

R-6 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: March 7, 2016

SHIMP

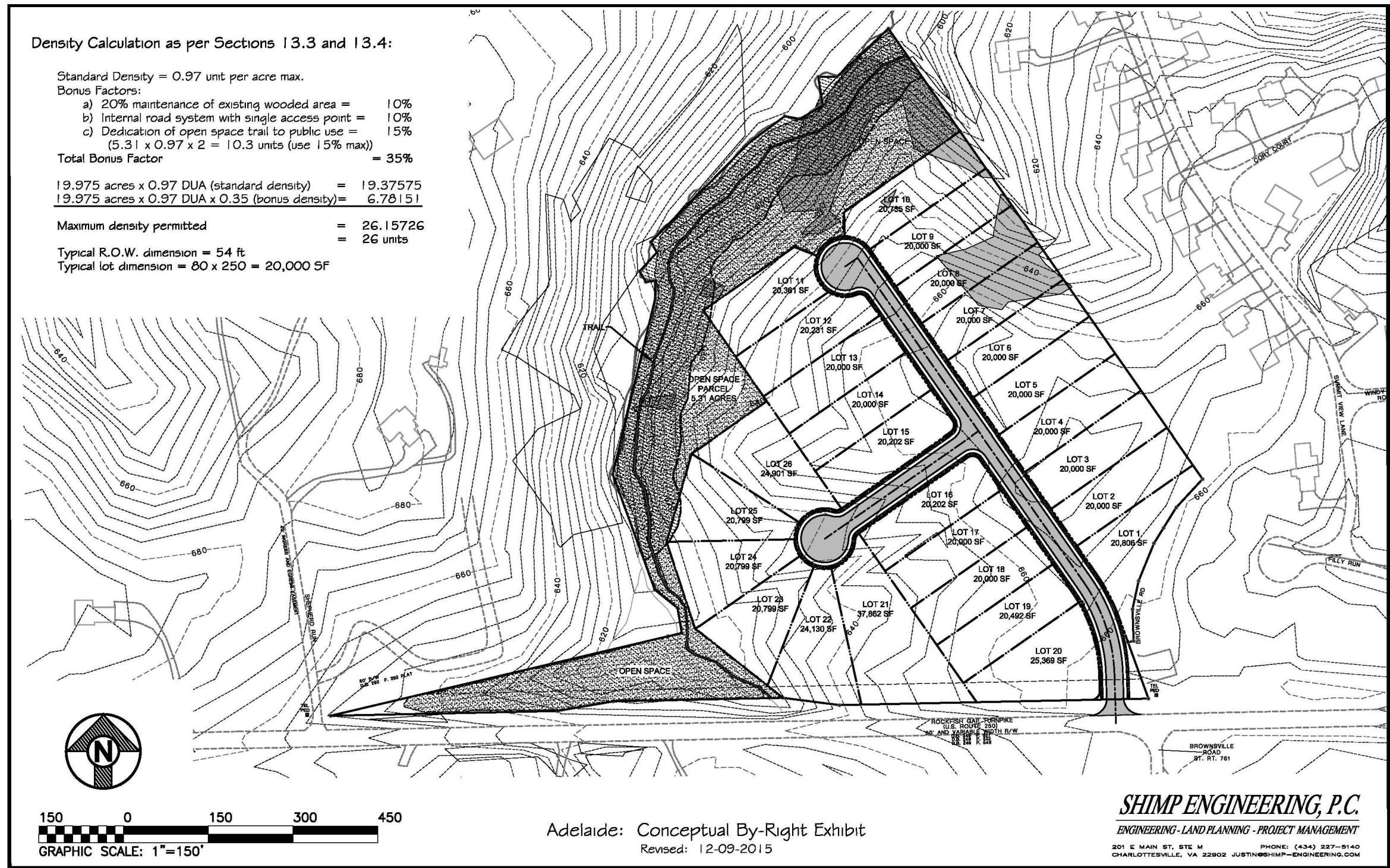
