

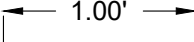
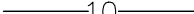
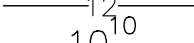
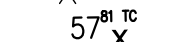
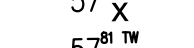
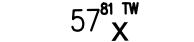
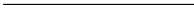
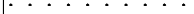
FINAL SITE DEVELOPMENT PLAN

OVERLOOK HOTEL

TAX MAP 78 PARCEL 73A7 & 13A

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

TMP 78-73A7: WS Four LLC
3600 Pacific Avenue
Virginia Beach, VA 23451

TMP 78-13A: Happy Boxes Pantops LLC
3600 Pacific Avenue
Virginia Beach, VA 23451

ZONING

TMP 78-73A7:
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
ZMA202000013 to allow for hotel use was approved on March 16, 2022

EC - Entrance Corridor
Steep Slopes - Managed

TMP 78-13A:
HC - Highway Commercial
EC - Entrance Corridor
Steep Slopes - Managed

SETBACKS

PDMC:
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
HC:
Front - Minimum (building): 10' from R.O.W. or edge of sidewalk (if outside R.O.W.)
Front - Minimum (parking): 10' from any public street R.O.W.
Any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.
Side and Rear Minimum (building):
Side and Rear Minimum (parking): No off-street parking or loading space shall be located closer than 20' to the district boundary.

Building Height Stepbacks (Front): Special Exception Request SE2024-00030 has been submitted for this requirement; For each story that begins above 40' in height or for each story above the third story, whichever is less, the minimum setback shall be 15'.

MAGISTERIAL DISTRICT

Scottsville

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 & topographic information for parcel provided by:
Foresight Survey, PC
912 E High St
Charlottesville, VA 22902

Field Survey Performed: July 26, 2021

Two (2) foot interval contours provided by LIDAR.
Virginia Geographic Information Network, 2016

BENCHMARK

Datum for topography is NAVD88

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.
- All 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 for slopes to be disturbed.

EXISTING USE

Vacant land

PROPOSED USE

4-Story Hotel (122 rooms)

BUILDING HEIGHT

The maximum proposed building height is 48 feet.

BUILDING FOOTPRINT

Footprint: 15, 722 SF Gross Floor Area: 62,888 SF

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	170,837 SF	100.0%
Total=	170,837 SF	(3.92 AC)

PROPOSED	Area	%
Building	15,722 SF	9.2%
Pavement	51,653 SF	30.2%
Sidewalk	5,017 SF	2.9%
Impervious Area	72,392 SF	42.3%
Open Space	98,445 SF	57.7%
Total=	170,837 SF	(3.92 AC)

PARKING SCHEDULE

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

PARKING PROVIDED:	
	123 spaces (including 5 ADA spaces)

LOADING SPACES: Per Sec. 18-4.12.13.c, loading spaces are required for buildings with retail gross leasable area, office space, and industrial floor area. None of these uses are present on site, so no loading spaces are required.

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 VDOL. Contact VDOLI for their additional requirements and permits for demolition projects and 540-562-3580x131.
- Retaining walls greater than 3 feet in height require a separate building permit. Walls exceeding 4 feet in height require a stamped engineered design also Walls require inspections as outlined in the USBC
- Accessible parking spaces, access isles, and accessible route shall be installed in accordance with ICG ANSIA117.1-17 and the 2021 Virginia Construction Code.
- All water lines, sewer lines, and fire lines from the main to the structure located on private property MUST have a visual inspection performed by the building department.
- All fire hose threads to be C & 0 type.

WATER DEMAND

Fixture counts to estimate water demand: 2 kitchen sink, 8 service sink, 122 bathroom group.
Total fixed demand for the hotel building: 117.54 gpm

ITE Trip Generation, 10th Edition

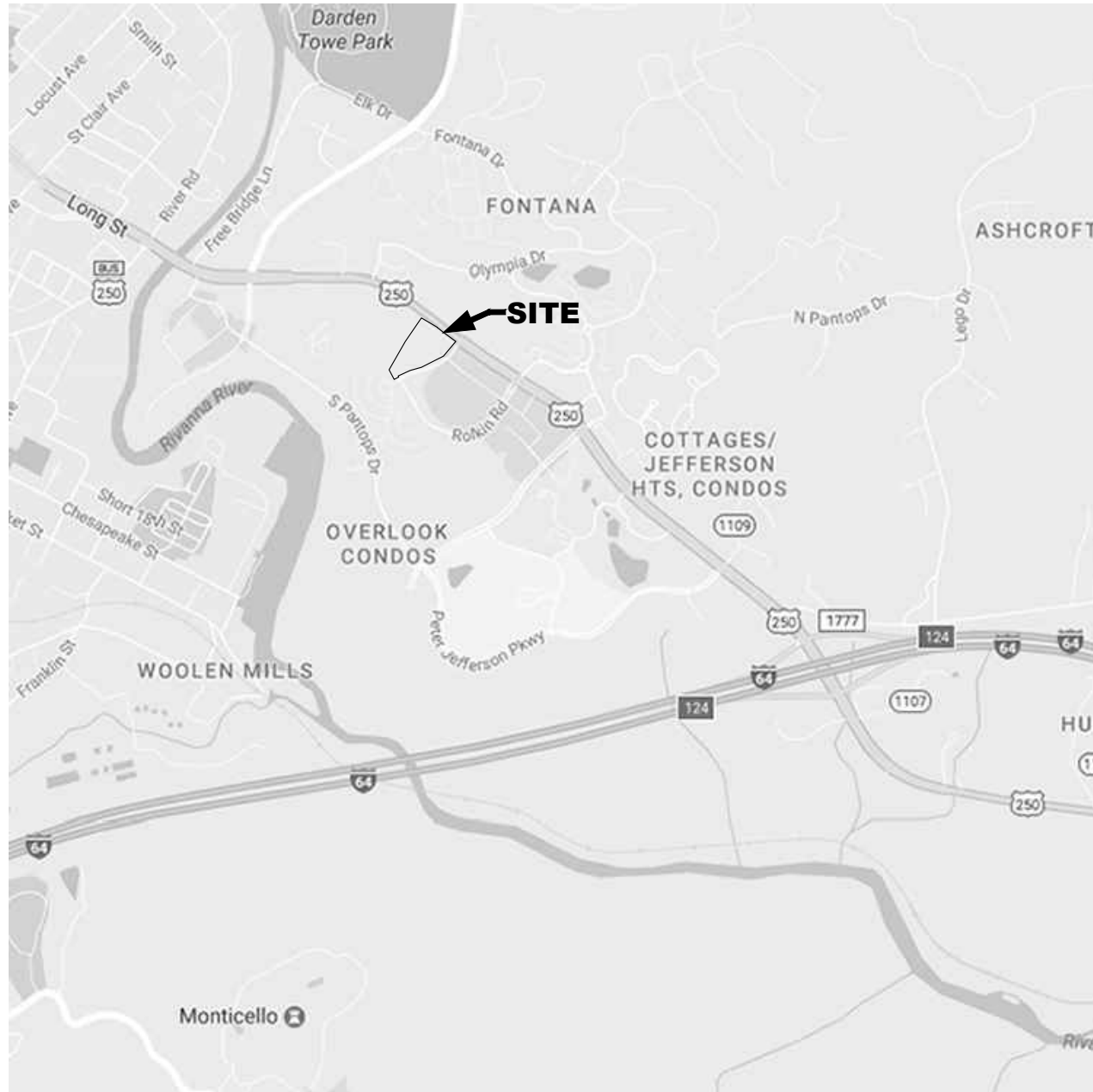
Trip Generation Manual, 10th Edition				AM			PM		
Use Description	ITE	Qty	In	out	Total		in	out	Total
Business Hotel		312	122 rooms	20	28	48	21	18	39

Trip generation reflects AM and PM peak hour traffic.

FIRE PREVENTION

Required Fire Flow: 2,750 gpm
An existing ACSA fire hydrant is located on Richmond Road approximately 270 ft west of the site.
Existing fire flow: 5,959 gpm at 20 psi.
An additional hydrant is located at the intersection of Hansen Road and Abbey Road (approximately 230 ft east of the site).
A Knox box is required. Purchase and coordinate with fire marshal's office.

VICINITY MAP SCALE : 1"=2000'



Map provided by Google.com

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS OVERVIEW
- C3 EXISTING CONDITIONS
- C4 SITE PLAN OVERVIEW
- C5 SITE PLAN
- C6 GRADING PLAN
- C7 UTILITY PLAN
- C8 STORM PROFILES
- C9 UTILITY PROFILES
- C10 STORMWATER MANAGEMENT PLAN
- C11 LANDSCAPE PLAN
- C12 LIGHTING PLAN
- C13 INTERSECTION SIGHT DISTANCE
- C14 INTERSECTION SIGHT DISTANCE
- C15 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

SHIMP ENGINEERING & LAND PLANNING • PROJECT MANAGEMENT

912 E. HIGH ST. CHARLOTTESVILLE VA, 22902

434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA

JUSTIN SHIMP

License No. 45183

PROFESSIONAL ENGINEER

FINAL SITE DEVELOPMENT PLAN

OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION: 2025.01.xx

FILE NO. 19.039

COVER

SHEET C1 of C15

C1



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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



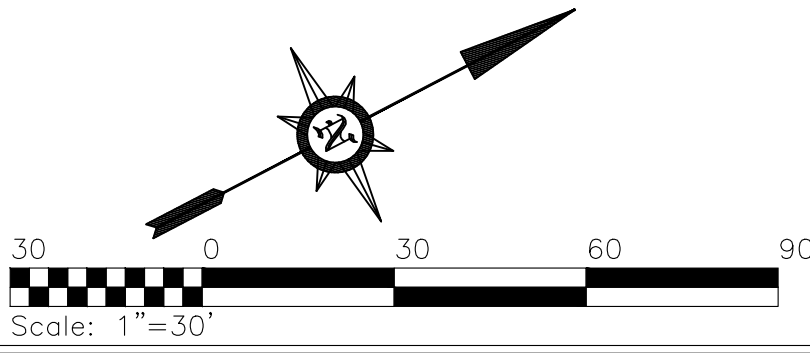
FINAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.01.xx

