

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:

- The purpose of this amendment to ZMA 77-24 is to revise the eight lots and open space on Parcel 23F.
- 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.
- There will be no public spaces and amenities.
- There will be no areas designated as conservation or preservation areas.
- 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

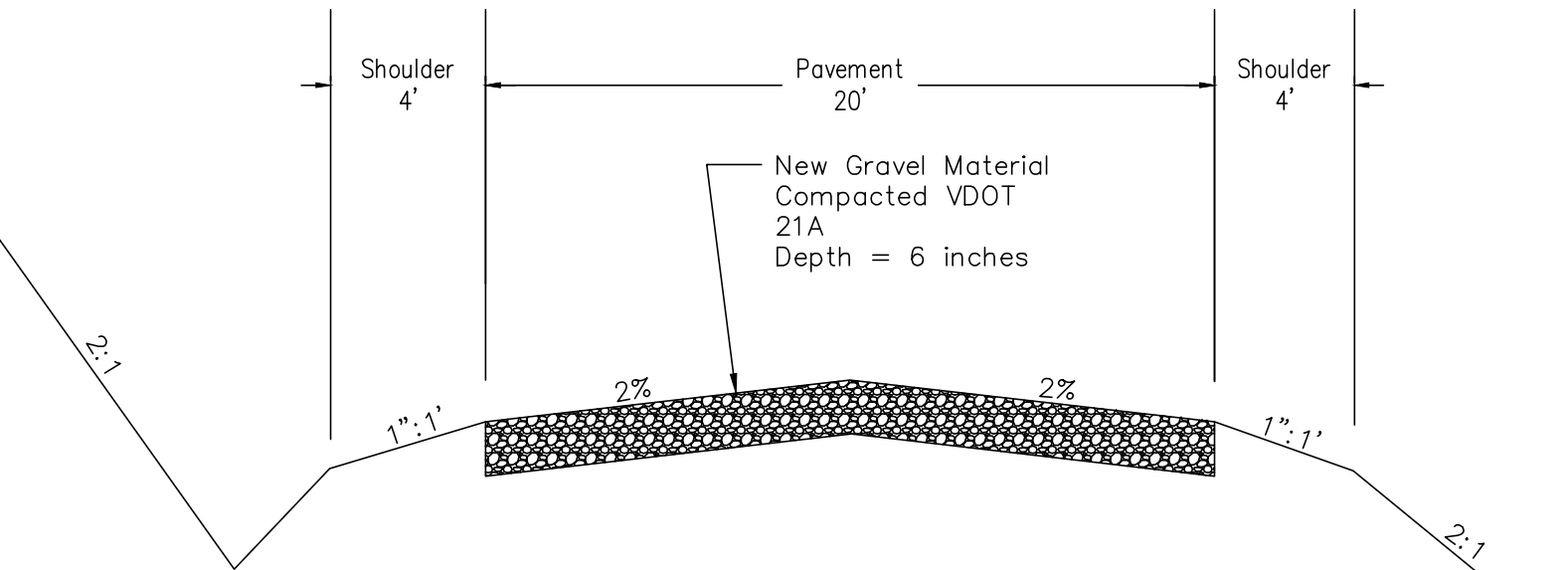
Area in Lots 10.70 Acres (49%)
Area in Open Space 9.30 Acres (43%)
Area in Roads 1.75 Acres (8%)

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

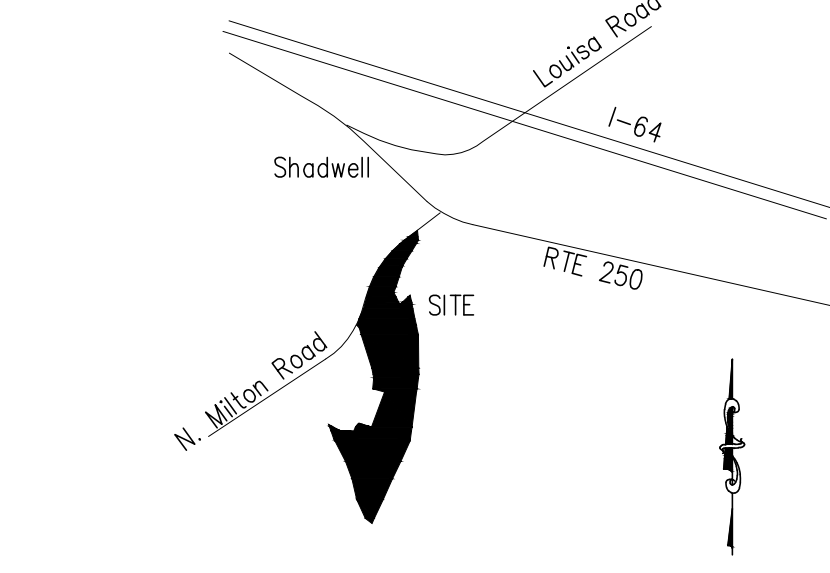
Minimum Front Setback - 25'
Maximum Front Setback - 125'
Side Setback - 10'
Rear Setback - 25' or Stream Buffer

