

APPLICATION PLAN FOR AMENDMENT TO ZMA 77-24 SHADWELL ESTATES TAX MAP 79, PARCEL 23F SCOTTSVILLE DISTRICT, ALBEMARLE COUNTY, VIRGINIA

SITE DATA

ZMA NUMBER: ZMA 77-24

LEGAL REFERENCE: TAX MAP 79, PARCEL 23F

SOURCE OF TITLE: DB 1131, PAGE 233

PARCEL ADDRESS: NOT ASSIGNED

OWNER/APPLICANT: COUNTRY INNS EXTRAORDINAIRE INC
1296 CLIFTON INN DRIVE
CHARLOTTESVILLE, VA 22911

ZONING: PARCEL WAS REZONED TO PRD IN 1977

MAGISTERIAL DISTRICT: SCOTTSVILLE

SOURCE OF BOUNDARY: PLAT RECORDED IN DB 1128, PAGE 536

SOURCE OF TOPOGRAPHY: 4-FOOT CONTOUR INTERVAL FROM ALBEMARLE COUNTY GIS DATABASE (USGS DATUM).

CURRENT USE: VACANT

PROPOSED USE: RESIDENTIAL

WATER AND SEWER: PRIVATE WELL AND SEPTIC

STORM WATER MANAGEMENT: EXISTING POND SHALL PROVIDE STORM WATER MANAGEMENT

SPECIAL EXCEPTIONS:

1. CRITICAL SLOPES WAIVER TO ALLOW DISTURBANCE OF 0.2 ACRES OF SLOPES.
2. BUILDING SITE MODIFICATION TO ALLOW 30,000 SF NON-RECTANGULAR BUILDING SITES ON LOTS 1-7.
3. MAXIMUM SETBACK INCREASED TO 125 FEET.
4. PRIVATE STREET APPROVED BY THE PLANNING COMMISSION ON 6/20/2017.

SHEET INDEX

C-001 COVERSHEET
C-100 MASTER PLAN
C-101 MASTER PLAN

LEGEND

BSL BUILDING SETBACK LINE
PDF PRIMARY DRAINFIELD (CONCEPTUAL)
RDF RESERVE DRAINFIELD (CONCEPTUAL)
WELL (CONCEPTUAL)

CRITICAL SLOPES

BUILDING SITE (DIMENSIONS ARE MAXIMUM LENGTH AND MINIMUM WIDTH)

NOTES:

1. The purpose of this amendment to ZMA 77-24 is to revise the eight lots and open space on Parcel 23F.
2. This master plan demonstrates that a dwelling, well, primary drain field, and reserve drain field can be constructed on each lot without encroaching onto slopes in excess of 25% and great than 100 feet from the lake.
3. There will be no public spaces and amenities.
4. There will be no areas designated as conservation or preservation areas.
5. The total number of lots may be reduced if well and drainfields cannot be approved by Health Department.

LAND USE & AREA SUMMARY:

Total Parcel Area 28.05 Acres
Less Area X 2.20 Acres
Less Area Y 1.80 Acres
Less Area Z 2.30 Acres
Residue 21.75 Acres

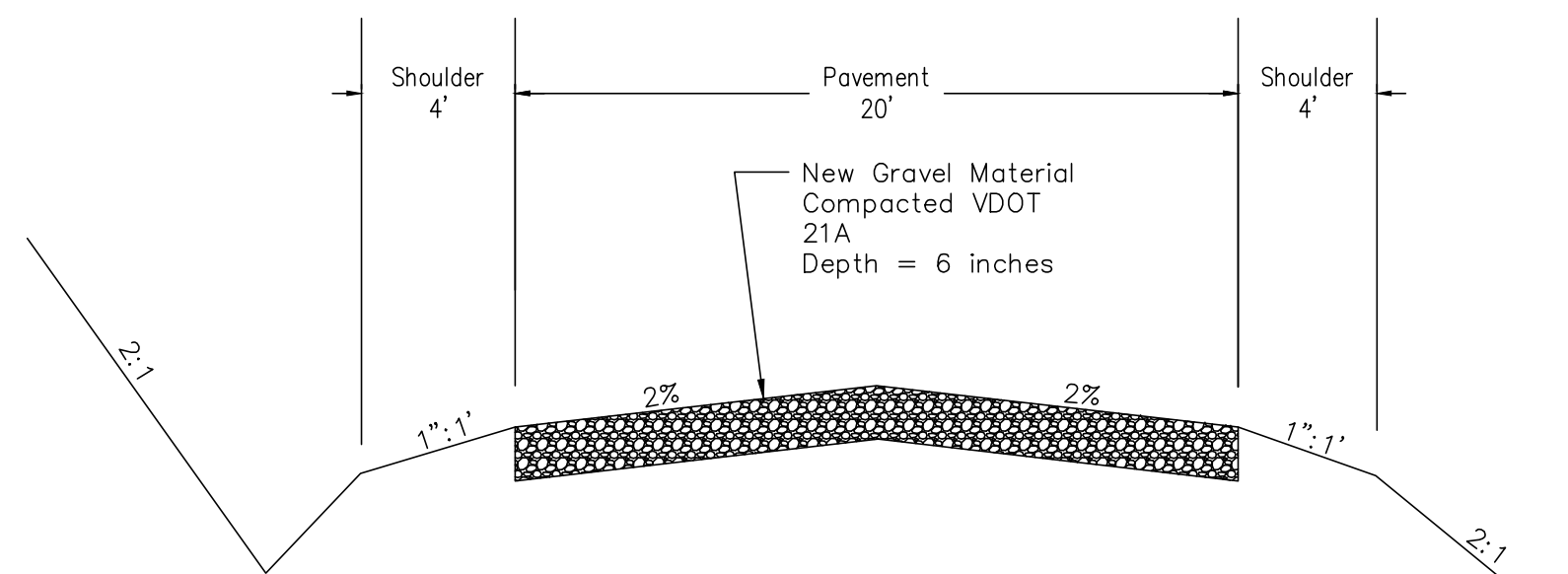
Area in Lots 10.70 Acres (49%)
Area in Open Space 9.30 Acres (43%)
Area in Roads 1.75 Acres (8%)