FILE NO. 19.039

**EXISTING CONDITIONS
OVERVIEW**

SHEET C2 of C15





LEGEND

MANAGED SLOPES

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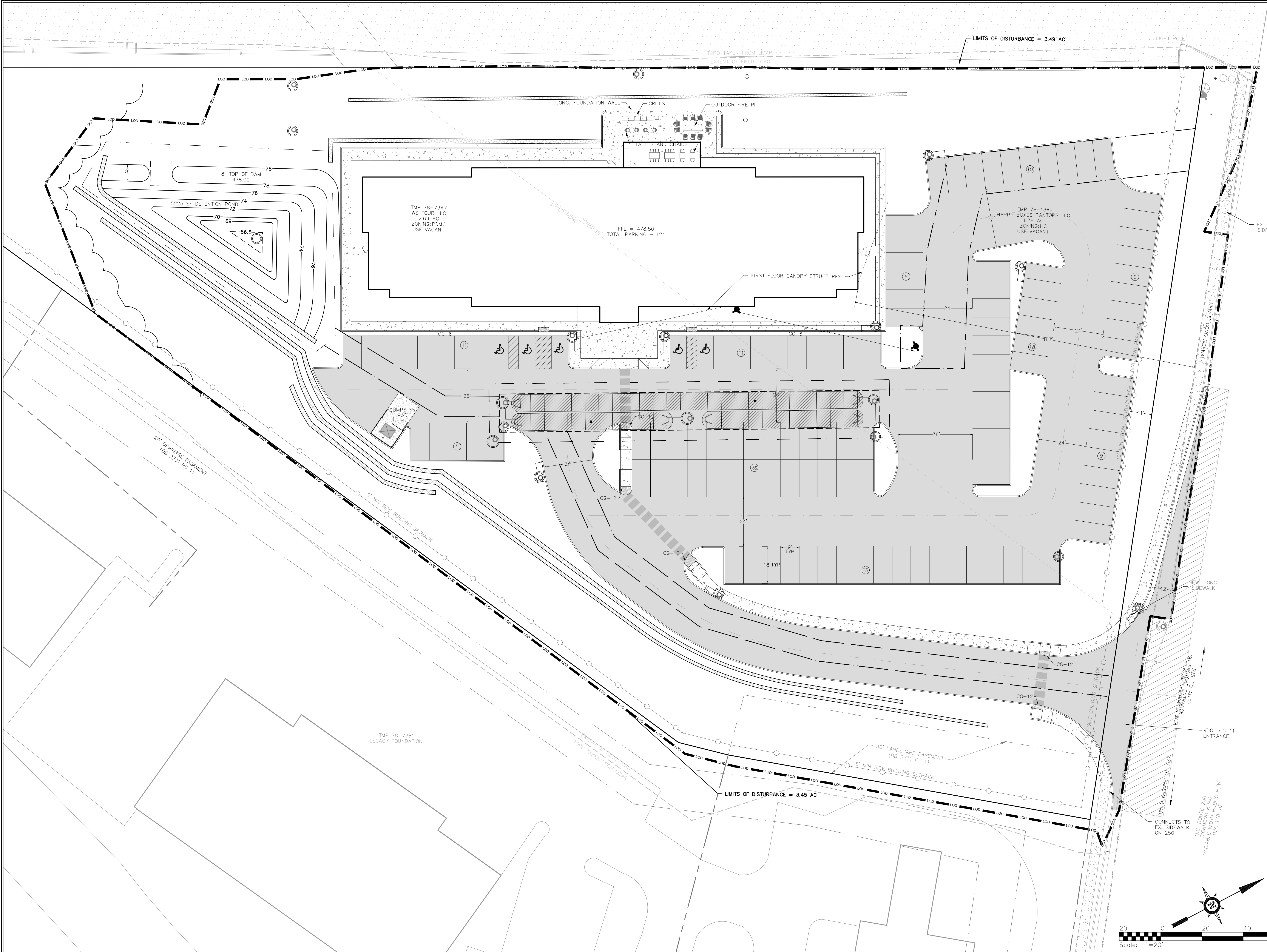
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EXISTING CONDITIONS

SHEET C3 of C15



LEGEND

MANAGED SLOPES

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FINAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

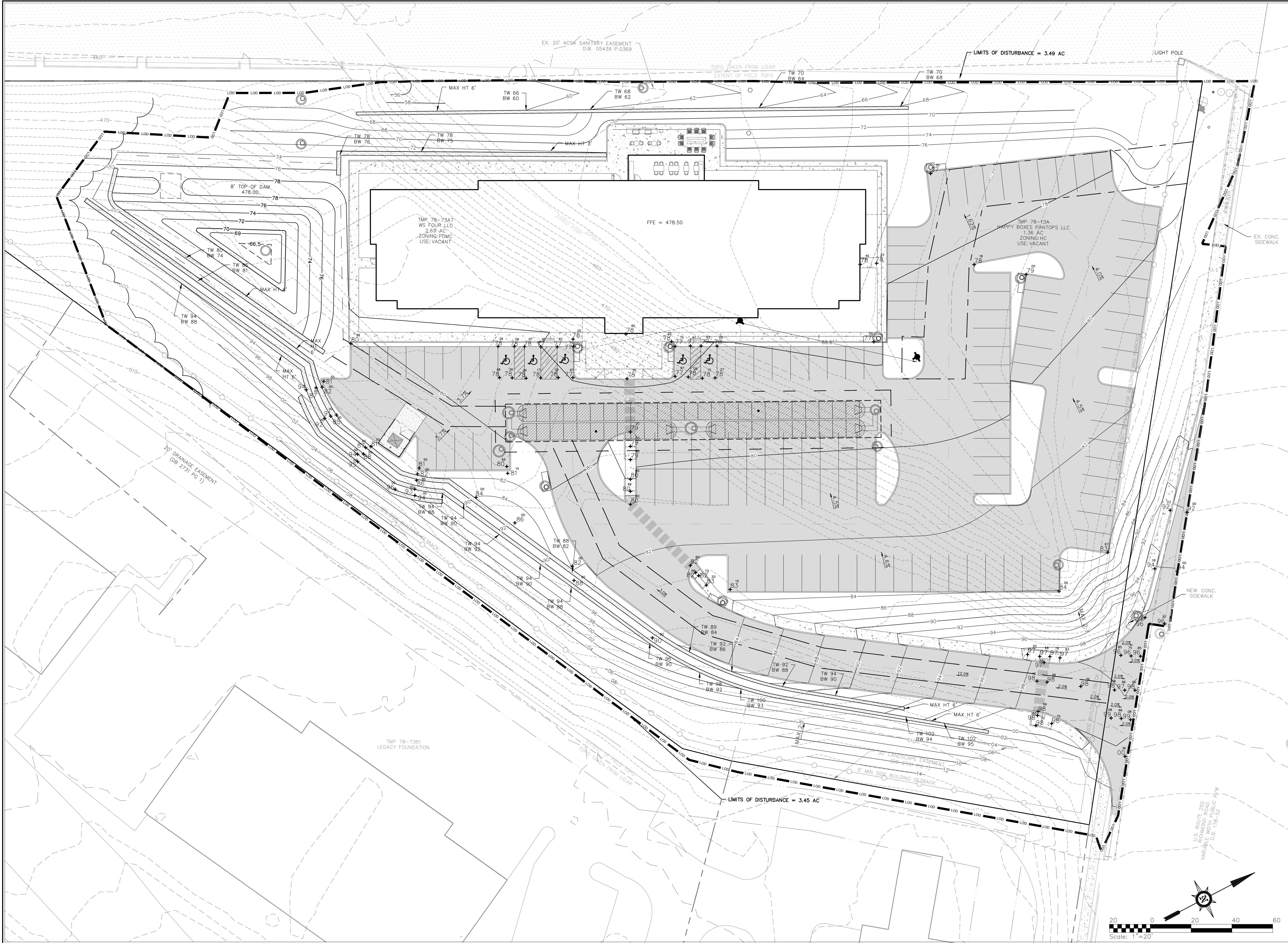
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SITE PLAN

SHEET C5 of C15

C5



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FINAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

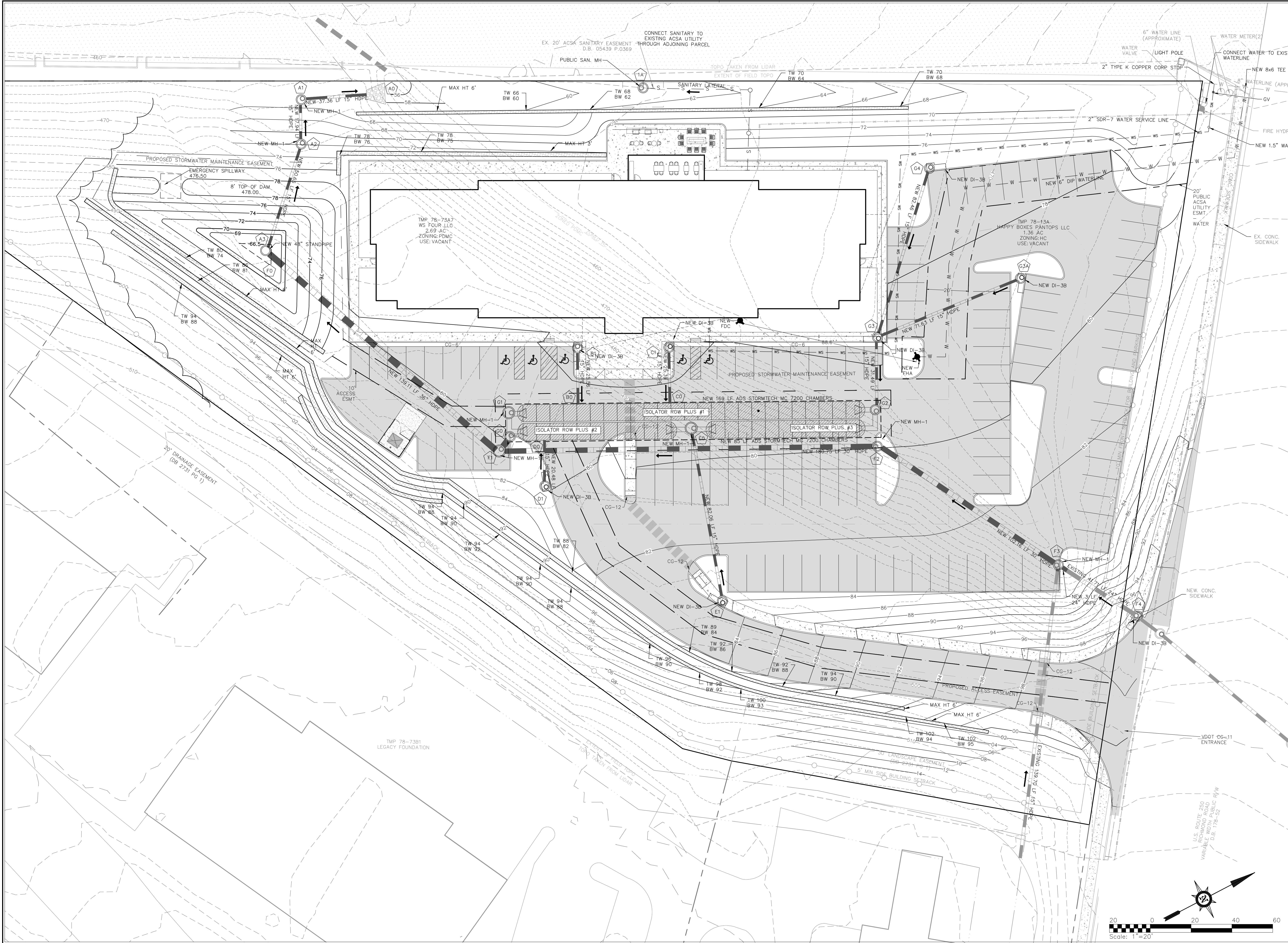
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19.039

GRADING PLAN

SHEET C6 of C15

C6



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FINAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