BUILDING SITE TABLE

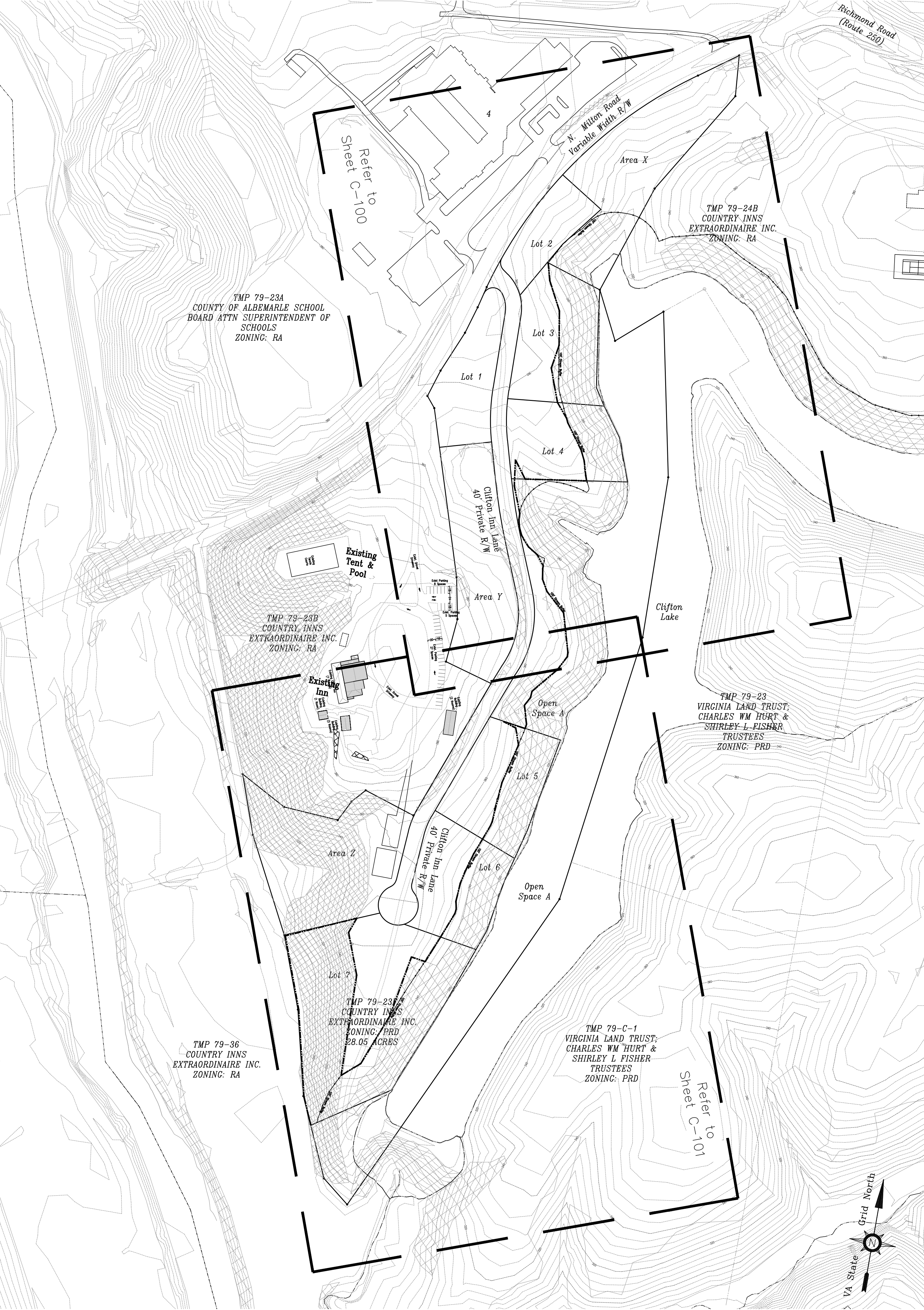
Lot No.	Maximum Length	Minimum Width	Ratio
1	234	99	2.5:1
2	278	98	2.8:1
3	307	82	3.7:1
4	207	124	1.7:1
5	272	90	3.0:1
6	275	75	3.7:1
7	285	69	4.0:1



3 TYPICAL ROAD SECTION
C-001 SCALE: NTS



2 VICINITY MAP
C-001 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 22902-4921
PHONE: 434-982-0121
WWW.MERIDIANWB.COM

