

ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA2020-13

AN AMENDMENT TO ZMA2002-08

OVERLOOK HOTEL

TMP 78-73A7

project ID: 19.39

REVISED 21 FEBRUARY 2022

Revised 5 April 2021

Submitted 7 December 2020

Context Map

Sheet 1 of 8

INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & ZMA Details
- 3 - PD-MC Overview
- 4 - Existing Conditions
- 5 - Concept Plan - Site Design
- 6 - Concept Plan - Land Use
- 7 - Circulation
- 8 - Grading & Utilities



Image provided by Google Maps

OVERLOOK HOTEL

SITE & ZMA DETAILS

Sheet 2 of 8

OWNER/DEVELOPER

WS Four LLC
 3600 Pacific Avenue
 Virginia Beach, VA 23451

TMP

78-73A7

ACREAGE

2.687

MAGISTERIAL DISTRICT

Rivanna

STEEP SLOPES & STREAM BUFFER

Managed slopes are present on the property. Stream buffers are not present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary plat prepared by: Timothy R. Miller, Rivanna Engineering & Surveying, PLC, January 10, 2005. DB 2905 PG 346.

Four (4) foot contour interval topography from Albemarle County GIS for site overview. Two (2) foot contour interval topography provided by LiDAR, Virginia Geographic Information Network, 2016, for conceptual grading purposes.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0287D & 51003C0289D), the property does not lie in the Zone AE floodplain.

WATER SUPPLY WATERSHED

Upper Rivanna River Watershed

WATER AND SANITARY SERVICES

Serviced by Albemarle County Service Authority

ITE TRIP GENERATION

	ITE Code	IV	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
All Suites Hotel	311	125 Rm	23	20	43	20	22	42	531

USE

EXISTING: Vacant
 PROPOSED: Hotel

ZONING

EXISTING: Planned Development Mixed Commercial
 OVERLAY: Entrance Corridor, Steep Slopes - Managed
 PROPOSED: Planned Development Mixed Commercial
 COMPREHENSIVE PLAN: Community Mixed Use, Parks & Green Systems

MAXIMUM BUILDING HEIGHT

The lesser of 4 stories or 65'

NON-RESIDENTIAL SQUARE FOOTAGE

MAXIMUM: 80,000 SF

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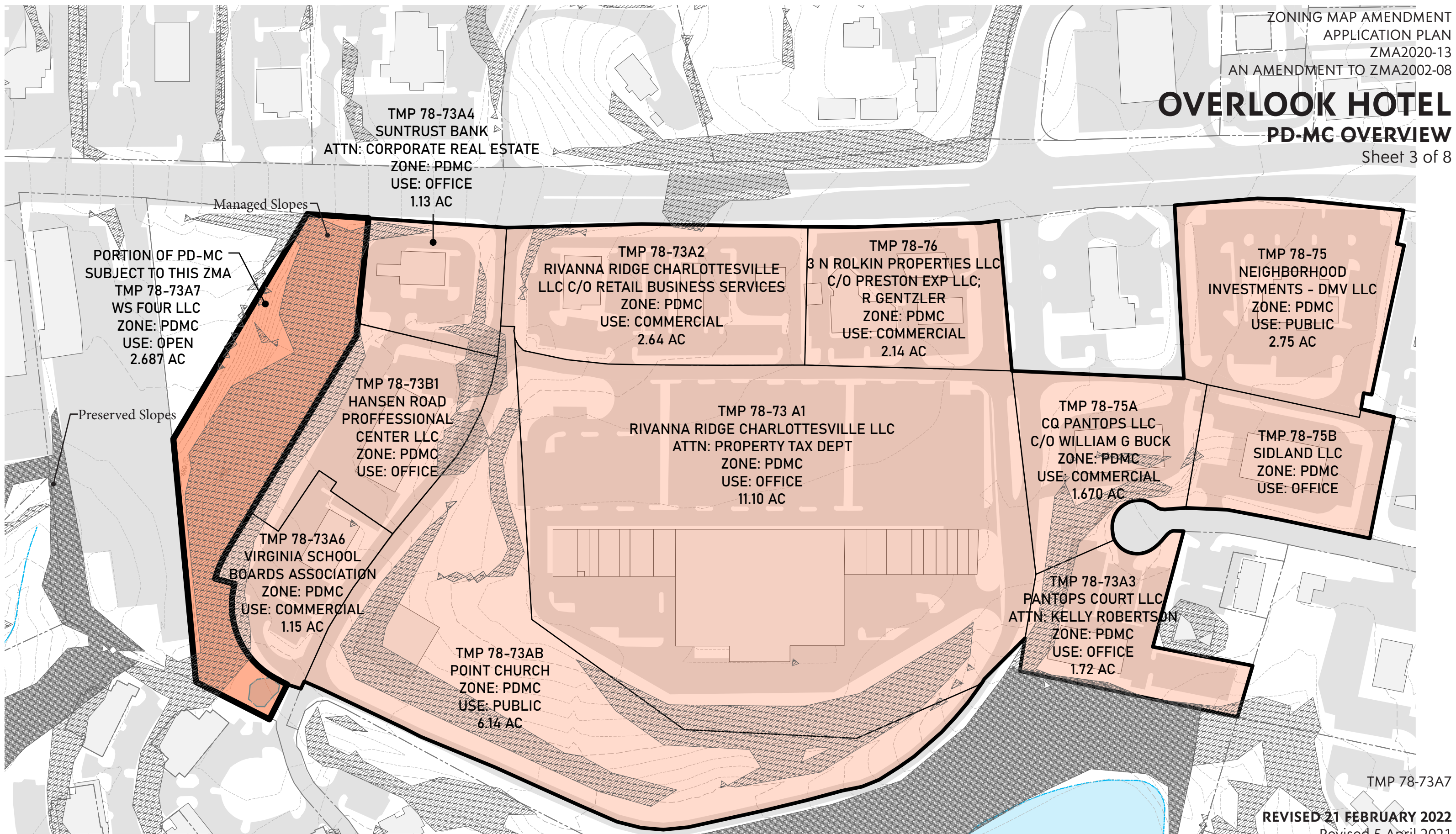
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OVERLOOK HOTEL