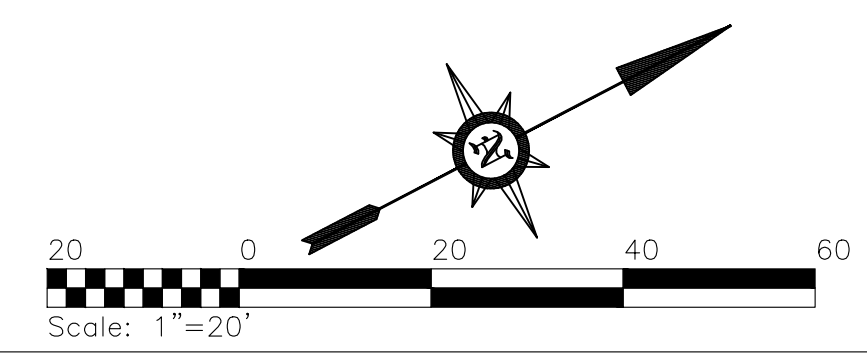
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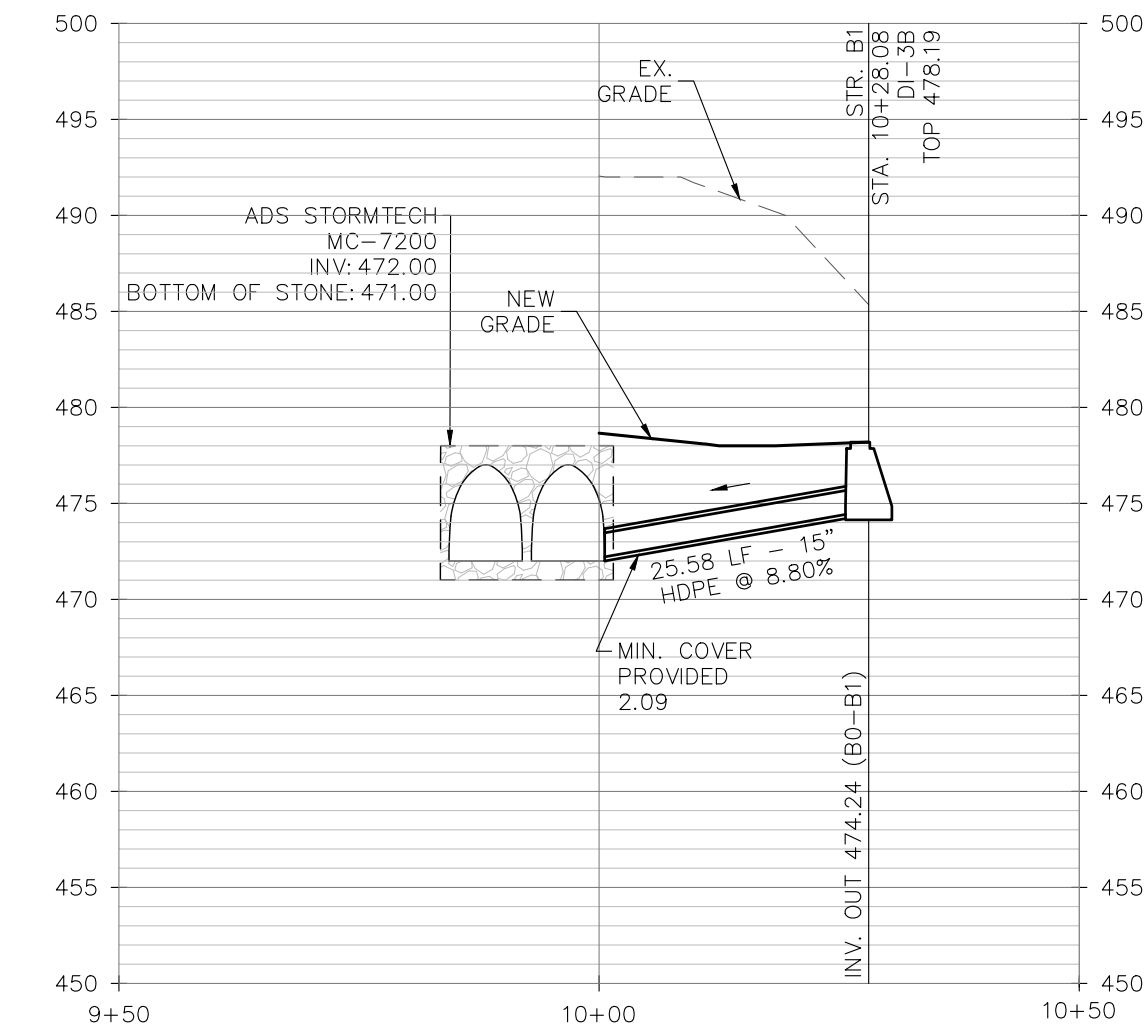
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UTILITY PLAN