ENGINEERING



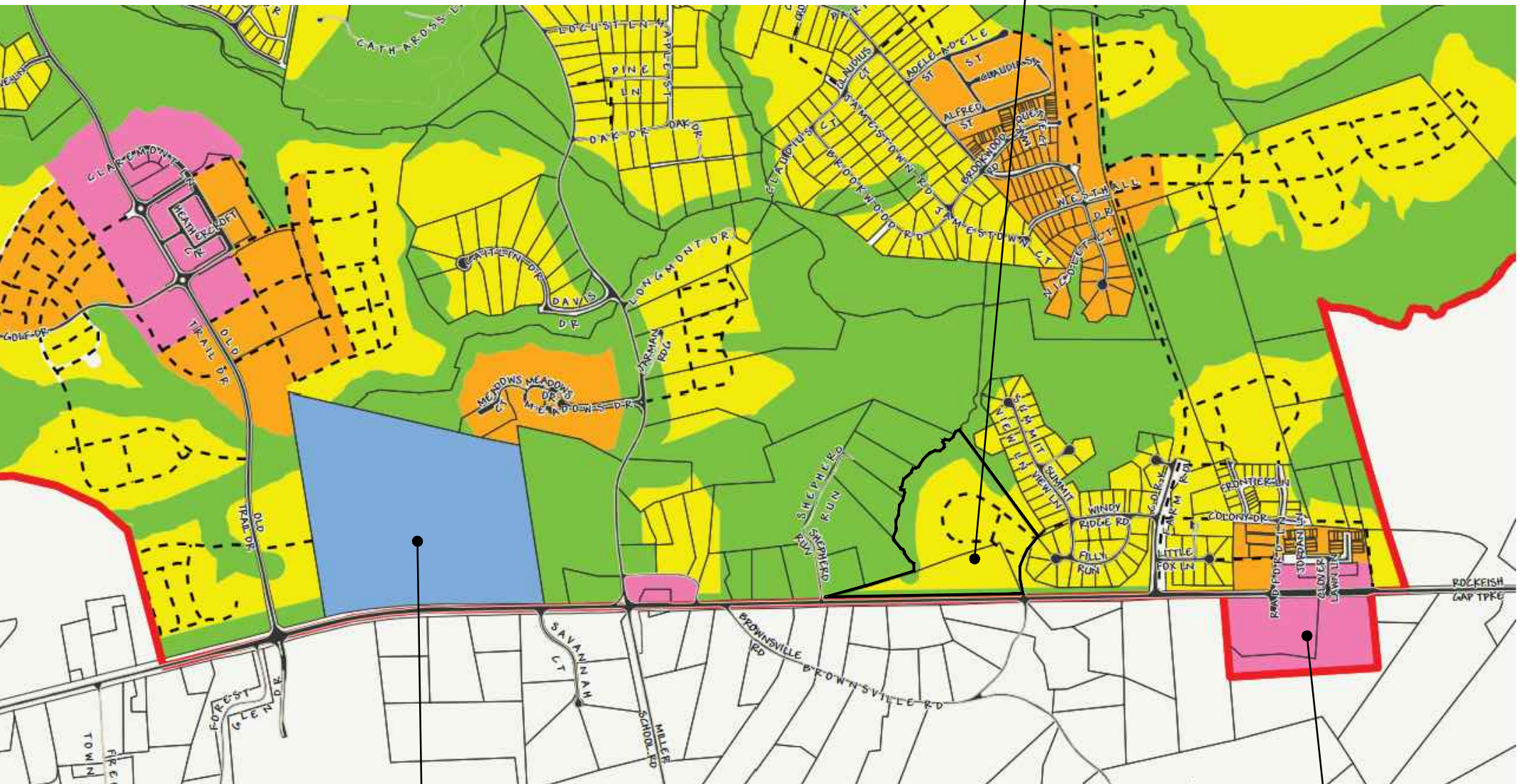
PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