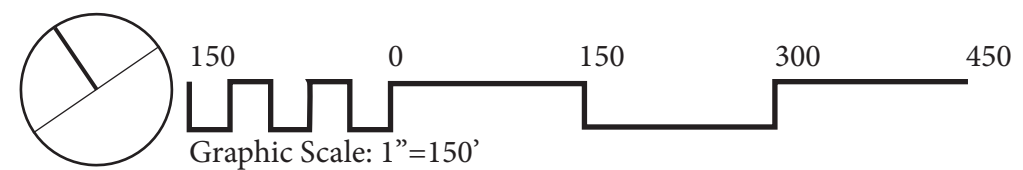
PD-MC OVERVIEW

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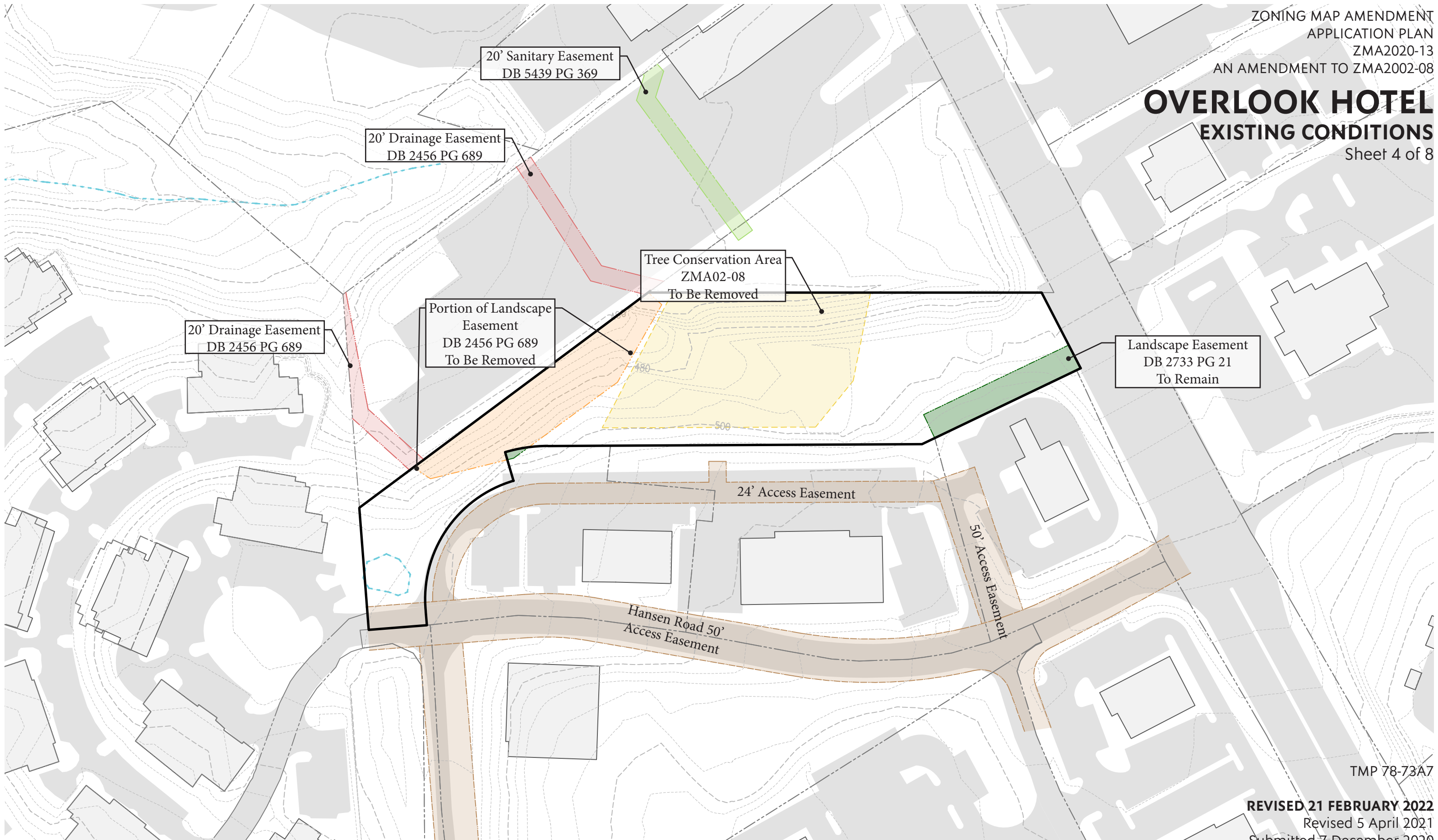