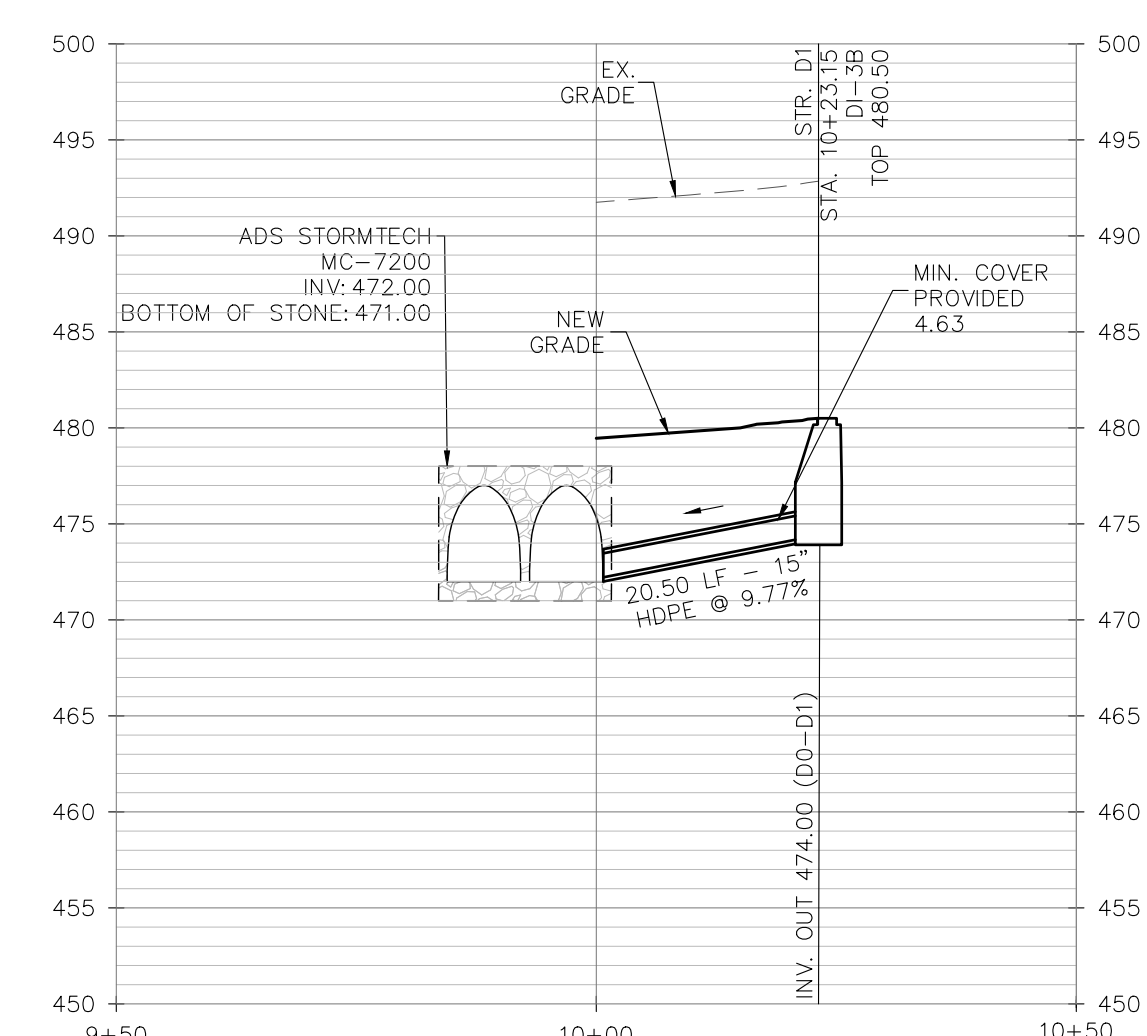
SHEET C7 of C15

C7

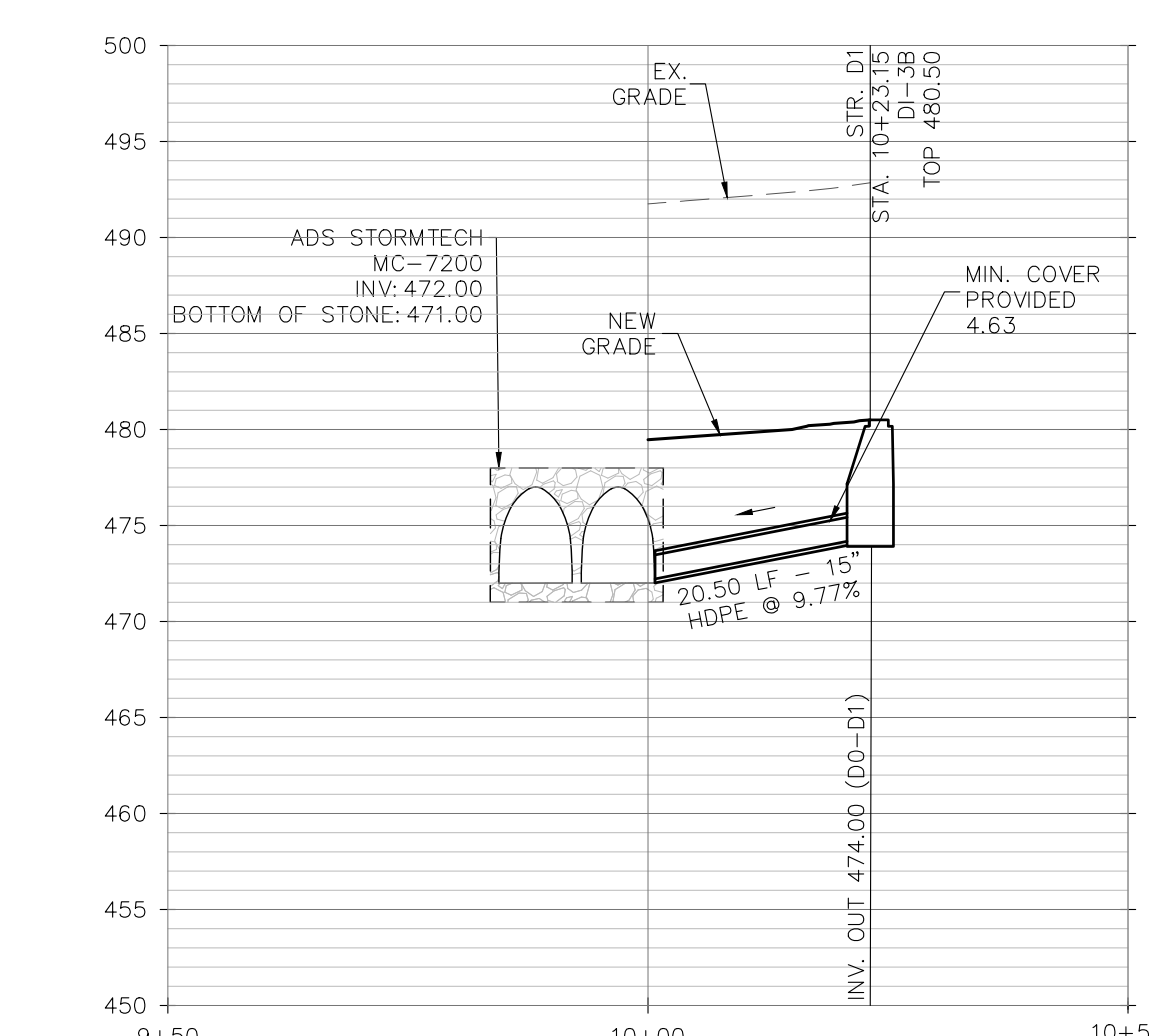




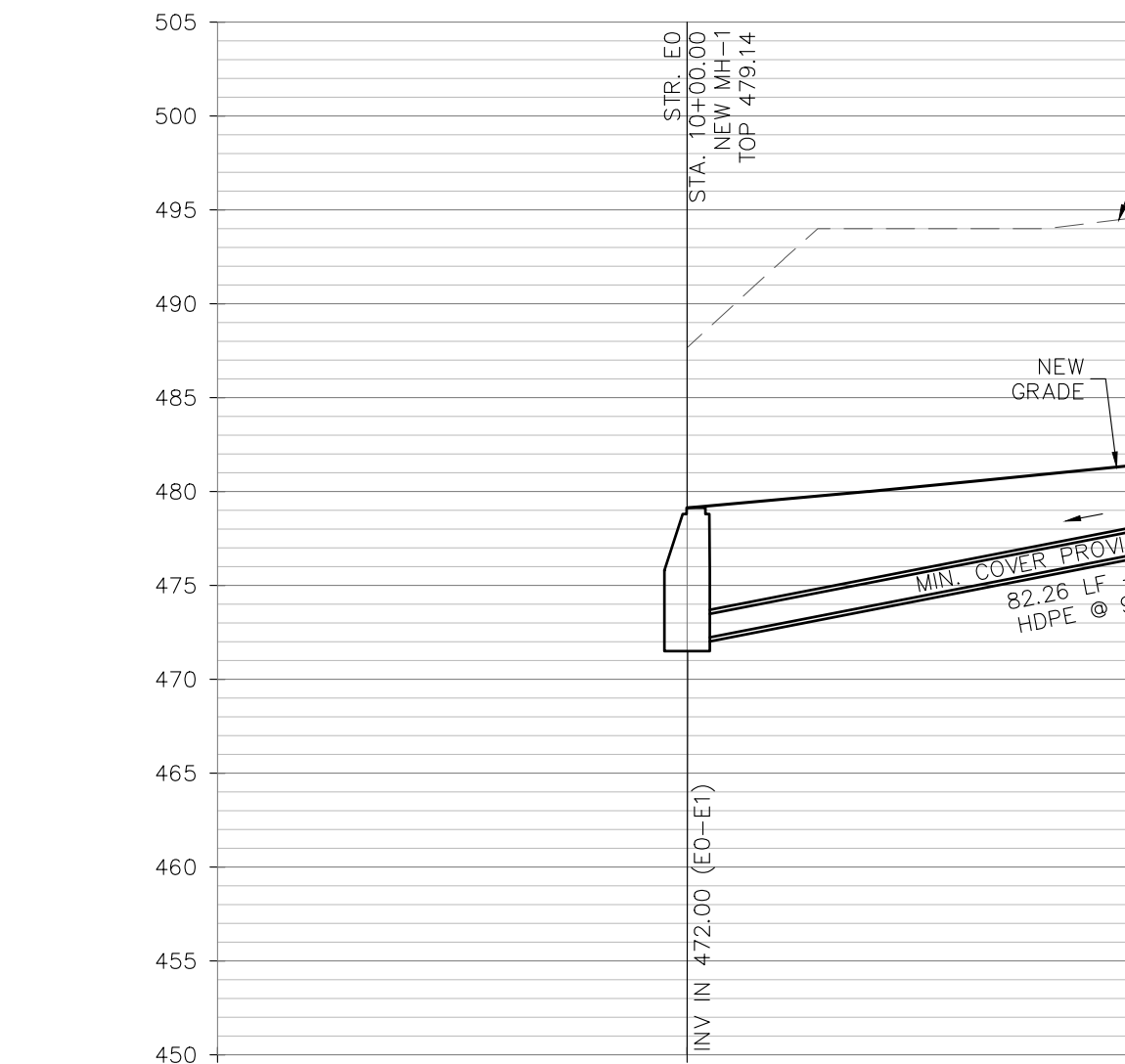
1 STORM PROFILE B0-B1
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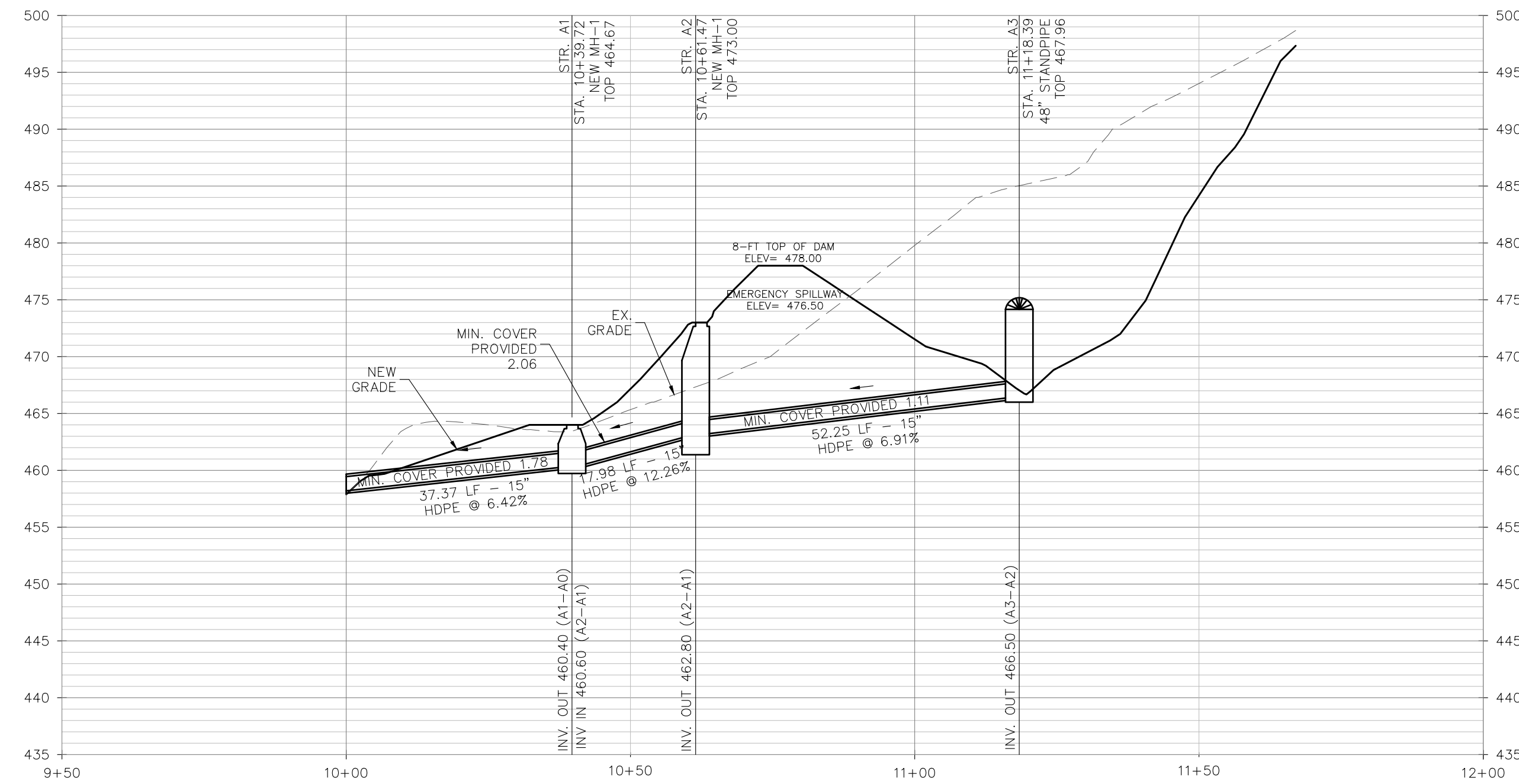
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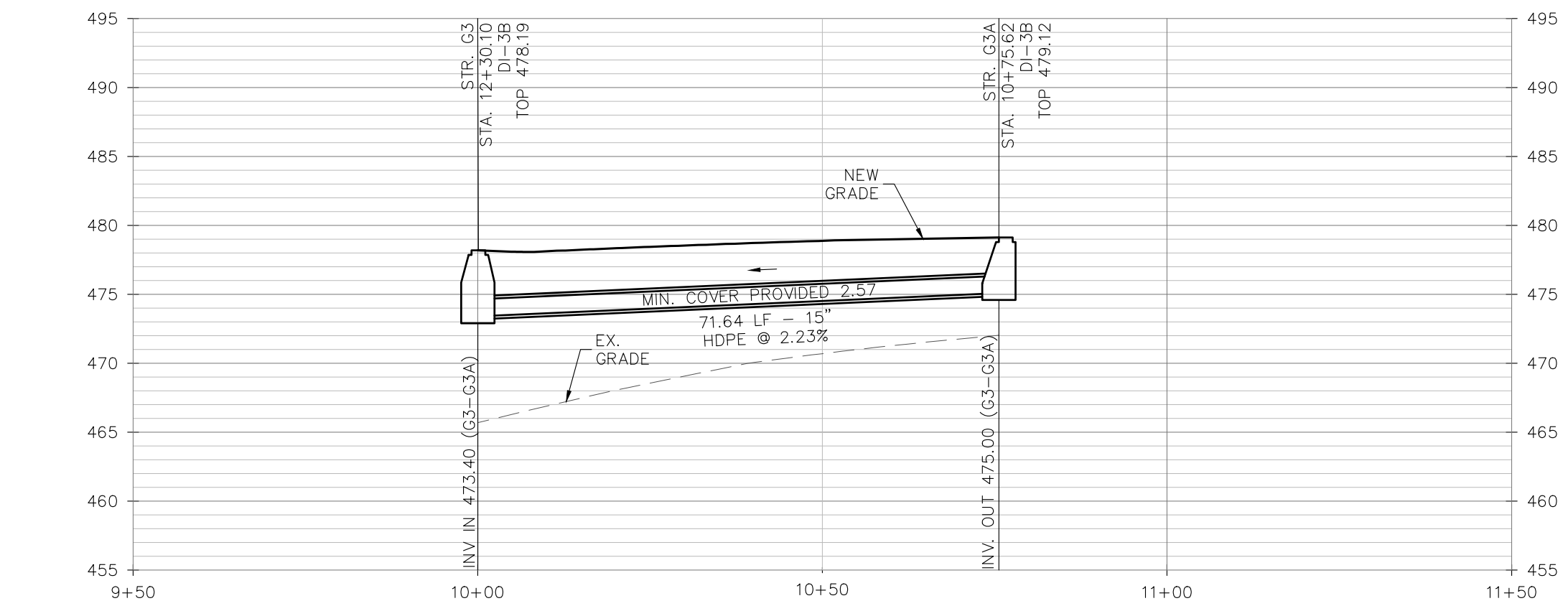
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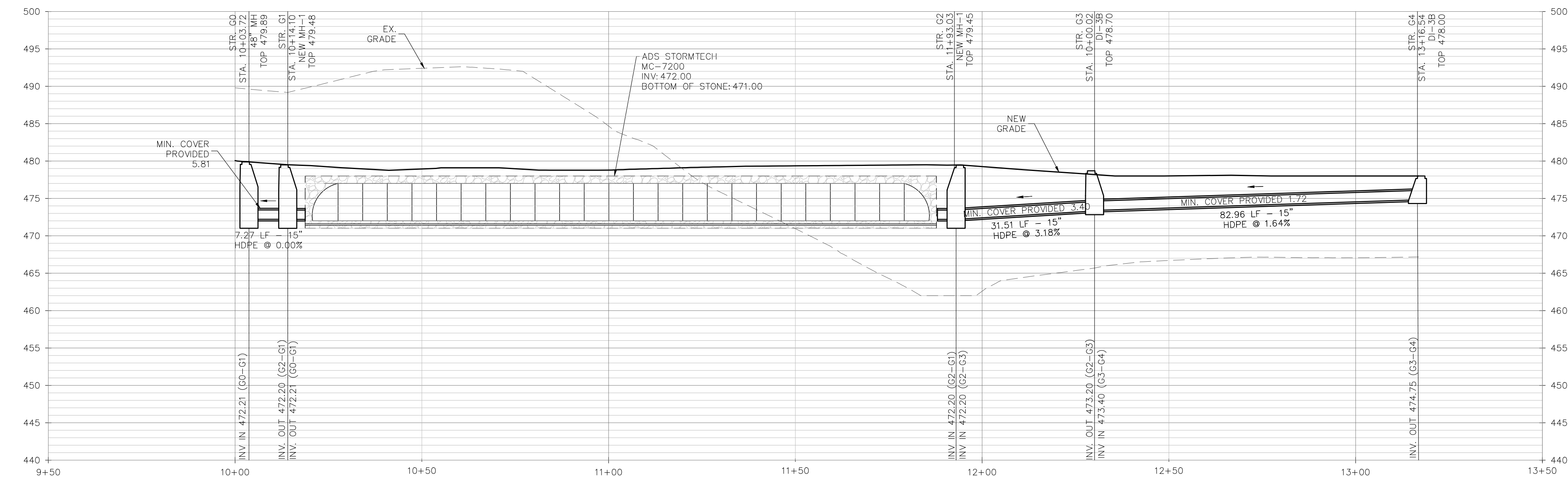
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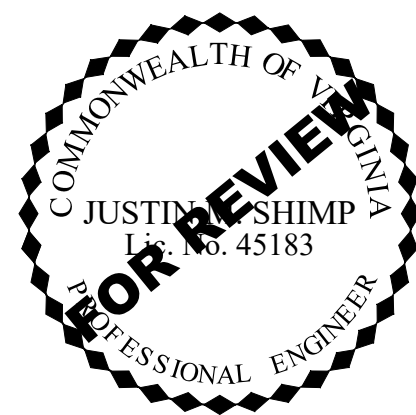
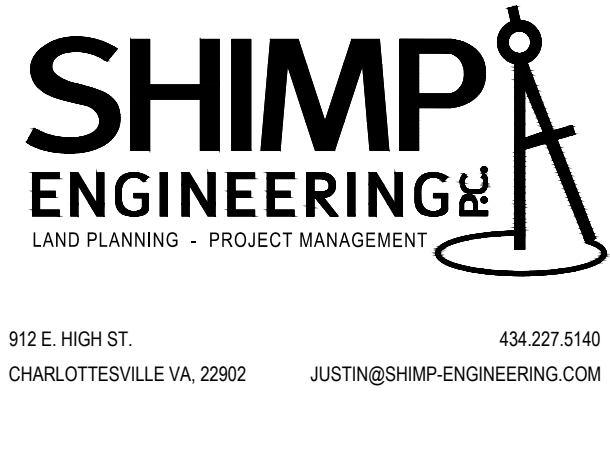
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6 STORM PROFILE G3-G3A
C8 HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=10'