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 - LAND USE
C5	- PLAN OF DEVELOPMENT - INFRASTRUCTURE

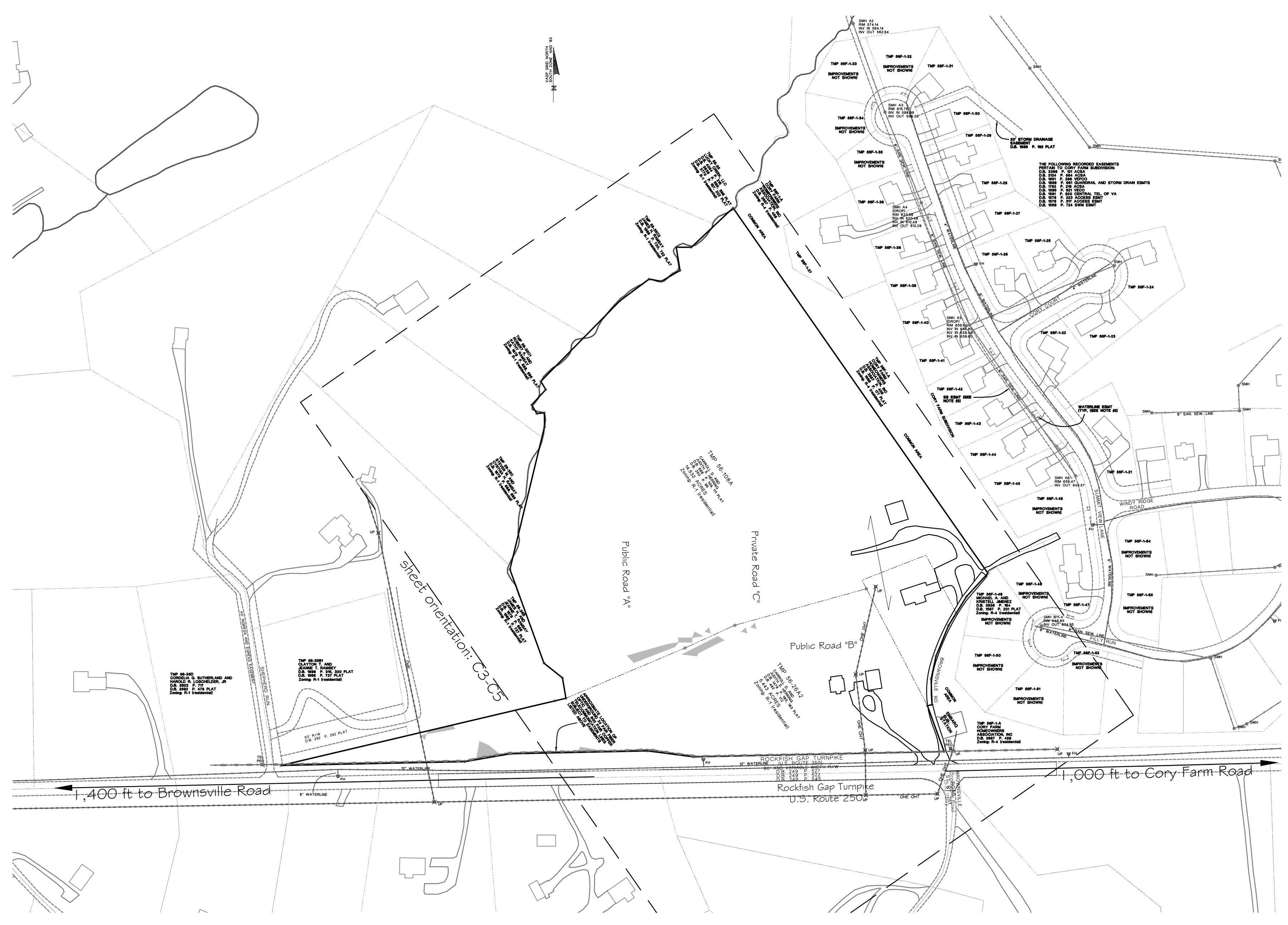


Crozet Master Plan - Land Use: 1 IN = 1,000 FT

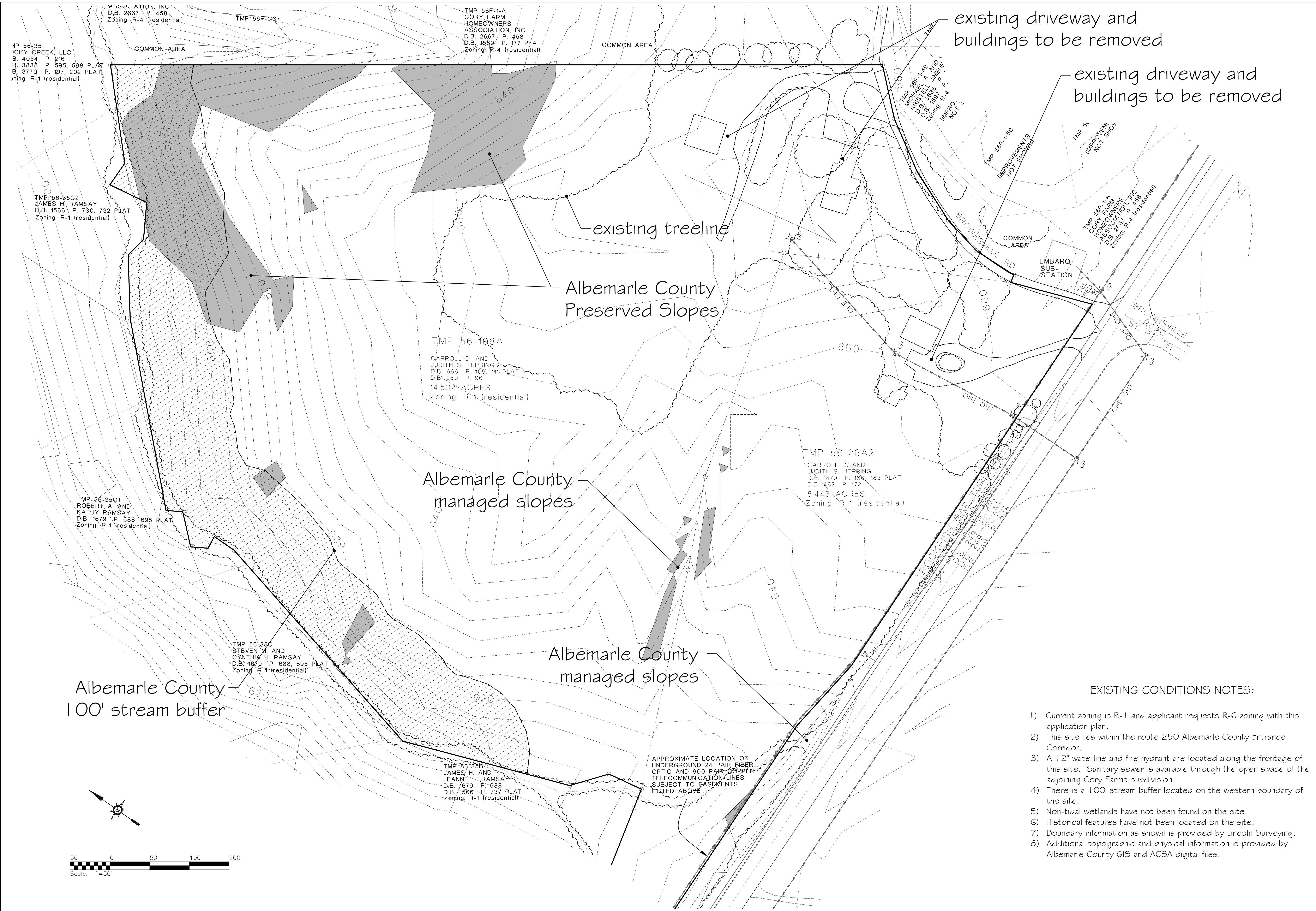


existing institutional and
employment center

existing commercial and
employment center



Parcel Plan: 1 IN = 150 FT



existing driveway and buildings to be removed

existing driveway and buildings to be removed

existing treeline

Albemarle County Preserved Slopes