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OVERLOOK HOTEL

EXISTING CONDITIONS

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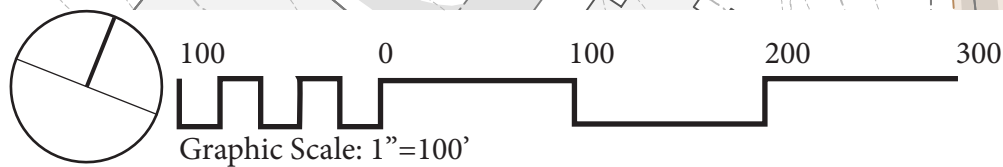
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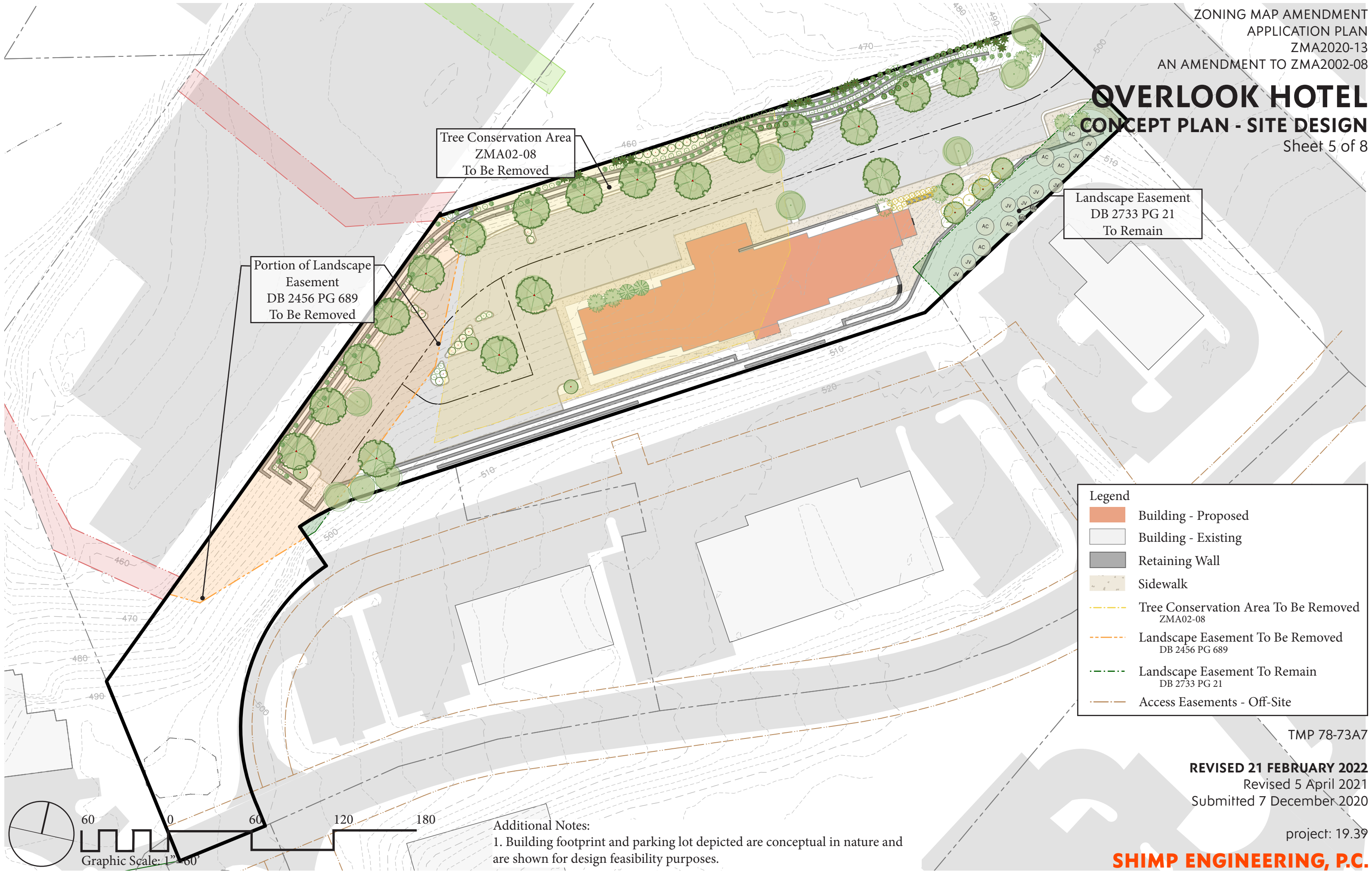
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OVERLOOK HOTEL

CONCEPT PLAN - SITE DESIGN

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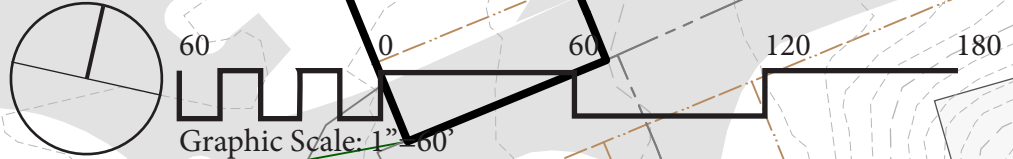