Proposed Use: Seven residential lots
Dwelling Type: 2-story single family detached

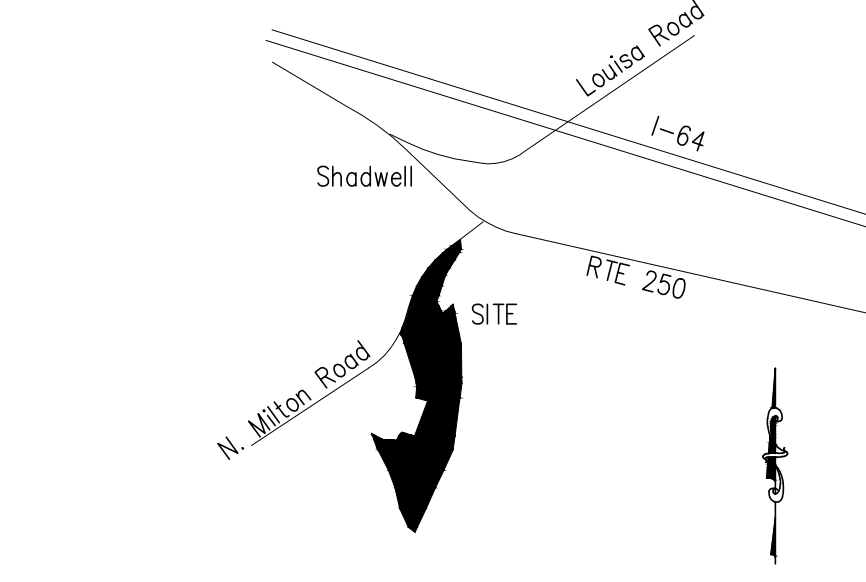
Minimum Front Setback - 25'
Maximum Front Setback - 125'
Side Setback - 10'
Rear Setback - 25' or Stream Buffer

BUILDING SITE TABLE

Lot No.	Maximum Length	Minimum Width	Ratio
1	234	99	2.5:1
2	278	98	2.8:1
3	307	82	3.7:1
4	207	124	1.7:1
5	272	90	3.0:1
6	275	75	3.7:1
7	285	69	4.0:1



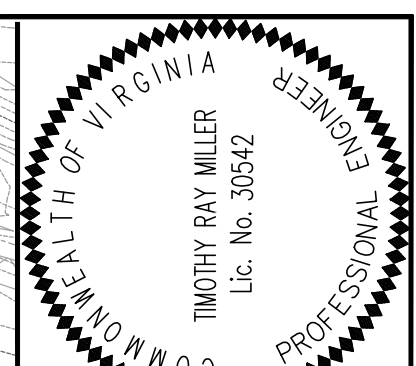
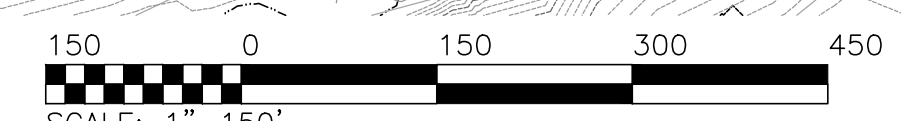
3 TYPICAL ROAD SECTION
C-001 SCALE: NTS



2 VICINITY MAP
C-100 SCALE: 1"= 2000'



1 PARCEL OVERVIEW
C-100 SCALE: 1"= 150'



JOB NO.: 15120
DATE: 08/27/2015
SCALE: AS SHOWN
DRAWN BY: TRM
DESIGNED BY: TRM
CHECKED BY:

**MERIDIAN
PLANNING GROUP, LLC**
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA 22902
PHONE: 803-982-0121
WWW.MERIDIANWB.COM

PROJECT TITLE:
APPLICATION PLAN FOR
SHADWELL ESTATES

NO.	DESCRIPTION	DATE
1	County Comments	01/15/16
2	County Comments	04/04/16
3	County Comments	02/06/17
4	County Comments	07/24/17