Albemarle County managed slopes

Albemarle County managed slopes

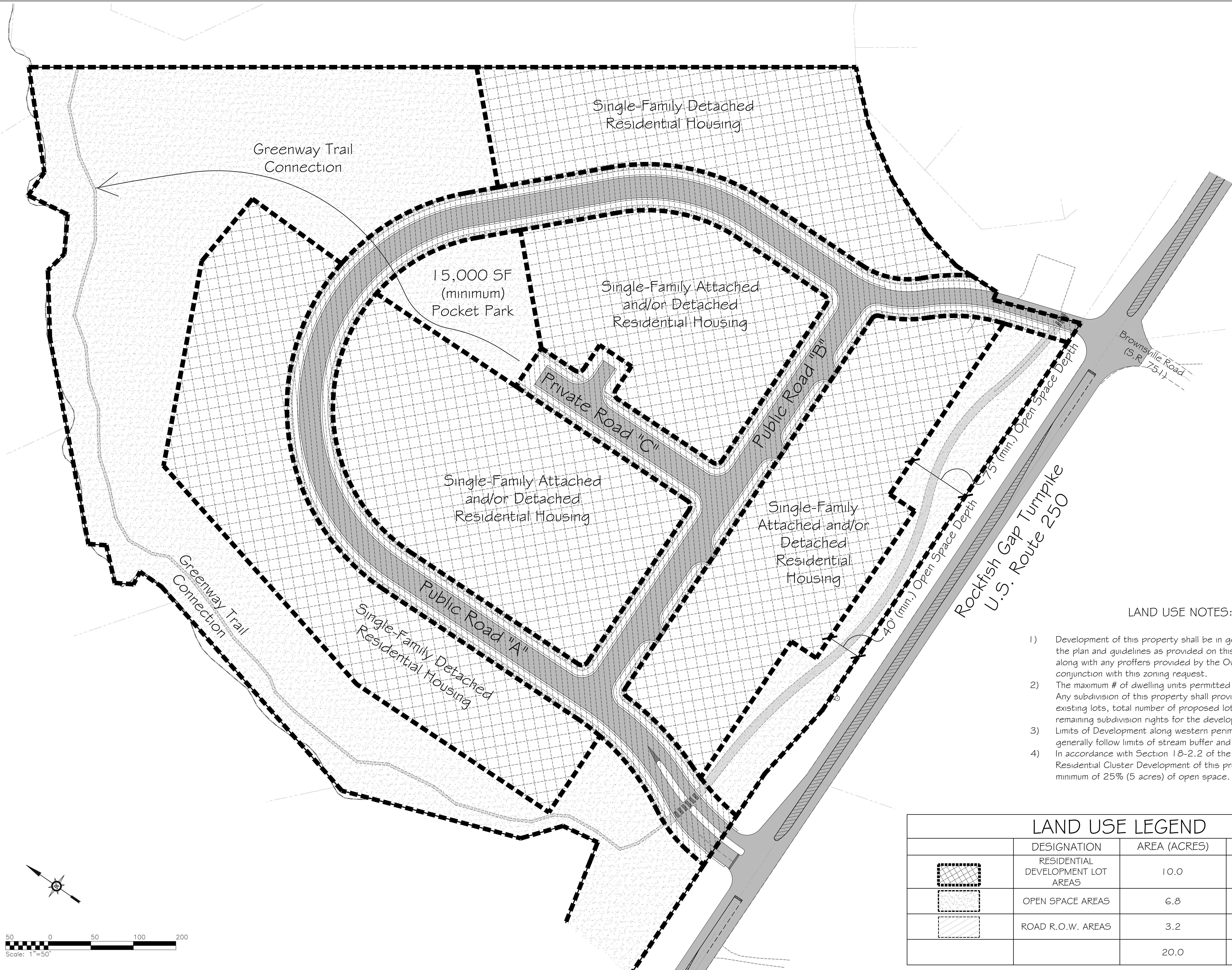
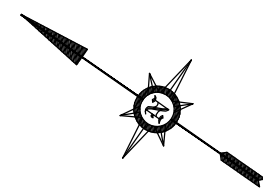
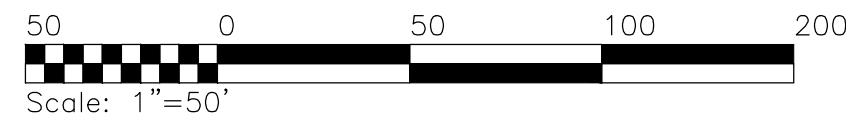
Albemarle County 100' stream buffer

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.

Existing Conditions		
Rev #	Date	Description
1	03/07/2016	County/Neighborhood/PC Comments

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



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 80. 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.
- 3) Limits of Development along western perimeter of plan shall generally follow limits of stream buffer and preserved slopes.
- 4) In accordance with Section 18-2.2 of the zoning ordinance, an R-6 Residential Cluster Development of this property shall contain a minimum of 25% (5 acres) of open space.

LAND USE LEGEND			
	DESIGNATION	AREA (ACRES)	PERCENTAGE
	RESIDENTIAL DEVELOPMENT LOT AREAS	10.0	50
	OPEN SPACE AREAS	6.8	34
	ROAD R.O.W. AREAS	3.2	18
		20.0	100

REZONING APPLICATION PLAN FOR:

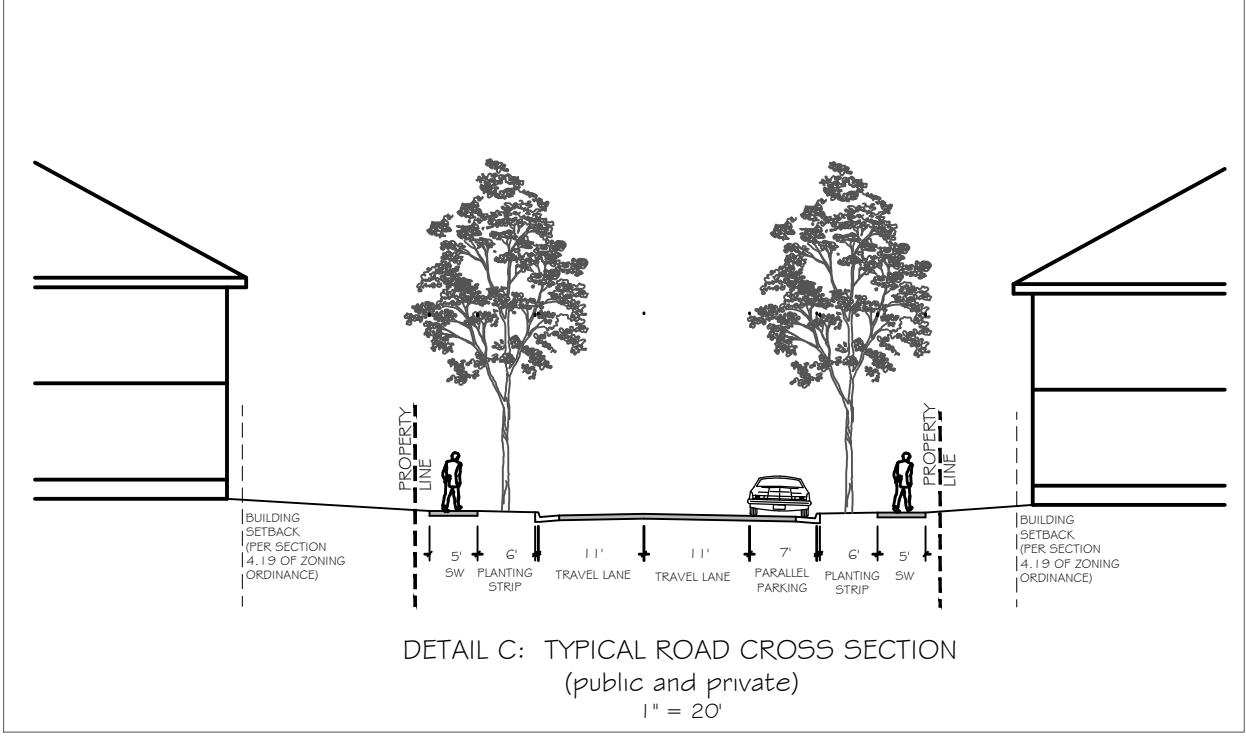
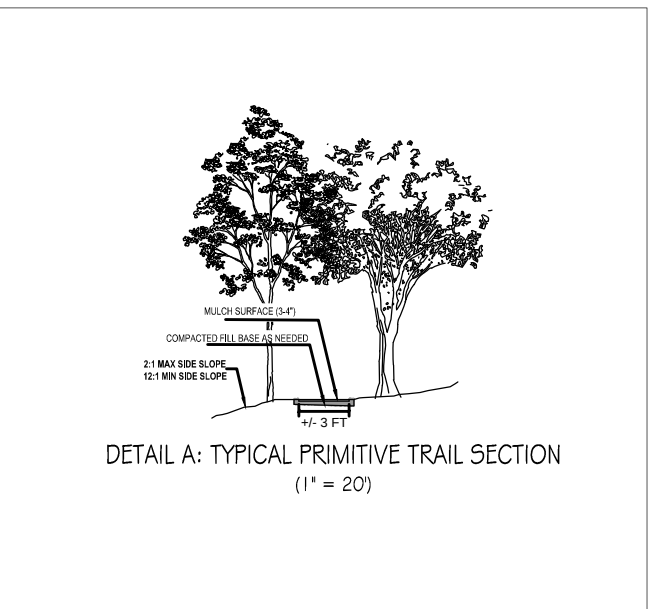
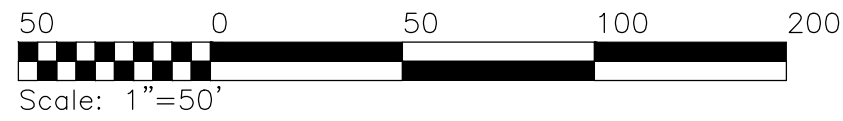
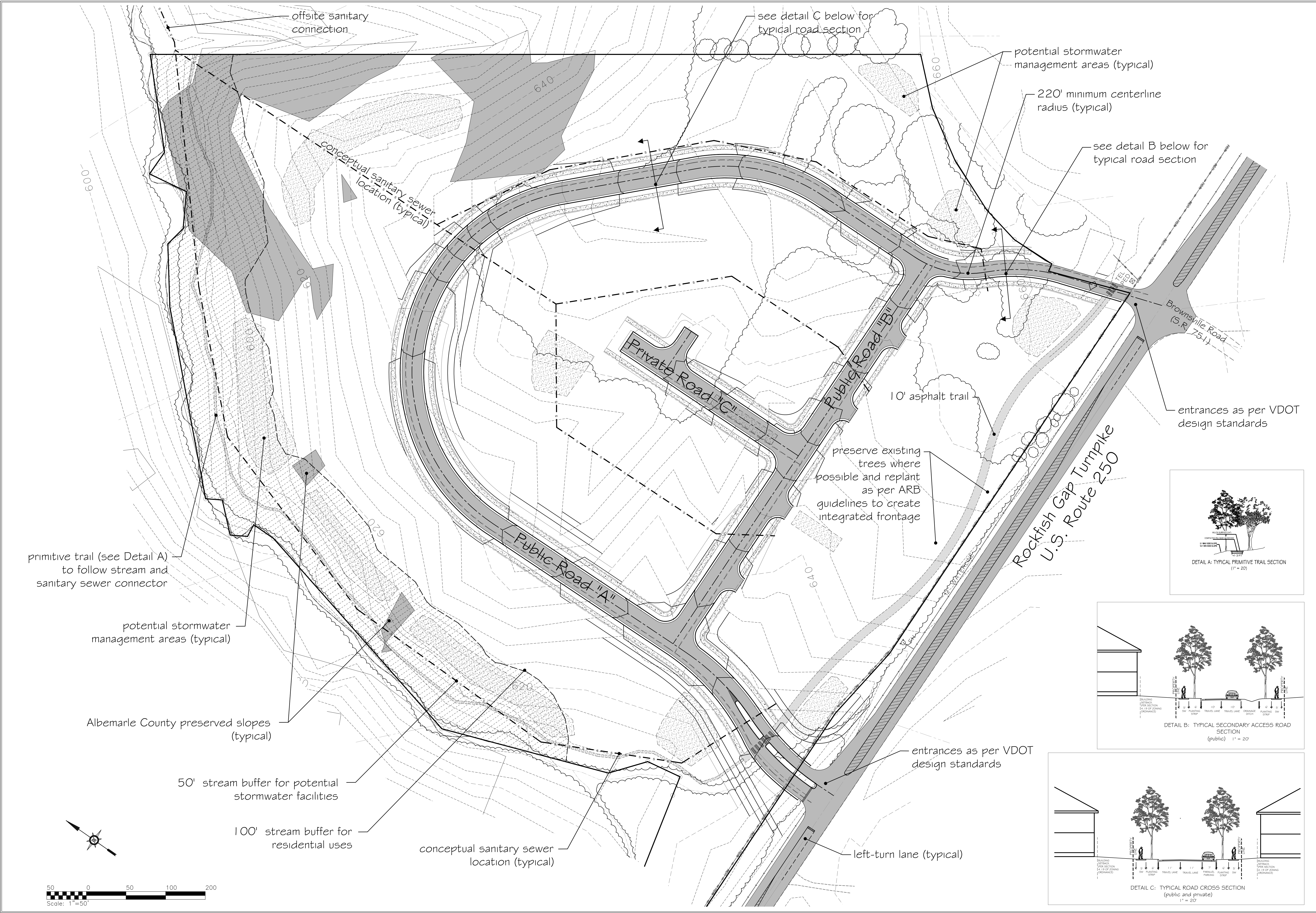
Adelaide
ALBEMARLE COUNTY, VIRGINIA

Plan of Development - Land Use

Rev #	Date	Description
1	03/07/2016	County/Neighborhood/PC Comments

SHIMP ENGINEERING, P.C.
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Date
12/07/2015
Scale
1"=50'
Sheet No.
4 OF 5
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15.055



Plan of Development - Infrastructure		
Rev #	Date	Description
1	03/07/2016	County/Neighborhood/PC Comments