Portion of Landscape Easement
 DB 2456 PG 689
 To Be Removed

Tree Conservation Area
 ZMA02-08
 To Be Removed

Landscape Easement
 DB 2733 PG 21
 To Remain

Legend	
	Building - Proposed
	Building - Existing
	Retaining Wall
	Sidewalk
	Tree Conservation Area To Be Removed ZMA02-08
	Landscape Easement To Be Removed DB 2456 PG 689
	Landscape Easement To Remain DB 2733 PG 21
	Access Easements - Off-Site



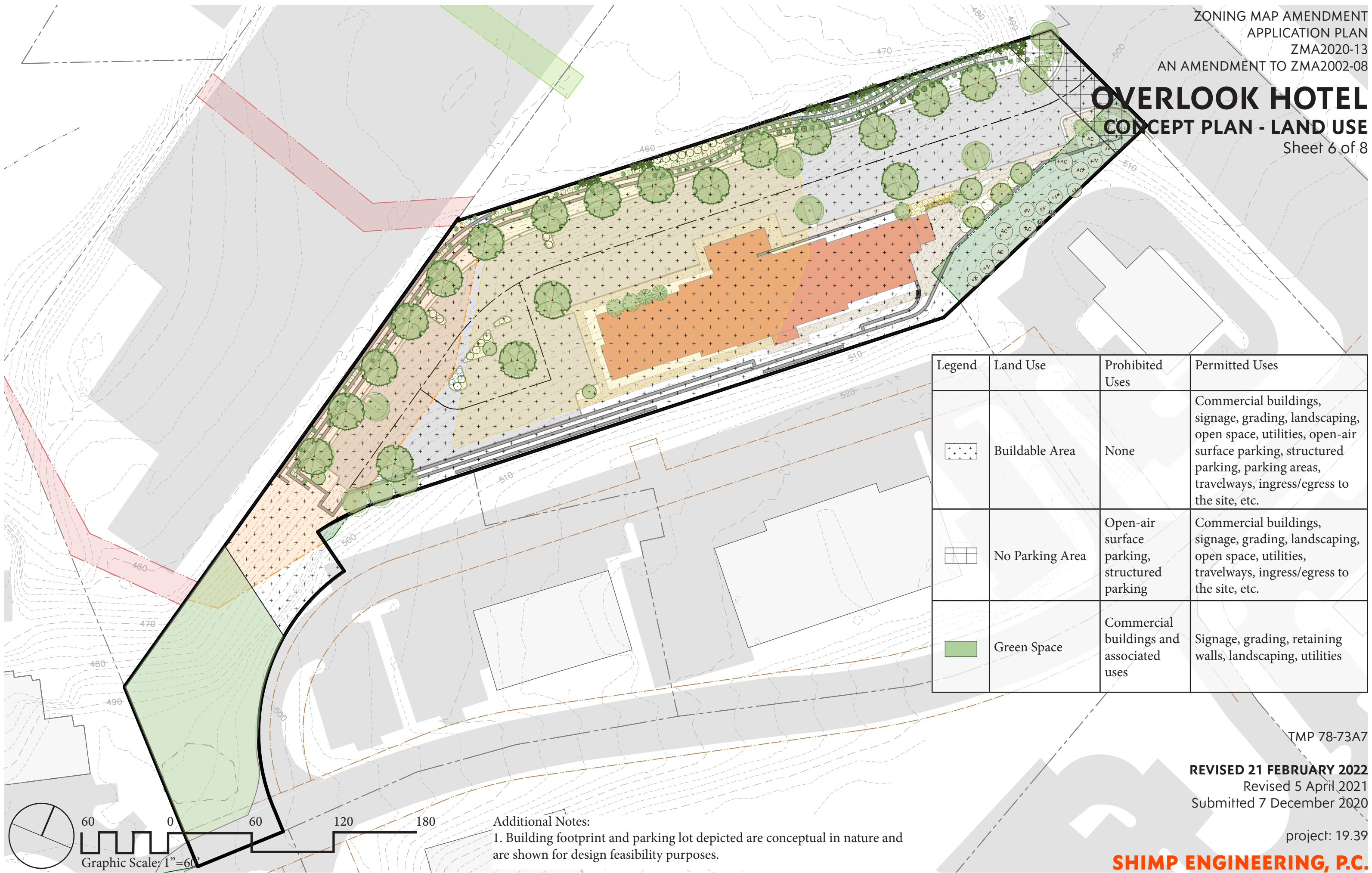
Additional Notes:
 1. Building footprint and parking lot depicted are conceptual in nature and are shown for design feasibility purposes.

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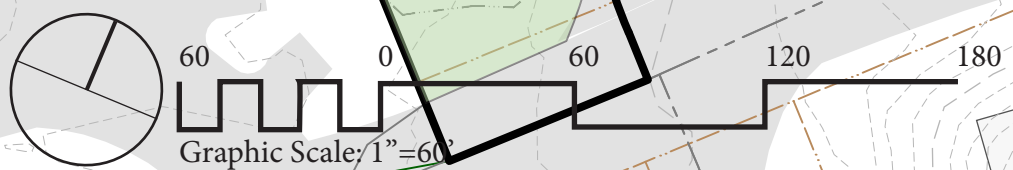
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OVERLOOK HOTEL CONCEPT PLAN - LAND USE

Sheet 6 of 8



Legend	Land Use	Prohibited Uses	Permitted Uses
	Buildable Area	None	Commercial buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travelways, ingress/egress to the site, etc.
	No Parking Area	Open-air surface parking, structured parking	Commercial buildings, signage, grading, landscaping, open space, utilities, travelways, ingress/egress to the site, etc.
	Green Space	Commercial buildings and associated uses	Signage, grading, retaining walls, landscaping, utilities



Additional Notes:
 1. Building footprint and parking lot depicted are conceptual in nature and are shown for design feasibility purposes.

