

REZONING APPLICATION PLAN FOR
ADELAIDE
Crozet, Virginia



AERIAL VIEW OF PROPERTY (not to scale)

REZONING APPLICATION FOR:
TAX MAP 56, PARCEL 26A2 and
TAX MAP 56, PARCEL 108A

WHITE HALL MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA
DECEMBER 7, 2015
Current Revision Date: _____

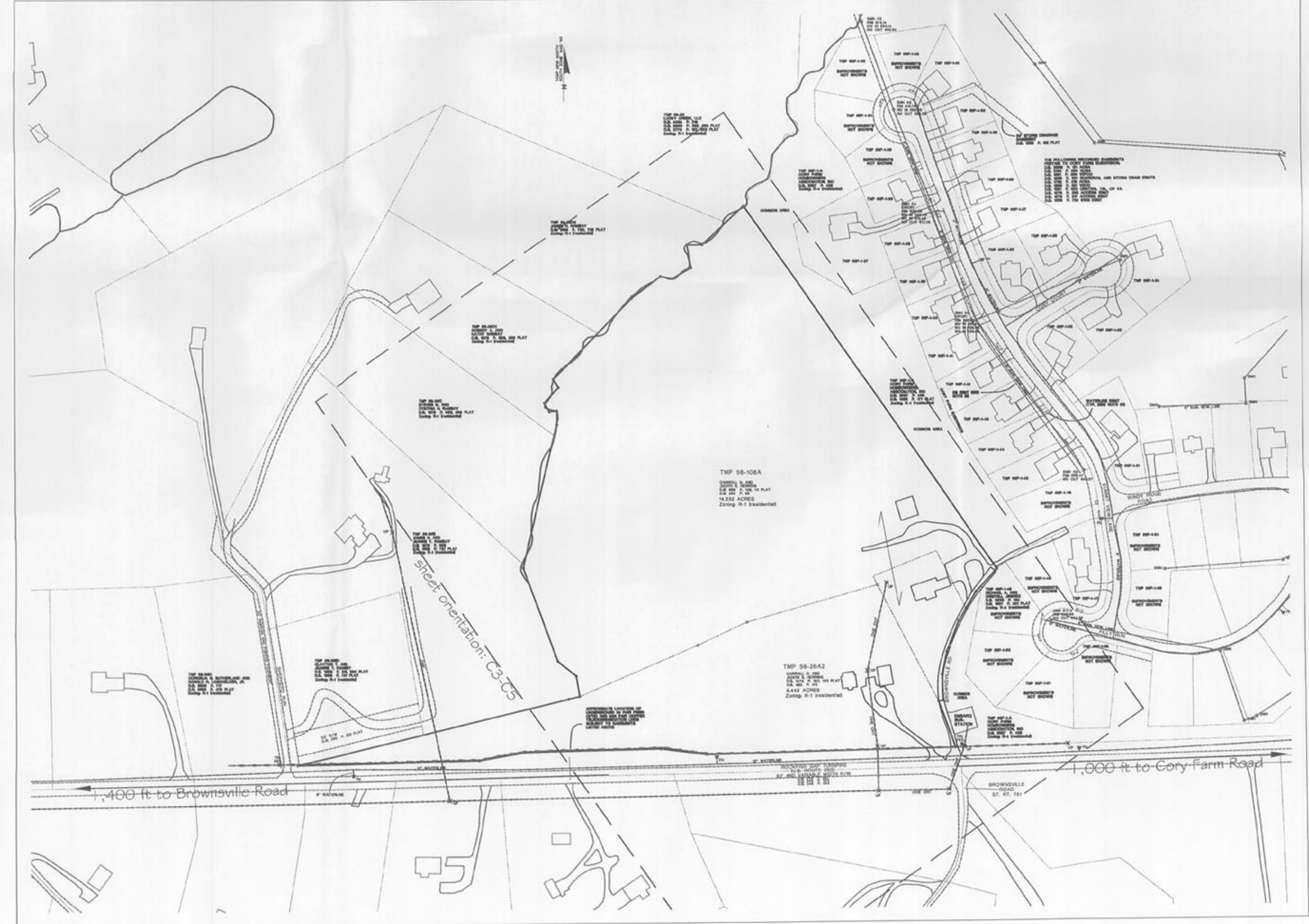


201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 277-5140

SHEET INDEX

- C1 - COVER SHEET
- C2 - PROJECT OVERVIEW
- C2 - EXISTING CONDITIONS
- C3 - PLAN OF DEVELOPMENT - LAYOUT
- C4 - PLAN OF DEVELOPMENT - DETAIL
- C5 - BY-RIGHT DEVELOPMENT EXHIBIT

12-7-15



Parcel Plan: 1 IN = 150 FT

Crozet Master Plan - Land Use: 1 IN = 1,000 FT



existing institutional and employment center

existing commercial and employment center

neighborhood density comprehensive designation (3-6 DUA)

REZONING APPLICATION PLAN FOR:
Adelaide
 ALBEMARLE COUNTY, VIRGINIA

Project Overview

Rev #	Date	Description

Date	12/07/2015
Scale	AS SHOWN
Sheet No.	2 OF 5
File No.	15.055



EXISTING CONDITIONS NOTES:

- 1) Current zoning is R-1 and applicant requests R-6 zoning with this application plan.
- 2) This site lies within the route 250 Albemarle County Entrance Corridor.
- 3) A 12" waterline and fire hydrant are located along the frontage of this site. Sanitary sewer is available through the open space of the adjoining Cory Farms subdivision.
- 4) There is a 100' stream buffer located on the western boundary of the site.
- 5) Non-tidal wetlands have not been found on the site.
- 6) Historical features have not been located on the site.
- 7) Boundary information as shown is provided by Lincoln Surveying.
- 8) Additional topographic and physical information is provided by Albemarle County GIS and ACSA digital files.

REZONING APPLICATION PLAN FOR:

Adelaide

ALBEMARLE COUNTY, VIRGINIA

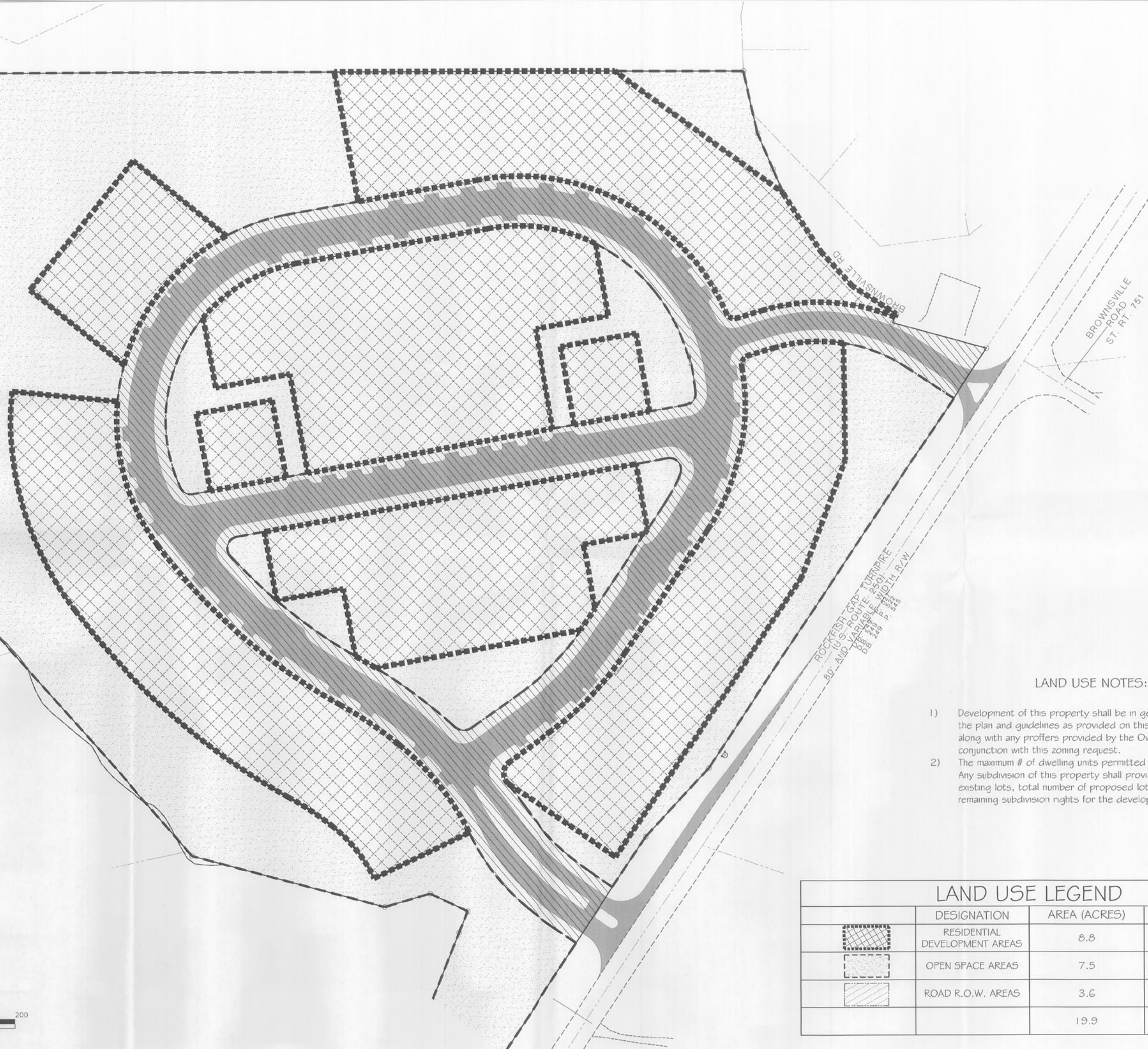
Existing Conditions

Rev #	Date	Description

Date
12/07/2015
Scale
1"=50'
Sheet No.
3 OF 5
File No.
15.055

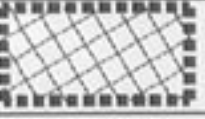
SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

201 E. MAIN ST. SUITE M
CHARLOTTEVILLE, VA 22902
PHONE: (434) 237-5140
JUSTIN@SHIMPEngineering.COM



LAND USE NOTES:

- 1) Development of this property shall be in general accordance with the plan and guidelines as provided on this sheet and sheet 5 along with any proffers provided by the Owner/Developer in conjunction with this zoning request.
- 2) The maximum # of dwelling units permitted for this site shall be 93. Any subdivision of this property shall provide the total number of existing lots, total number of proposed lots, and total number of remaining subdivision rights for the development.