7 STORM PROFILE G0-G4
C8 HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=10'



FINAL SITE DEVELOPMENT PLAN OVERLOOK HOTEL

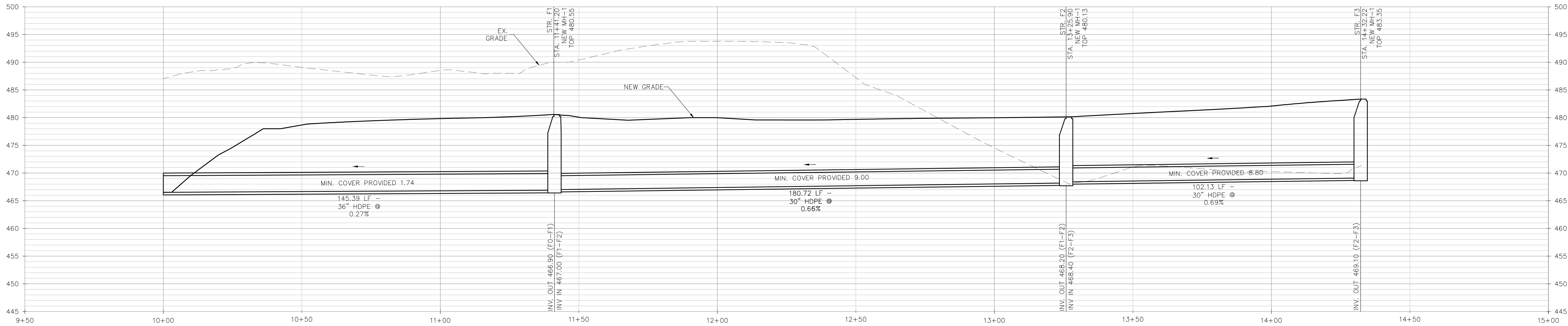
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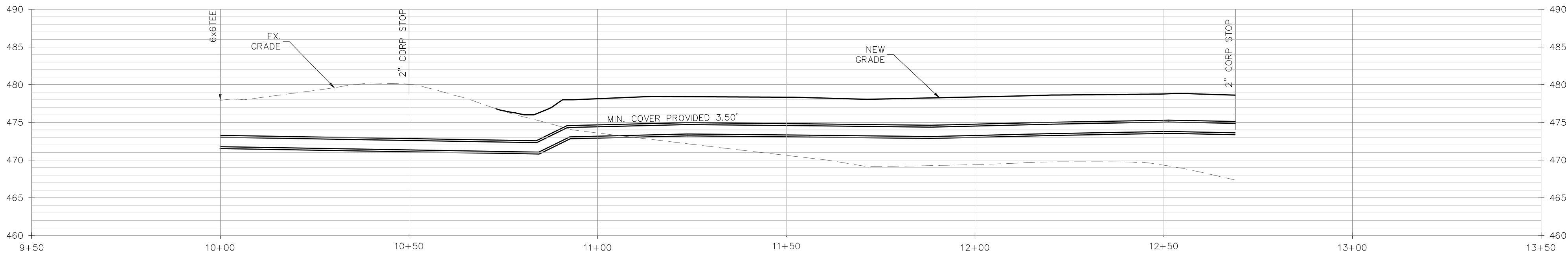
STORM PROFILES

SHEET C8 of C15

C8



4 STORM PROFILE F0-F4
C9 HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=10'



4 WATER PROFILE
C9 HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=10'

Overlook Hotel																							
LD-204 Stormwater Inlet Computations															Inlets on Grade Only					Sag Inlets Only			
Structure Number	Inlet Type	Curb Opening	Catchment Area	Runoff Coef	ICA	Intensity	Q Catchment	Q carryover	Q Total	Manning's N	Gutter Slope	Pave X-slope	Gutter X-slope	Total Gutter Spread	Depth at Curb	% Efficiency	Q Intercepted	Q Bypassed	Midpoint Depth	Curb Height	D/H	Midpoint Spread	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
(ft)	(sf)	(ac)				(in/hr)	(cfs)	(cfs)	(cfs)		(%)	(%)	(%)	(ft)	(ft)		(cfs)	(cfs)	(ft)	(ft)		(ft)	
B1	DI-3B	8	12,283	0.28	0.80	0.23	4.0	0.90	0.90	0.015	0.02	0.01	0.08							0.104	0.5	0.208	1.305
							6.5	1.47	0.12	1.58	0.015	0.02	0.01	0.08							0.152	0.5	0.304
C1	DI-3B	8	15,710	0.36	0.90	0.32	4.0	1.30	1.30	0.015	0.02	0.05	0.08							0.133	0.5	0.266	1.668
							6.5	2.11	2.11	0.015	0.02	0.05	0.08							0.184	0.5	0.368	2.485
D1	DI-3B	10	10,376	0.24	0.80	0.19	4.0	0.76	0.76	0.015	0.04	0.02	0.08	-	-	100.0%	0.76	0.00					
							6.5	1.24	1.24	0.015	0.04	0.02	0.08	-	-	100.0%	1.24	0.00					
E1	DI-3B	10	11,589	0.27	0.90	0.24	4.0	0.96	0.96	0.015	0.09	0.02	0.08	-	-	99.5%	0.95	0.00					
							6.5	1.56	1.56	0.015	0.09	0.02	0.08	-	-	92.6%	1.44	0.12					
G3	DI-3B	8	9,449	0.22	0.90	0.20	4.0	0.78	0.78	0.015	0.02	0.05	0.08							0.095	0.5	0.19	1.186
							6.5	1.27	1.27	0.015	0.02	0.05	0.08							0.131	0.5	0.262	1.642
G3A	DI-3B	8	8,504	0.20	0.90	0.18	4.0	0.70	0.70	0.015	0.02	0.05	0.08							0.088	0.5	0.176	1.104
							6.5	1.14	1.14	0.015	0.02	0.05	0.08							0.122	0.5	0.244	1.528
G4	DI-3B	8	16,292	0.37	0.90	0.34	4.0	1.35	1.35	0.015	0.02	0.05	0.08							0.137	0.5	0.274	1.71
							6.5	2.19	2.19	0.015	0.02	0.05	0.08							0.189	0.5	0.378	2.577

Overlook Hotel																
LD-229 Storm Drain Design Computations																
From Structure	To Structure	Catch. Area (ac)	Runoff Coef	Increment AC	Accum. AC	Total TOC (min)	10-yr Intensity (in/hr)	10-yr Flow (cfs)	Up Invert Elev.	Down Invert Elev.	Pipe Length (ft)	Invert Slope %	Pipe Diameter (in)	Pipe Capacity (cfs)	Velocity (ft/s)	Flow time Increment (min)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	A3	A2	*10-yr Flow (cfs) obtained from HydroCAD*			5.00	6.18	12.22	468.50	463.00	50.65	6.91%	15	14.7	13.4	0.06
2	A2	A1	*10-yr Flow (cfs) obtained from HydroCAD*			5.06	6.18	12.22	462.80	460.60	17.94	12.26%	15	19.6	16.8	0.02
3	A1	A0	*10-yr Flow (cfs) obtained from HydroCAD*			5.08	6.18	12.22	460.40	458.00	37.36	6.42%	15	14.2	13.0	0.05
4	G4	G3	0.37	0.90	0.33	5.00	6.18	2.06	474.75	473.40	82.46	1.64%	15	7.2	5.0	0.27
5	G3A	G3	0.20	0.90	0.18	5.27	6.18	1.11	475.00	473.40	71.63	2.23%	15	8.4	4.7	0.25
6	G3	G2	0.22	0.90	0.00	5.52	6.18	3.17	473.20	472.20	31.49	3.18%	15	10.0	7.2	0.07
7	C1	C0	0.36	0.90	0.32	5.00	6.18	2.00	474.25	472.00	25.39	8.86%	15	16.7	9.5	0.04
8	B1	B0	0.28	0.90	0.25	5.00	6.18	1.56	474.25	472.00	25.56	8.80%	15	16.6	8.5	0.05
12	F3	F2	0.00	0.80	0.00	5.00	6.18	27.96	469.10	468.40	102.16	0.69%	30	29.5	6.8	0.25
13	F2	F1	0.00	0.90	0.00	5.25	6.18	27.96	468.20	467.00	180.75	0.66%	30	28.7	6.7	0.45
14	D1	D0	0.24	0.90	0.22	5.00	6.18	1.33	474.00	472.00	20.48	9.77%	15	17.5	8.4	0.04
15	E1	E0	0.27	0.90	0.24	5.00	6.18	1.50	480.00	472.00	82.06	9.75%	15	17.5	8.7	0.16
16	F1	F0	*Not an Open Channel flow as it is between two stormwater facilities*													

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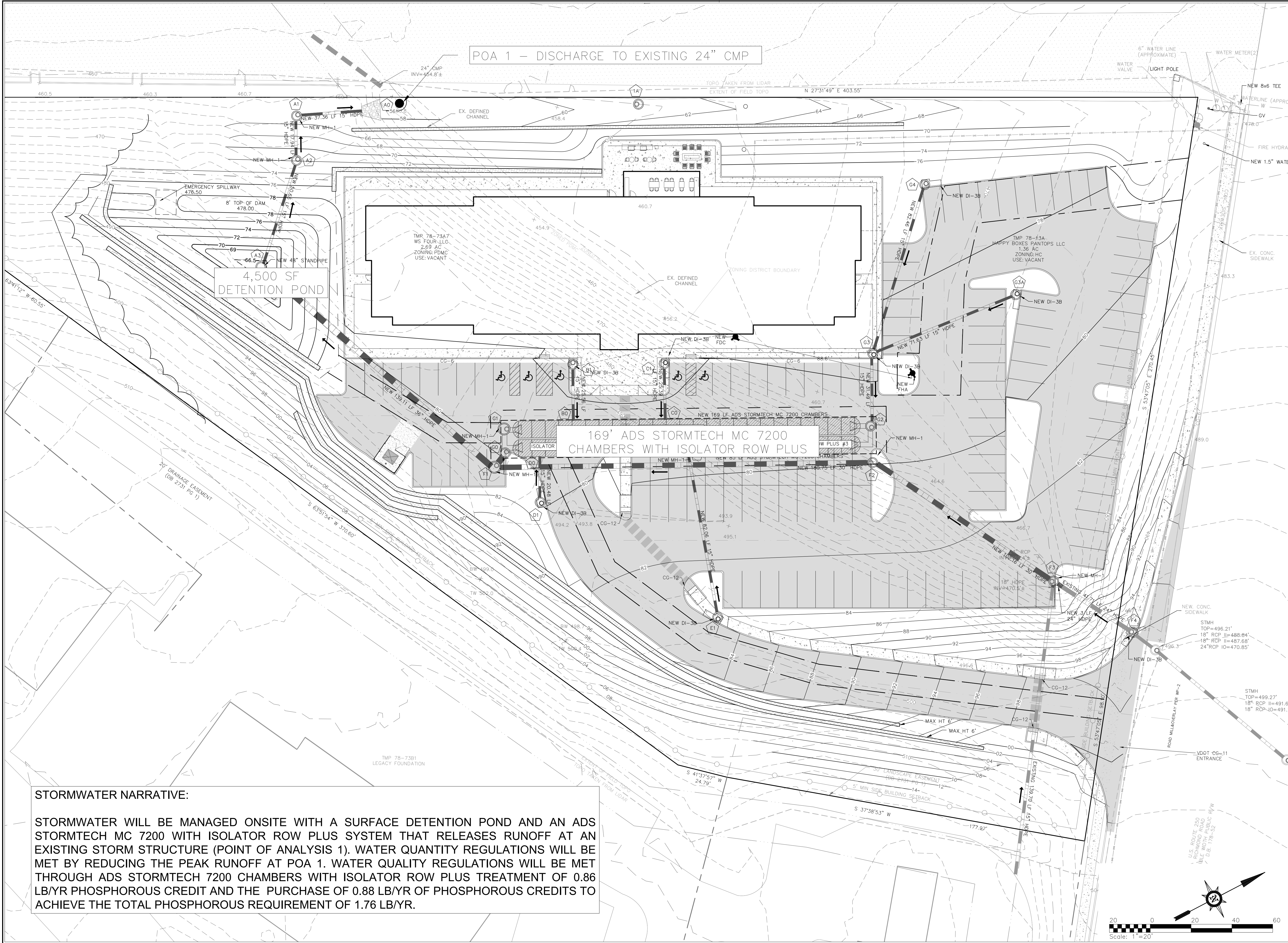
FINAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.01.xx