SHEET TITLE:
COVER SHEET

SHEET NO.
C-001
SHEET 1 of 3



JOB NO.:	15120
DATE:	08/27/2015
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	TRM
CHECKED BY:	

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REFER TO SHEET C-101

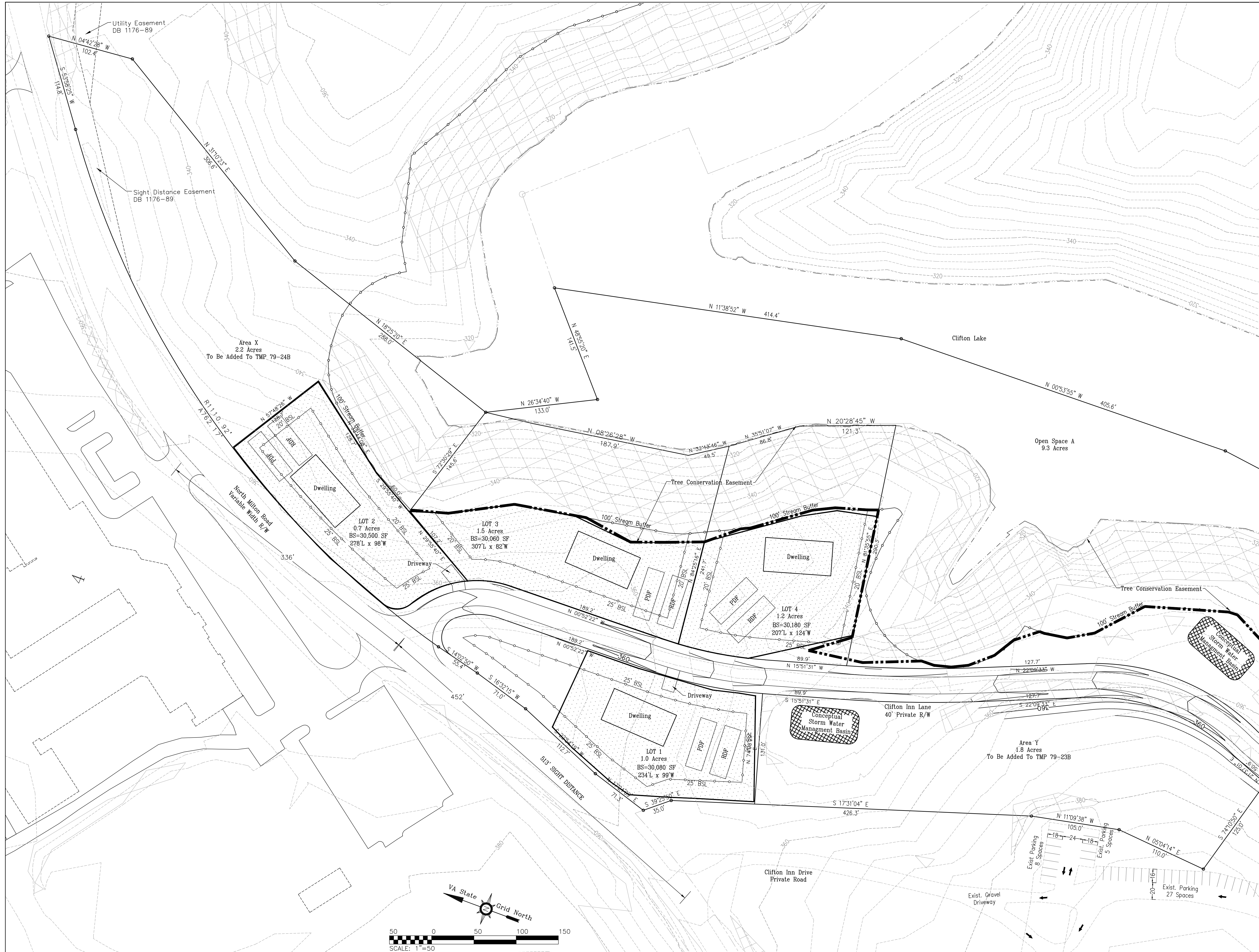
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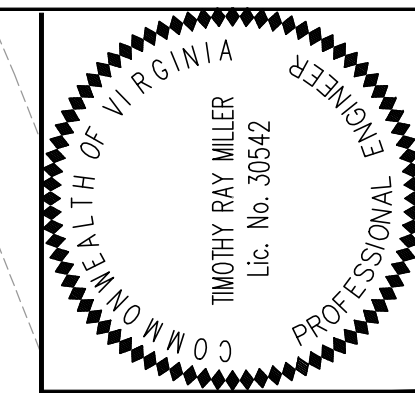
SHEET TITLE:
MASTER PLAN

SHEET NO.
C-100

SHEET 2 of 3



REFER TO SHEET C-100



JOB NO.:	151720
DATE:	08/27/2015
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	TRM
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PROJECT TITLE:	APPLICATION PLAN FOR SHADWELL ESTATES
SHEET TITLE:	MASTER PLAN

SHEET NO.:	C-101
SHEET 3 of 3	