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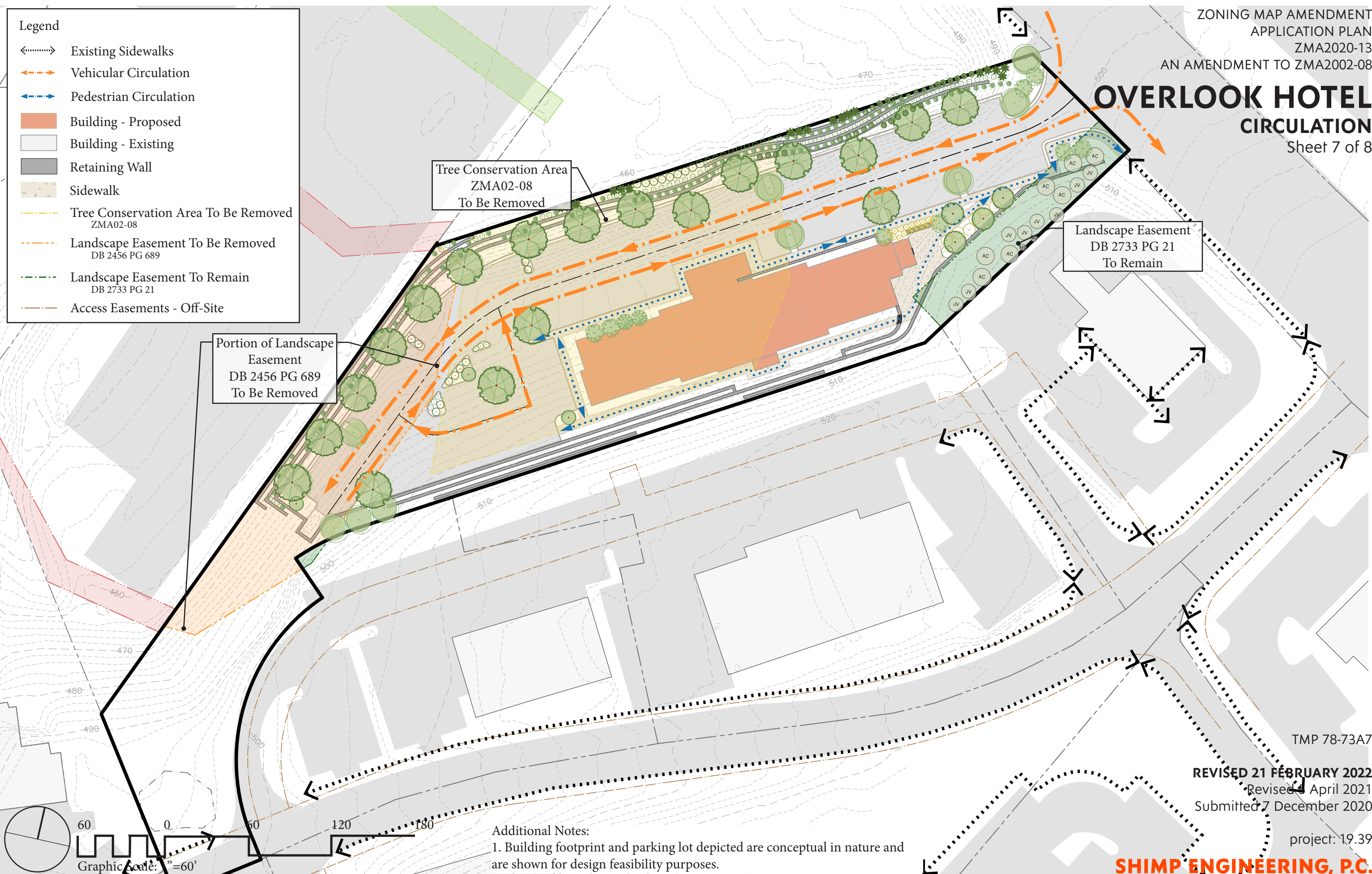
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OVERLOOK HOTEL CIRCULATION

Sheet 7 of 8

- Legend**
- Existing Sidewalks
 - Vehicular Circulation
 - Pedestrian Circulation
 - Building - Proposed
 - Building - Existing
 - Retaining Wall
 - Sidewalk
 - Tree Conservation Area To Be Removed ZMA02-08
 - Landscape Easement To Be Removed DB 2456 PG 689
 - Landscape Easement To Remain DB 2733 PG 21
 - Access Easements - Off-Site



Tree Conservation Area
ZMA02-08
To Be Removed

Landscape Easement
DB 2733 PG 21
To Remain

Portion of Landscape
Easement
DB 2456 PG 689
To Be Removed



Additional Notes:
1. Building footprint and parking lot depicted are conceptual in nature and are shown for design feasibility purposes.