FILE NO. 19.039

UTILITY PROFILES

SHEET C9 of C15



STORMWATER NARRATIVE:

STORMWATER WILL BE MANAGED ONSITE WITH A SURFACE DETENTION POND AND AN ADS STORMTECH MC 7200 WITH ISOLATOR ROW PLUS SYSTEM THAT RELEASES RUNOFF AT AN EXISTING STORM STRUCTURE (POINT OF ANALYSIS 1). WATER QUANTITY REGULATIONS WILL BE MET BY REDUCING THE PEAK RUNOFF AT POA 1. WATER QUALITY REGULATIONS WILL BE MET THROUGH ADS STORMTECH 7200 CHAMBERS WITH ISOLATOR ROW PLUS TREATMENT OF 0.86 LB/YR PHOSPHOROUS CREDIT AND THE PURCHASE OF 0.88 LB/YR OF PHOSPHOROUS CREDITS TO ACHIEVE THE TOTAL PHOSPHOROUS REQUIREMENT OF 1.76 LB/YR.

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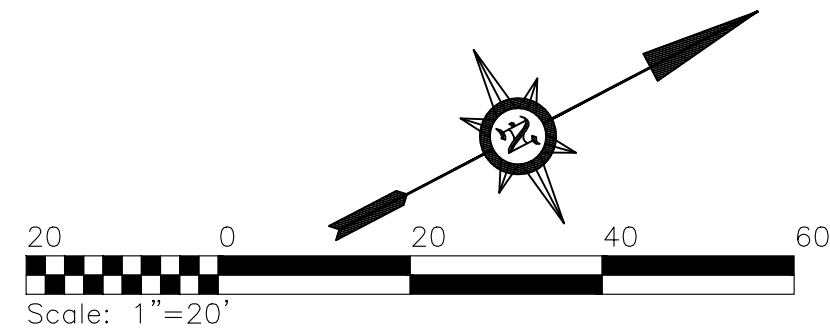
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2025.01.xx

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**STORMWATER
MANAGEMENT PLAN**
SHEET C10 of C15

C10



LANDSCAPING REQUIRED:

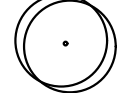
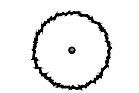
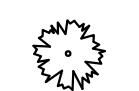
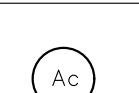
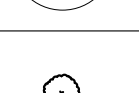
SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA: 3.18 AC (138,623 SF)
138,623 SF x 10% = 13,862 SF
CANOPY REQUIRED: 13,862 SF
EXISTING CANOPY TO REMAIN: 11,000 SF
CANOPY PROVIDED: 23,237 + 11,000 = 34,237 SF

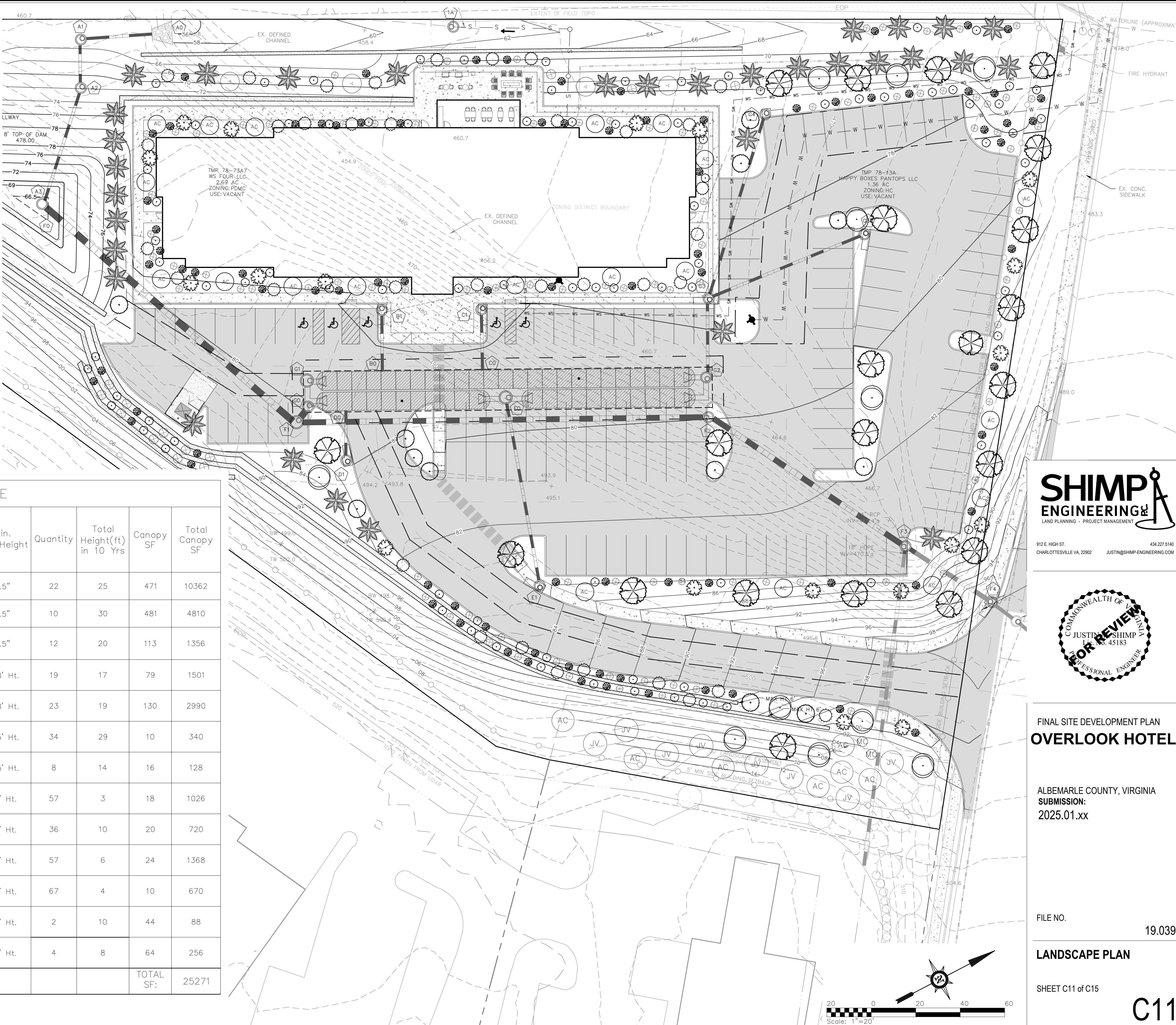
ENTRANCE CORRIDOR STREETS: LARGE SHADE TREES (3.5" CAL.) – 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES, 330 LF OF FRONTAGE (LESS ENTRY TRAVELWAY)
REQUIRED: 9 LARGE SHADE TREES
PROVIDED: 9 LARGE SHADE TREES W/ 10 ORNAMENTAL

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: 3,393 SF

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

- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 - All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
 - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.
 - All landscaping shall be installed by the first planting season following the issuance of the first certificate of occupancy within the development, or a phase thereof.
 - Add the following note to the landscape plan: "All landscaping and screening shall be maintained in a healthy condition by the current owner or a property owners' association, and replaced when necessary. Replacement material shall comply with the approved landscape plan."
 - Add the following note to the landscape plan: "If street trees are planted within the public street right-of-way, the trees shall be maintained in accordance with the requirements of the Virginia Department of Transportation."

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"	22	25	471	10362
	Large Deciduous Tree	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5"	10	30	481	4810
	Large Deciduous Tree	Carpinus caroliniana	American Hornbeam	2.5"	12	20	113	1356
	Ornamental Tree	Chionanthus virginicus	White Fringetree	6–8' Ht.	19	17	79	1501
	Ornamental Tree	Amelanchier canadensis (Ac)	Shadblow Serviceberry	6–8' Ht.	23	19	130	2990
	Evergreen Tree	Thuja occidentalis "Emerald" or "Techny"	Arborvitae	4–5' Ht.	34	29	10	340
	Evergreen Tree	Juniperus virginiana	Eastern Redcedar	4–5' Ht.	8	14	16	128
	Broadleaved Evergreen Shrub	Myrica penslyvanica	Northern Bayberry	24" Ht.	57	3	18	1026
	Broadleaved Evergreen Shrub	Photinia x frazer	Red Photinia	24" Ht.	36	10	20	720
	Broadleaved Evergreen Shrub	Ilex glabra	Inkberry Holly	24" Ht.	57	6	24	1368
	Broadleaved Evergreen Shrub	Rhododendron	Azalea	24" Ht.	67	4	10	670
	Broadleaved Evergreen Shrub	Myrica cerifera	Southern Wax Myrtle	24" Ht.	2	10	44	88
	Deciduous Shrub	Viburnum prunifolium	Blackhaw Viburnum	24" Ht.	4	8	64	256
							TOTAL SF:	25271



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FINAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.01.xx

FILE NO.
19.039

LANDSCAPE PLAN

SHEET C11 of C15

C11

Category: Project: Prepared By: Date: Type:

Slice Medium (SLM)

Outdoor LED Area Light

IP66 IK08

Feature	Value
Control Package	SLM-LED-42L
Wattage	352.0
Wattage Range	63 - 443
Efficiency (lm/w)	100 - 120
Weight (lbs)	30 (30.0)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- High-performance driver features constant battery powered driver and optical aid.
- Case material: extruded aluminum.
- Finish: powder coated with UV-9000.
- Weather: resistant to extreme weather conditions.
- Other standard: UL listed.

Optical System

- State-of-the-art optics provide optical aid.
- Optical aid: 10000 lumens.
- Optical aid: 10000 lumens.

Electrical

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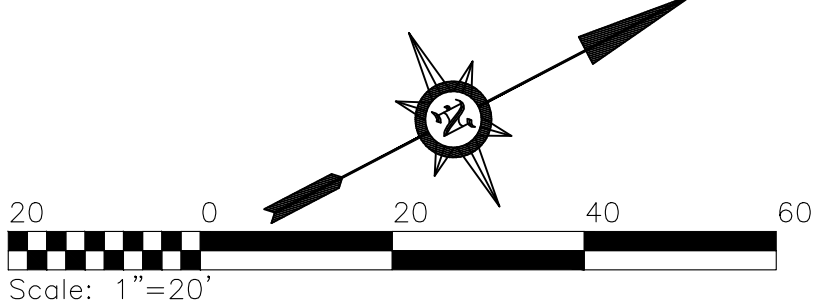
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	11	LSI INDUSTRIES, INC.	SLM-LED-42L-SIL-3-30-70CRI	KAXX LED, PERFORMANCE PACKAGE 1, 3000K, TYPE 3, 120-277V, HOUSE-SIDE SHIELD	SLM-LED-42L-SIL-3-30-70CRI.ies	1	Absolute	1.00	352.0
	B	15	GENLYTE SOLUTIONS	GBS-A02-830-T3M	Geoform Wall Sconce - block 20 LED's 3000K CCT TYPE T3M OPTIC 80CRI	GBS-A02-830-T3M.ies	1	Absolute	1.00	16.89

- LIGHTING NOTES:**
- 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.
 - "A" fixtures shall be mounted at a height of 20' from finished grade which includes the pole base.
 - "B" fixtures shall be mounted at a height of 10'.
 - "A" & "B" fixtures shall have a black finish.
 - "A" & "B" fixtures shall have a CCT of 3000K.