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

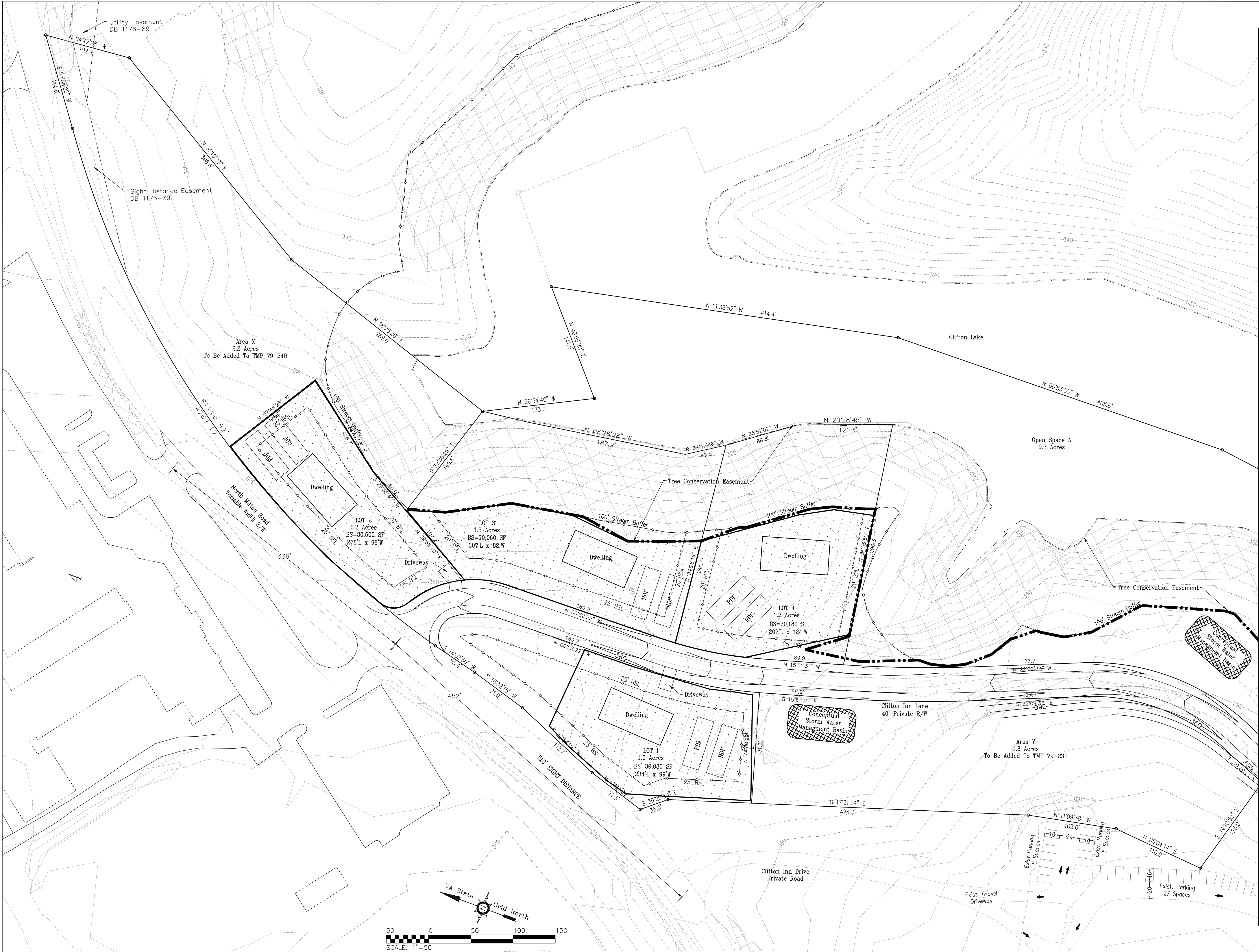
NO.	DESCRIPTION	DATE
1	County Comments	01/15/16
2	County Comments	04/04/16
3	County Comments	02/06/17
4	County Comments	07/24/17

PROJECT TITLE:
APPLICATION PLAN FOR
SHADWELL ESTATES

SHEET TITLE:
COVER SHEET

SHEET NO.
C-001

SHEET 1 of 3



15120

JOB NO.:

08/27/2015

DATE:

AS SHOWN

SCALE:

TRM

DRAWN BY:

TRM

DESIGNED BY:

CHECKED BY:

COMMONWEALTH OF VIRGINIA

ENGINEER

TIMOTHY RAY MILLER

LC No. 3542

PROFESSIONAL

MERIDIAN

PLANNING GROUP, LLC

ENGINEERING*SURVEYING*PLANNING

440 PREMIER CIRCLE, SUITE 200

CHARLOTTEVILLE, VA

PHONE: 434-882-0121

WWW.MERIDIANWEB.COM

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

PROJECT TITLE:

APPLICATION PLAN FOR SHADWELL ESTATES

SHEET TITLE:

MASTER PLAN

SHEET NO.

C-100

SHEET 2 of 3

REFER TO SHEET C-101

REFER TO SHEET C-100



PROJECT TITLE:

APPLICATION PLAN FOR SHADWELL ESTATES

SHEET NO.

C-101

SHEET TITLE:

MASTER PLAN

PROJECT NO.:

151720

DATE:

08/27/2015

SCALE:

AS SHOWN

DRAWN BY:

TRM

DESIGNED BY:

TRM

CHECKED BY:

PROFESSIONAL

CHARTERED

COMMUNITY OF VIRGINIA

TIMOTHY RAY MILLER

Lic. No. 30542

PLANNING GROUP, LLC

ENGINEERING*SURVEYING*PLANNING

440 PREMIER CIRCLE, SUITE 200

CHARLOTTEVILLE, VA

PHONE: 434-882-0121

WWW.MERIDIANWBE.COM

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