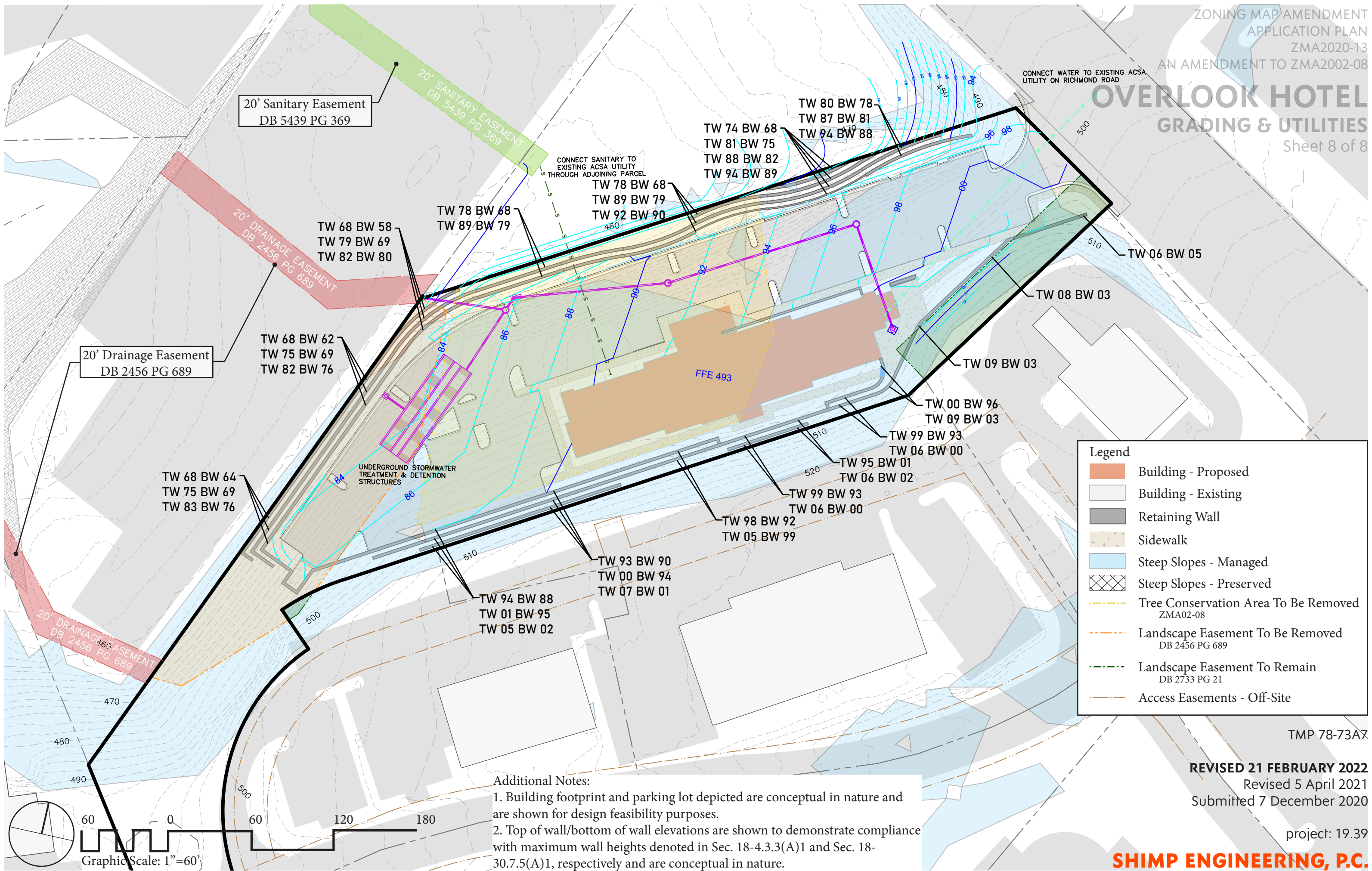
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OVERLOOK HOTEL

GRADING & UTILITIES

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20' Sanitary Easement
DB 5439 PG 369

