY TO MEET EXISTING FIELD CONDITIONS AND ROADWAY GEOMETRICS PROVIDING THE DIMENSIONS AND SLOPES ARE AS NOTED.

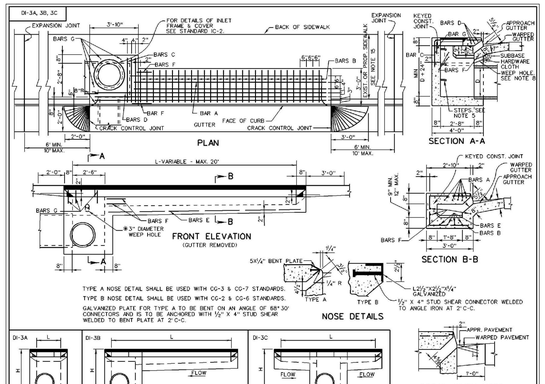


THIS COMBINED (PARALLEL & PERPENDICULAR) DESIGN FOR ALTERATIONS CAN BE USED WITH ADJOINING BUFFER STRIP. LANDING AT BOTTOM OF TWO SLOPING SIDES WITH 60" X 60" MIN. DIMENSIONS. THE SHORT PERPENDICULAR RUN TO THE STREET CAN BE PROTECTED BY A LANDSCAPED SETBACK OR CONNECTED TO THE SIDEWALK WITH A WARPED SURFACE.

SHEET 4 OF 4

REV. 7/05 203.07	CG-12 DETECTABLE WARNING SURFACE TYPE C (PARALLEL & PERPENDICULAR) APPLICATION VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 105 502

DI-3A, 3B, 3C



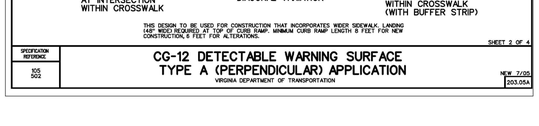
TYPE A NOSE DETAIL SHALL BE USED WITH CG-3 & CG-7 STANDARDS.
TYPE B NOSE DETAIL SHALL BE USED WITH CG-2 & CG-6 STANDARDS.
GALVANIZED PLATE FOR TYPE A TO BE BENT ON AN ANGLE OF 88° 30' CONNECTORS AND IS TO BE ANCHORED WITH ½" X 4" STUD SHEAR WELDED TO BENT PLATE AT 2'-0" C-C.

½" X 4" STUD SHEAR CONNECTOR WELDED TO ANGLE IRON AT 2'-0 C-C.

L2½"X2½"X¼" GALVANIZED

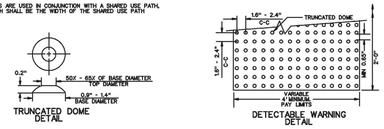
VDOT ROAD AND BRIDGE STANDARDS		STANDARD CURB DROP INLET 12" - 30" PIPE: MAXIMUM DEPTH (H) = 8' VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 2	REVISION DATE		233 302
104.09	08/10		

CG-12



GENERAL NOTES:

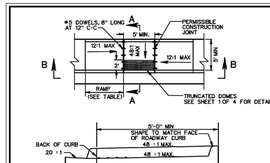
1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. DETECTABLE WARNING TO BE CLASS A-3 CONCRETE (CLASS A-4 IF PRECAST) WITH SLIP RESISTANT DETECTABLE SURFACE GOVERNED BY FHWA'S TECHNICAL ADVISORY T 5040.30. ALUMINUM PLATES, FIBERGLASS INSERTS OR OTHER TYPES OF MATERIAL WITH THE TRUNCATED DOMES DETECTABLE WARNING MAY BE USED WITH THE APPROVAL OF THE ENGINEER.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT THE DOWELS WILL PROJECT INTO THE SLOPING SIDES. PLACEMENT OF PRECAST RAMP FLOOR, PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO.5 X 8'-8" PLACED 7"CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR, MINIMUM CONCRETE COVER 1½".
6. CURB / GUTTER AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
7. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THEY ARE TO BE PROVIDED AT INTERSECTIONS WHENEVER AN ACCESSIBLE CURB RAMP IS REQUIRED BY THE ADA STANDARDS. WHEN PROPOSED, CURB RAMPS ARE NOT LOCATED AT THE SHORTEST ROUTE BETWEEN STOPPING SIGHT DISTANCE AND VALUE REQUIREMENTS.
8. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS CONFINED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE CENTERLINE OF THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
9. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, REFER TO STANDARD CG-13, "COMMERCIAL ENTRANCE (HEAVY TRUCK TRAFFIC) FOR CONCRETE DEPTH.
10. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.