LAND USE LEGEND			
	DESIGNATION	AREA (ACRES)	PERCENTAGE
	RESIDENTIAL DEVELOPMENT AREAS	8.8	44
	OPEN SPACE AREAS	7.5	38
	ROAD R.O.W. AREAS	3.6	18
		19.9	100

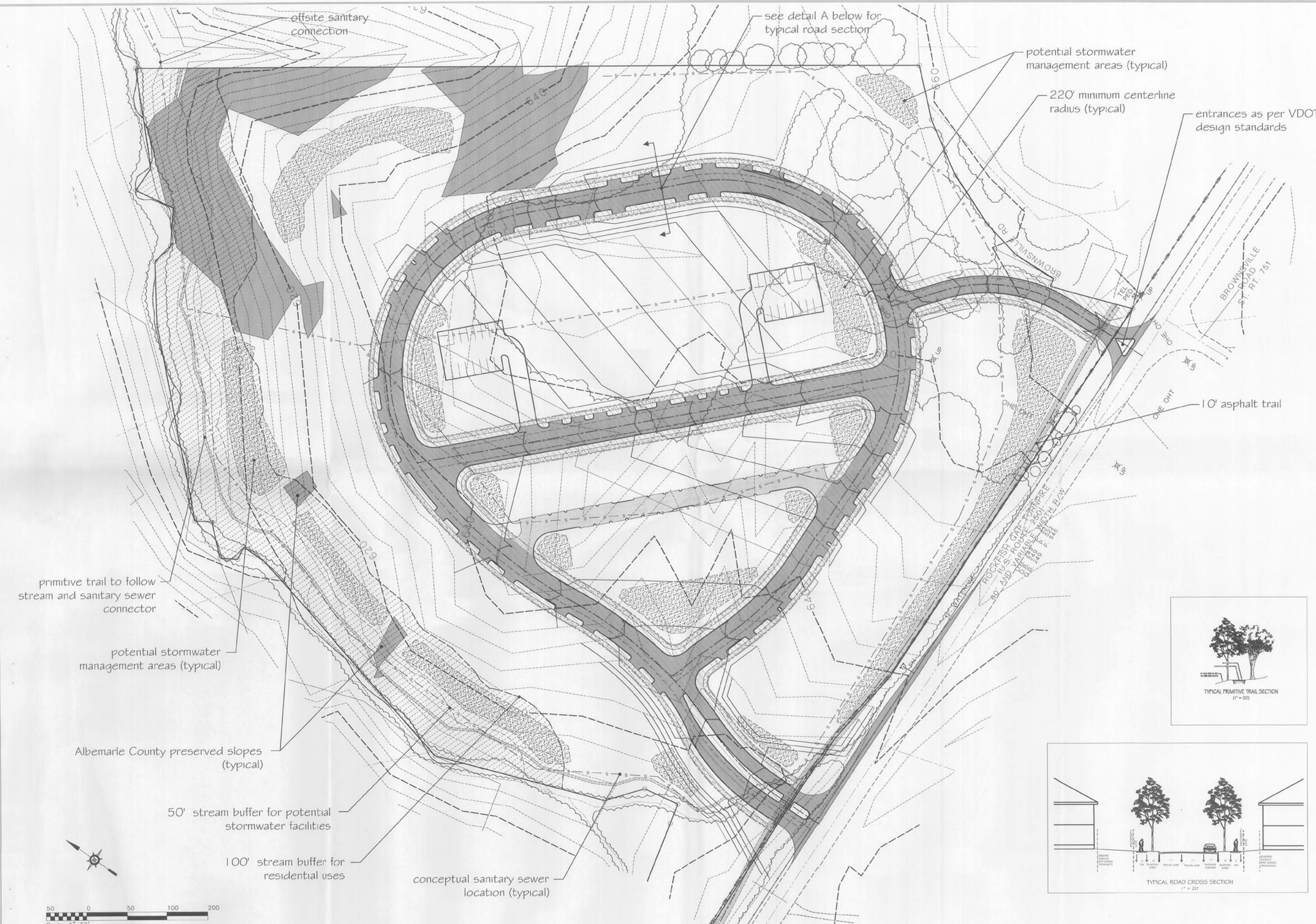
REZONING APPLICATION PLAN FOR:

Adelaide
ALBEMARLE COUNTY, VIRGINIA

Plan of Development - Land Use

Rev. #	Date	Description

Date	12/07/2015
Scale	1"=50'
Sheet No.	4 OF 5
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Plan of Development - Infrastructure		
Rev #	Date	Description