CALCULATIONS
AVERAGE: 2.0 fc
MAXIMUM: 17.6 fc
MINIMUM: 0.0 fc



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ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.01.xx

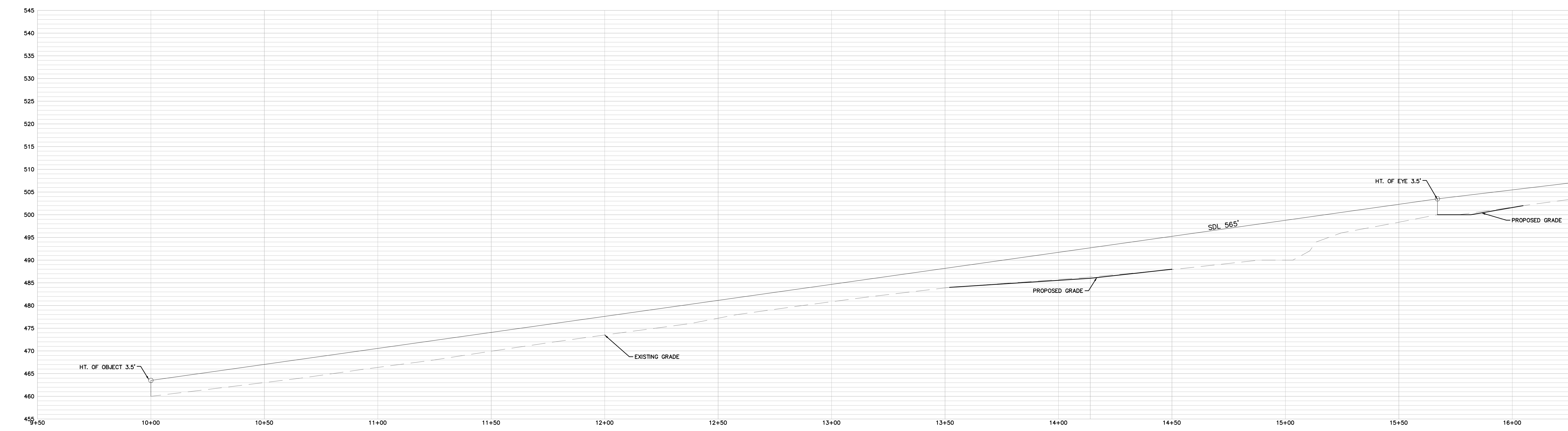
FILE NO.

19.039

LIGHTING PLAN

SHEET C12 of C15

C12



1 RICHMOND ROAD INTERSECTION SIGHT DISTANCE LEFT
C13 HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=10'

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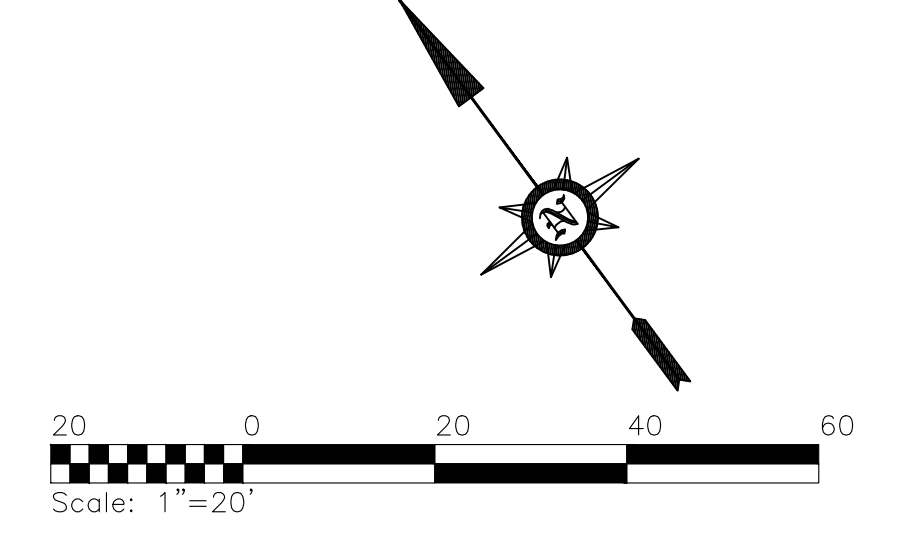
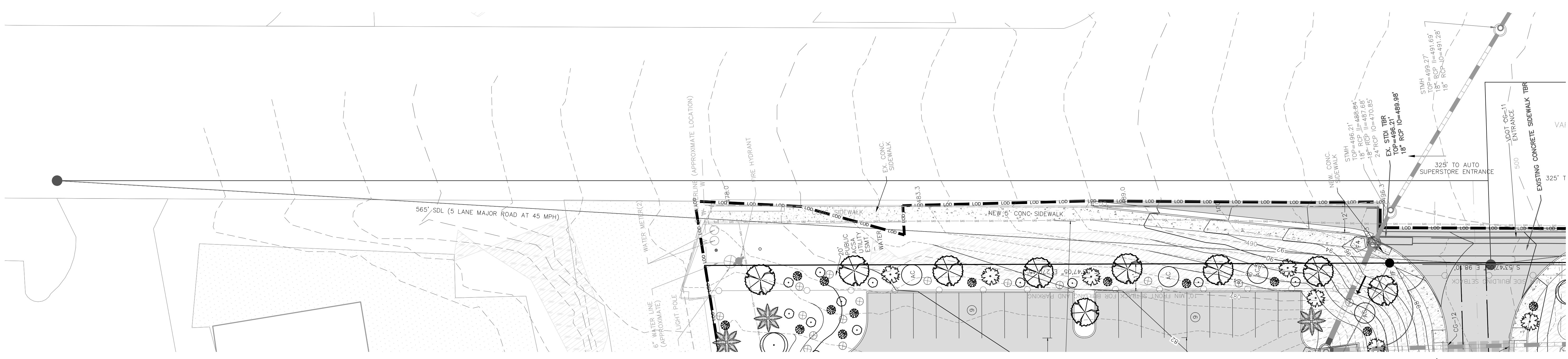
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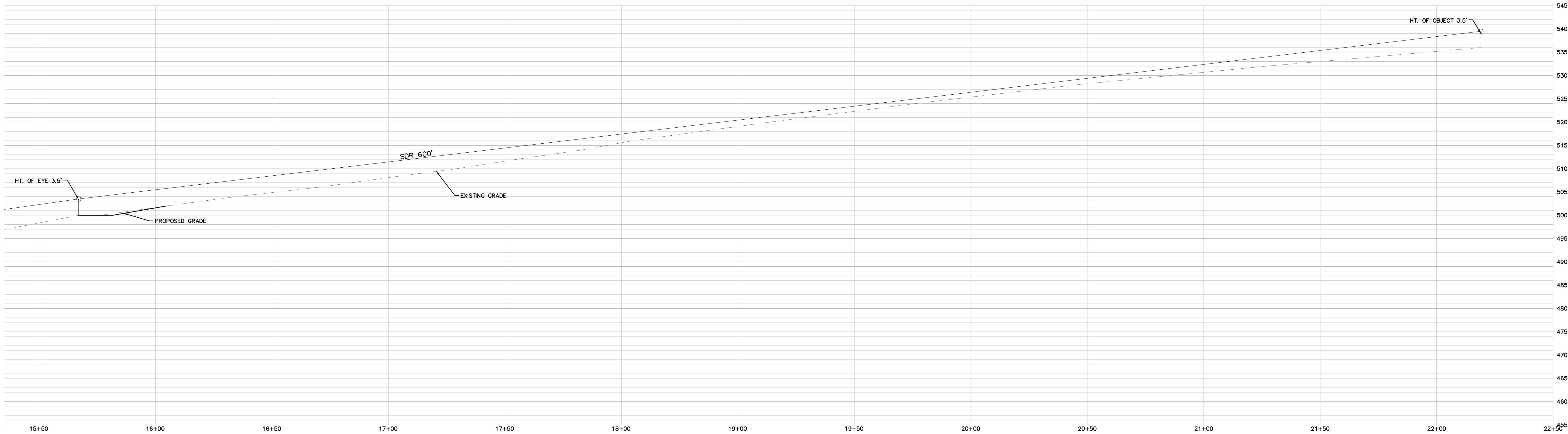
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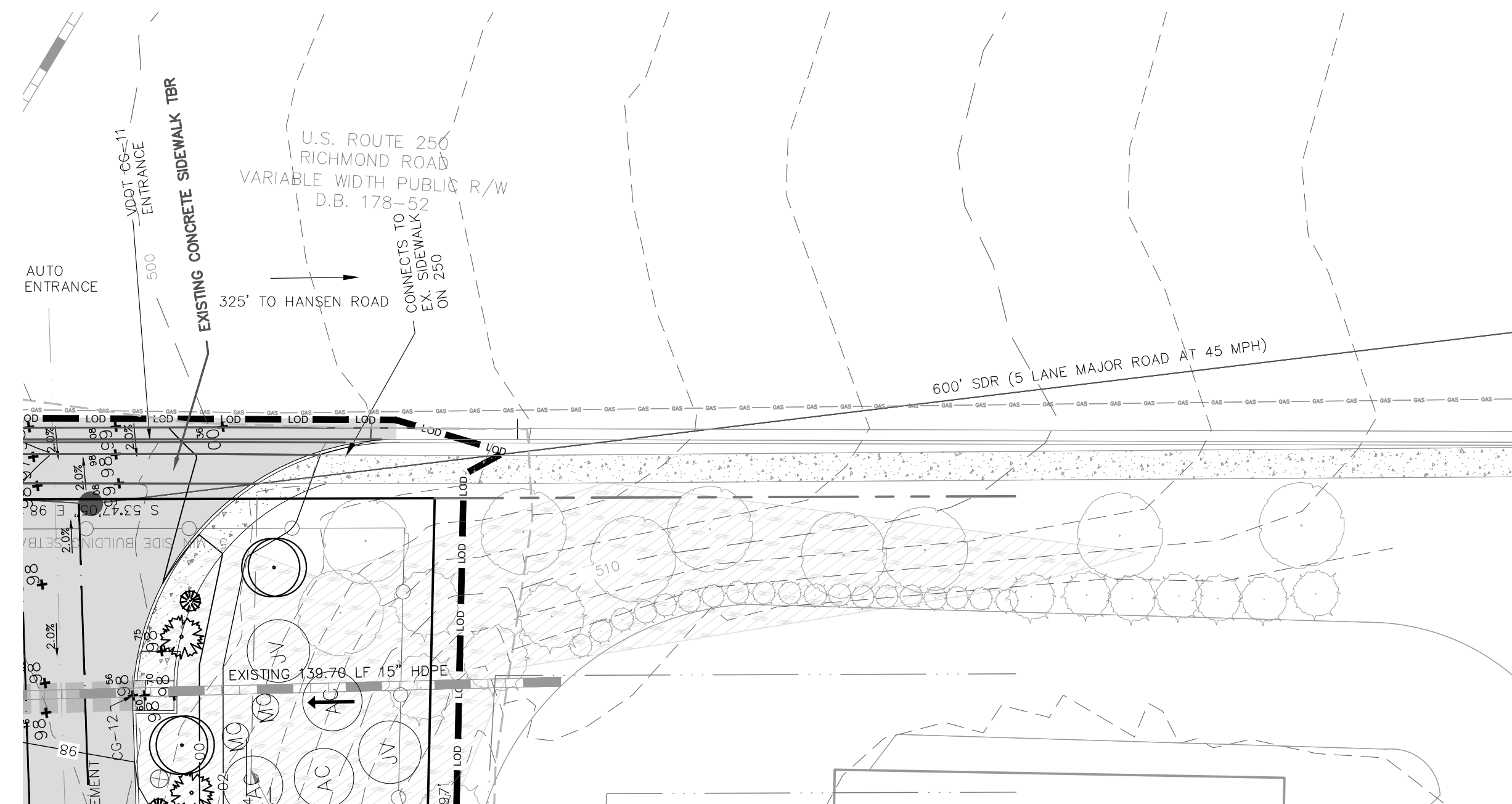
**INTERSECTION SIGHT
DISTANCE**