TW 68 BW 58
TW 79 BW 69
TW 82 BW 80

20' Drainage Easement
DB 2456 PG 689

TW 68 BW 62
TW 75 BW 69
TW 82 BW 76

TW 68 BW 64
TW 75 BW 69
TW 83 BW 76

20' Drainage Easement
DB 2456 PG 689

UNDERGROUND STORMWATER
TREATMENT & DETENTION
STRUCTURES

CONNECT SANITARY TO
EXISTING ACSA UTILITY
THROUGH ADJOINING PARCEL

TW 78 BW 68
TW 89 BW 79
TW 92 BW 90

TW 74 BW 68
TW 81 BW 75
TW 88 BW 82
TW 94 BW 89

TW 80 BW 78
TW 87 BW 81
TW 94 BW 88

CONNECT WATER TO EXISTING ACSA
UTILITY ON RICHMOND ROAD

TW 06 BW 05

TW 08 BW 03

TW 09 BW 03

TW 00 BW 96
TW 09 BW 03

TW 99 BW 93
TW 06 BW 00

TW 95 BW 01
TW 06 BW 02

TW 99 BW 93
TW 06 BW 00

TW 98 BW 92
TW 05 BW 99

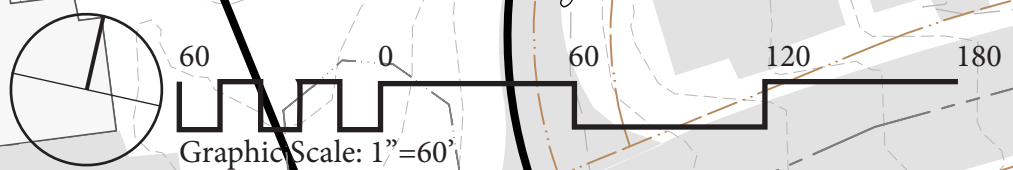
TW 93 BW 90
TW 00 BW 94
TW 07 BW 01

TW 94 BW 88
TW 01 BW 95
TW 05 BW 02

Legend	
	Building - Proposed
	Building - Existing
	Retaining Wall
	Sidewalk
	Steep Slopes - Managed
	Steep Slopes - Preserved
	Tree Conservation Area To Be Removed ZMA02-08
	Landscape Easement To Be Removed DB 2456 PG 689
	Landscape Easement To Remain DB 2733 PG 21
	Access Easements - Off-Site

Additional Notes:

1. Building footprint and parking lot depicted are conceptual in nature and are shown for design feasibility purposes.
2. Top of wall/bottom of wall elevations are shown to demonstrate compliance with maximum wall heights denoted in Sec. 18-4.3.3(A)1 and Sec. 18-30.7.5(A)1, respectively and are conceptual in nature.



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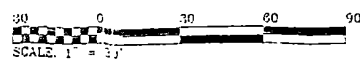
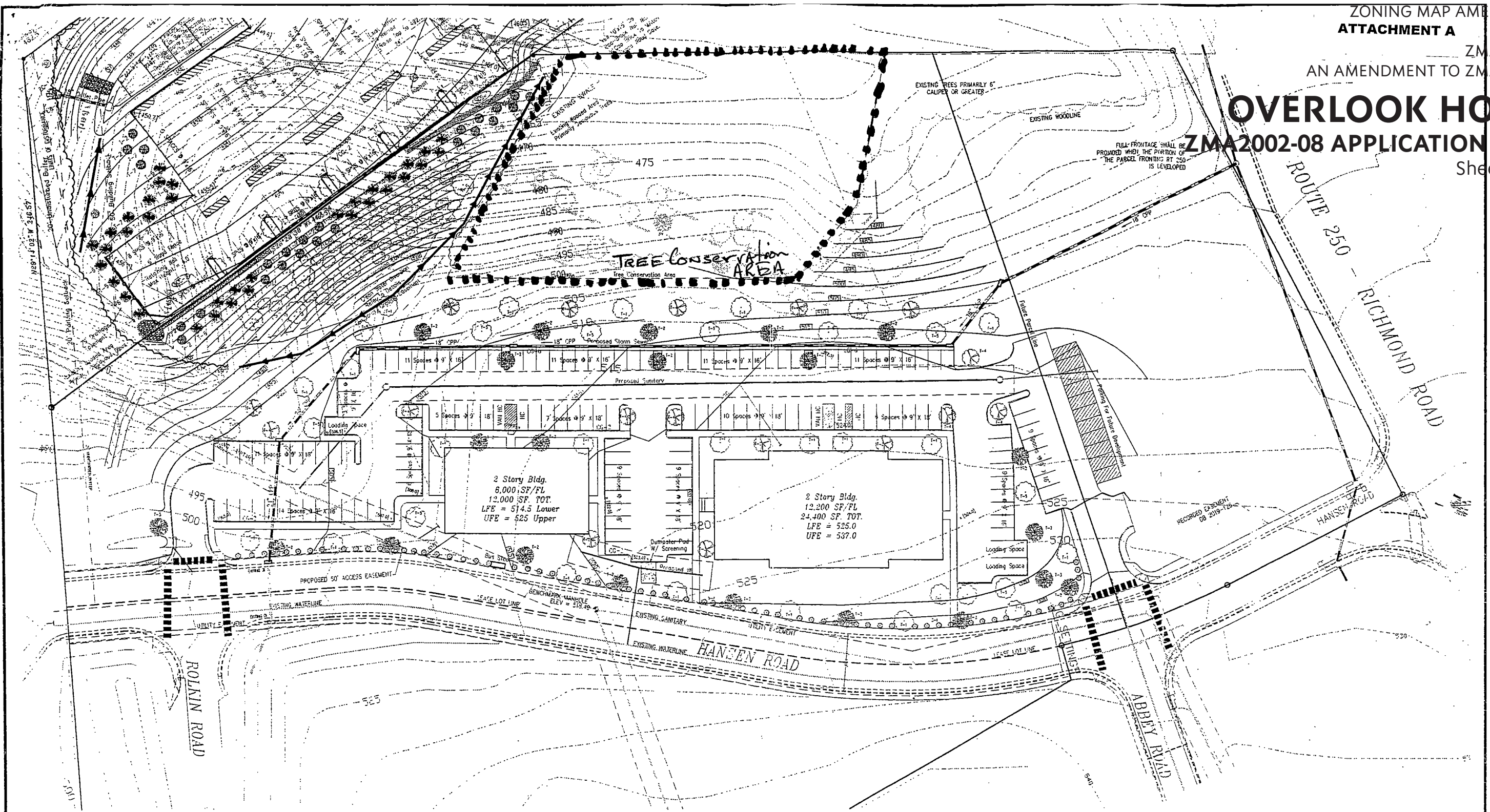
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SHIMP ENGINEERING, P.C.