SHEET 1 OF 4

REV. 7/05 203.05	CG-12 DETECTABLE WARNING SURFACE GENERAL NOTES VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 105 502

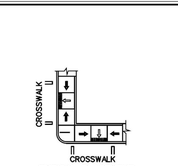
CG-12



NOTE: FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 4.

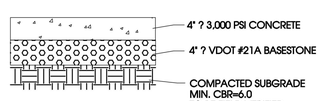
TYPE B PARALLEL APPLICATION		
ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

NOTE:
THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.

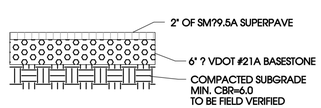


SHEET 3 OF 4

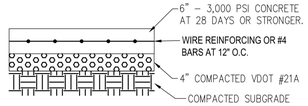
SPECIFICATION REFERENCE 105 502	CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION VIRGINIA DEPARTMENT OF TRANSPORTATION	REV. 7/05 203.06



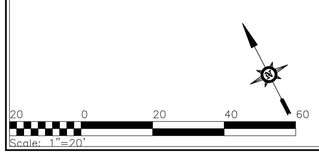
1 C7 TYPICAL SIDEWALK SECTION
Not To Scale



2 C7 TYPICAL PAVEMENT SECTION FOR PARKING LOT
Not To Scale



3 C7 Dumpster Pad Detail
Not To Scale



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FOR REVIEW

INITIAL SITE DEVELOPMENT PLAN

OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.25
REVISION:

SITE DETAILS

FILE NO.
19.039

SITE DETAILS

SHEET C6 of C6

C6

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832 **Fax (434) 972-4126**

January 7, 2020

Justin Shimp
Shimp Engineering, PC
912 E High Street
Charlottesville, VA 22902

RE: ARB-2019-148: Overlook Hotel (TMP 07800-00-00-073A7)

Dear Mr. Shimp,

At its meeting on Monday, January 6, 2020, the Albemarle County Architectural Review Board unanimously voted to forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

- Regarding the Initial Site Plan:
  The ARB does not recommend approval of the initial site plan at this time. Prior to Initial Plan approval the following items must be resolved to the satisfaction of the ARB:
  1. Resolve the development issues arising from the tree conservation and landscaping easements on the subject property.

- Regarding recommendations on the plan as it relates to the guidelines: None.

- Regarding conditions to be satisfied prior to issuance of a grading permit:
  1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

- Regarding the final site plan submittal:
  A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Check list must be addressed:
  1. Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
  2. Provide a complete plant schedule with the next submittal.
  3. Show how landscaping, retaining walls and signage will be coordinated at the street frontage and how an appropriate appearance for the EC will be achieved. Perspective renderings are recommended.
  4. Provide large perimeter parking lot trees, 2½" caliper at planting, at 40' on center.

5. Add 6 interior parking lot trees on the landscaping plan; or provide 4 additional perimeter trees with 2 additional interior trees.
6. Add the plant health note to the plan.
7. Show the existing trees, tree conservation easement, and landscaping easements on the existing conditions plan.
8. Resolve the development issues arising from the easements on the subject property.
9. Revise the plan to provide landscaping to compensate for removed landscaping required to mitigate visual impacts of the bank site.
10. Show existing trees on the existing conditions plan. Show trees to remain on the site plan.
11. Identify the retaining wall heights on the south side of the hotel on the grading plan. Provide complete information on the wall on the north side of the parcel.
12. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review.
13. Enhance the planting of the terraced retaining walls.
14. Provide site sections and perspective drawings to clarify appearance and visibility of the hotel and retaining walls.
15. Show existing trees on the existing conditions plan.
16. Show areas designated for preservation, if any, on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

If you chose to continue to pursue the initial site plan at this time, please submit revised drawings addressing the first bulleted item above. Alternatively, you may submit a new application for a different proposal at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB. Please be certain that your ARB submittal addresses the above-noted issues.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

Khris Taggart
Planner
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cc: DJCM Investments LLC
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