SHEET C13 of C15
C13





1 RICHMOND ROAD INTERSECTION SIGHT DISTANCE RIGHT
C14 HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=10'



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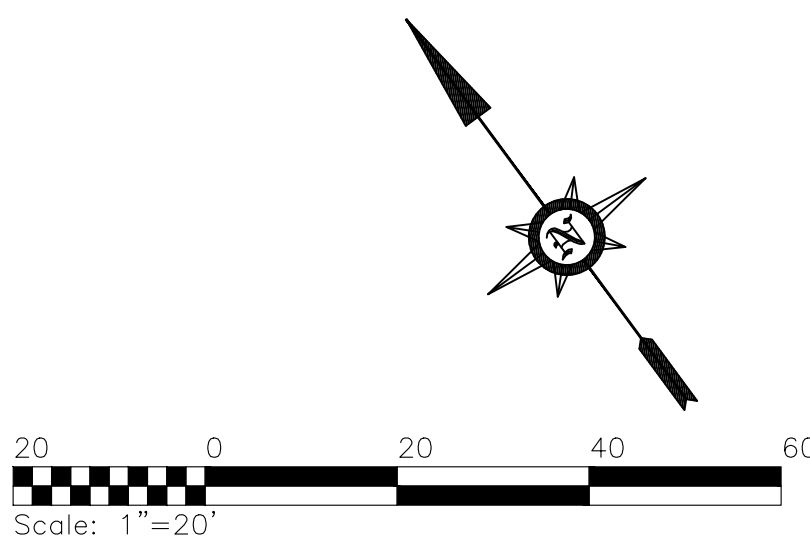
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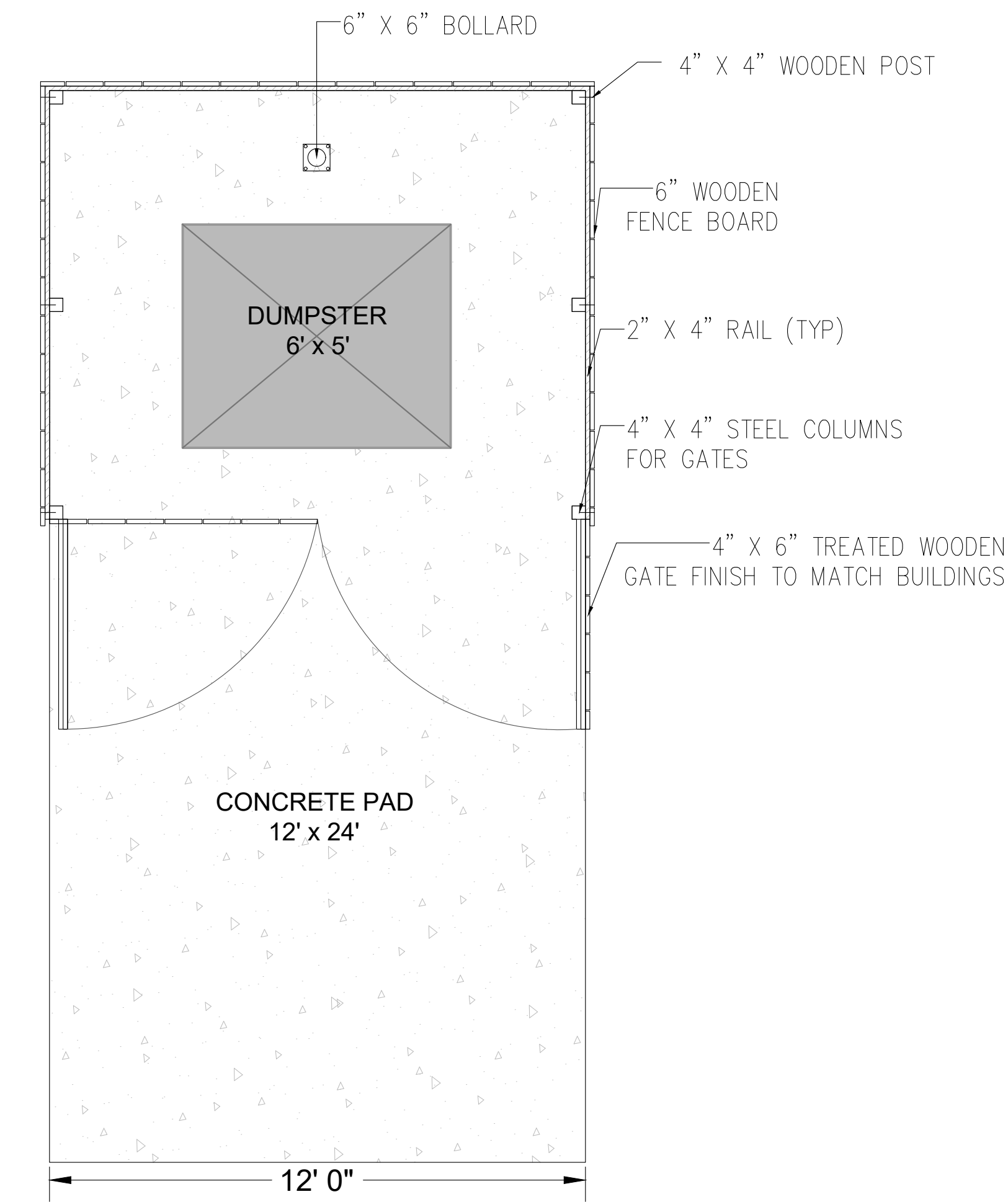
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INTERSECTION SIGHT DISTANCE

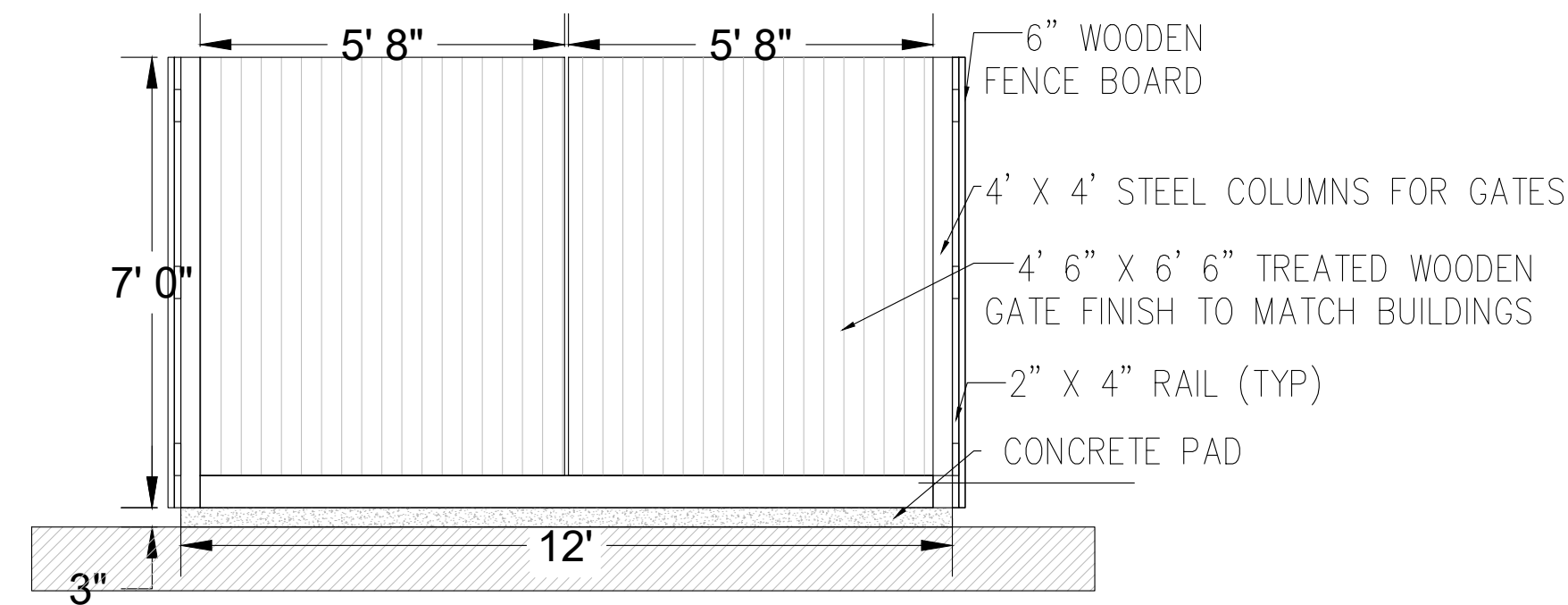
SHEET C14 of C15

C14

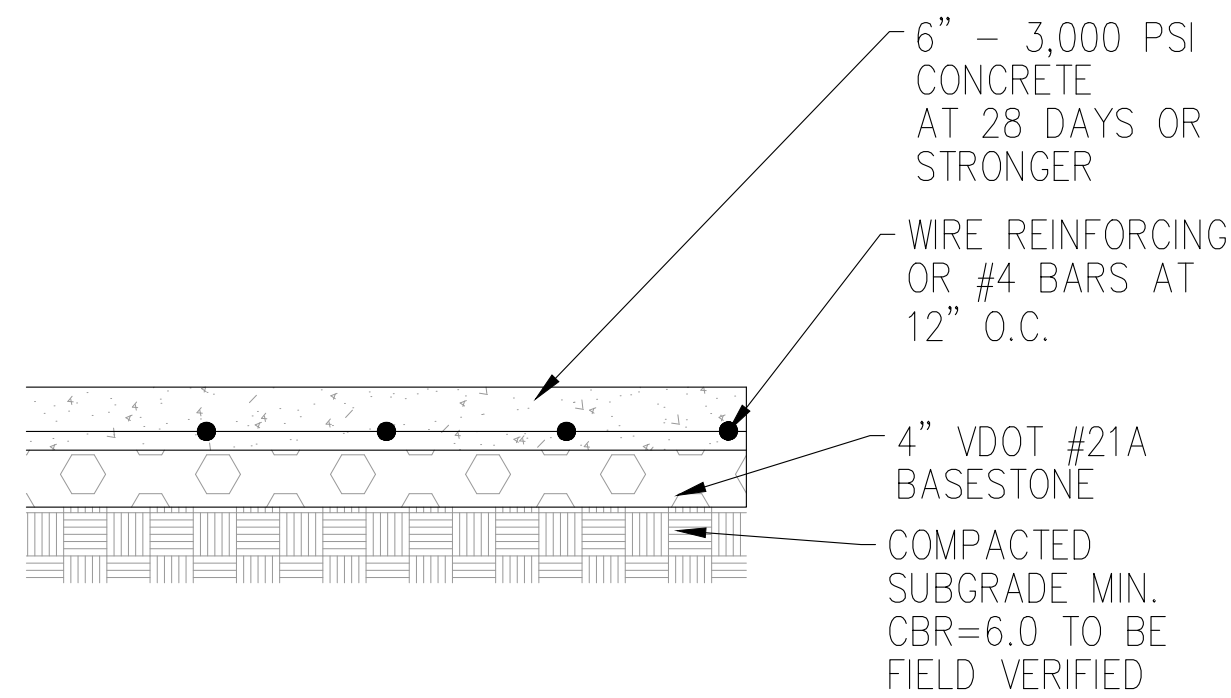




1 DUMPSTER PAD ENCLOSURE: PLAN
C15 Not To Scale



2 DUMPSTER PAD ENCLOSURE: SECTION
C15 Not To Scale



3 DUMPSTER PAD DETAIL
C15 Not To Scale

Virginia Department of Transportation Details	
104.09	Standard Curb Drop Inlet
106.01	Manhole for 12"-48" Pipe Culverts
201.01	Standard 6" Curb (CG-2)
201.03	Combination 6" Curb & Gutter (CG-6)
203.04	Method of Treatment
204.01	CG-12 Detectable Warning Surface
The Standard Drawings contained in the VDOT Road & Bridge Standards are signed and sealed engineering drawings that are copyrighted materials of VDOT and the Commonwealth of Virginia. VDOT's policy is to offer the Standard Drawings in a secure electronic format and each Standard is available on this website. http://www.virginiadot.org/business/locdes/vdot_road_and_bridge_standard_ds.asp	

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SITE DETAILS

SHEET C15 of C15
C15