OVERLOOK HOTEL

ZMA2002-08 APPLICATION PLAN

Sheet 1 of 2



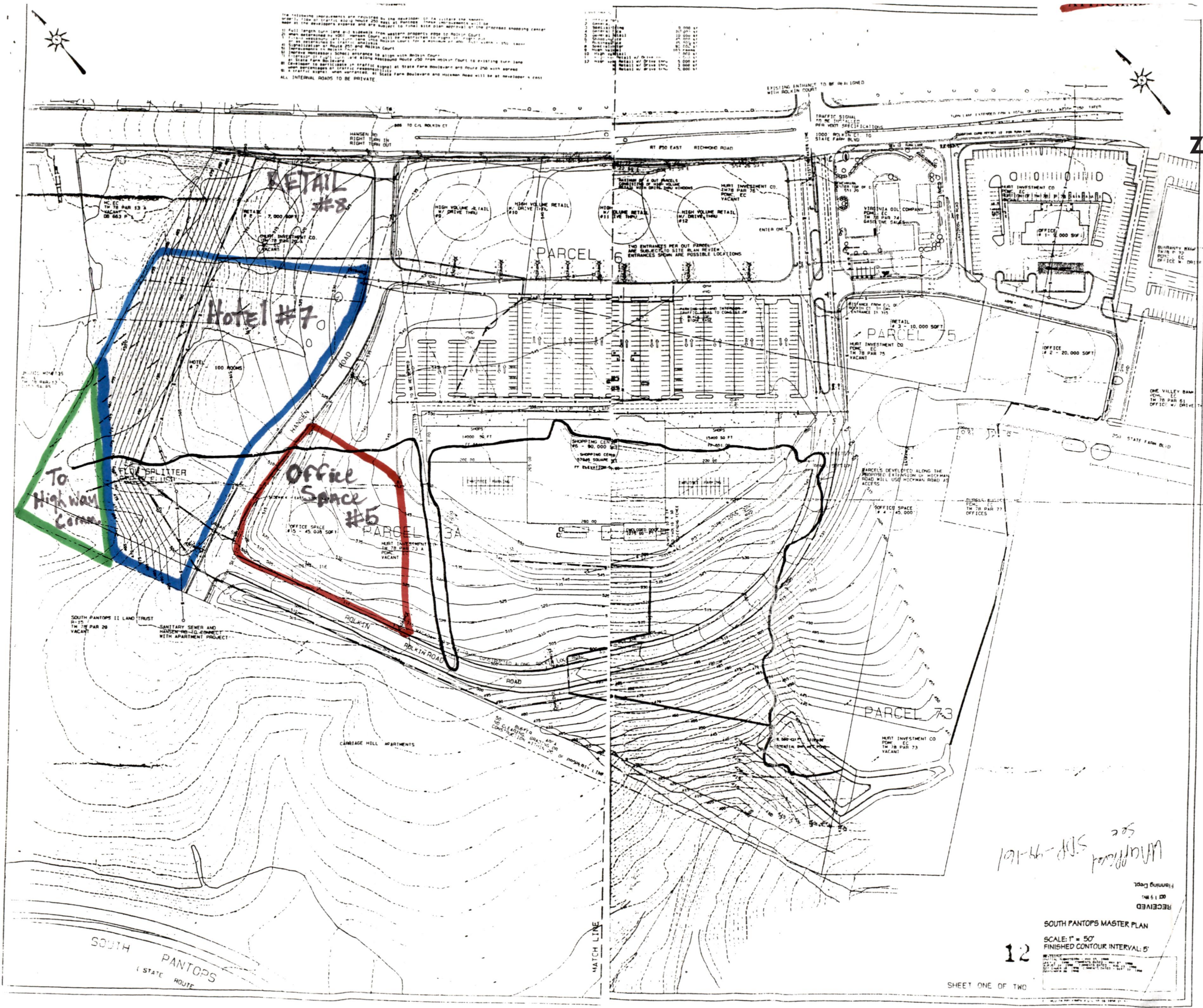
Project Title: PRELIMINARY SITE DEVELOPMENT PLANS FOR OFFICE AT SOUTH PANTOPS RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA		RIVANNA ENGINEERING & SURVEYING, PLC. P.O. BOX 7803 CHARLOTTEVILLE VA 22906	
Sheet No: S2 of 2		Drawing Title: CONCEPTUAL PLAN	
Scale: AS SHOWN Date: 01.02.02 Drawn by: JMS Checked: TRU		File Name: PSA-12 Project ID: 1668	
Project File: PRELIMINARY SITE DEVELOPMENT PLANS FOR OFFICE AT SOUTH PANTOPS RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA		PHONE: (434) 984-1599 FAX: (434) 984-8803 E-Mail: RES@RUSTONE.NET	

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OVERLOOK HOTEL
ZMA2002-08 APPLICATION PLAN
 Sheet 2 of 2



191-44-405
205
Approved
1/16/21

RECEIVED
 DEPT. OF
 PLANNING
 1/16/21
 SOUTH PANTOPS MASTER PLAN
 SCALE: 1" = 50'
 FINISHED CONTOUR INTERVAL: 5'
 12
 SHEET ONE OF TWO

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