

R-6 REZONING PROFFERED 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

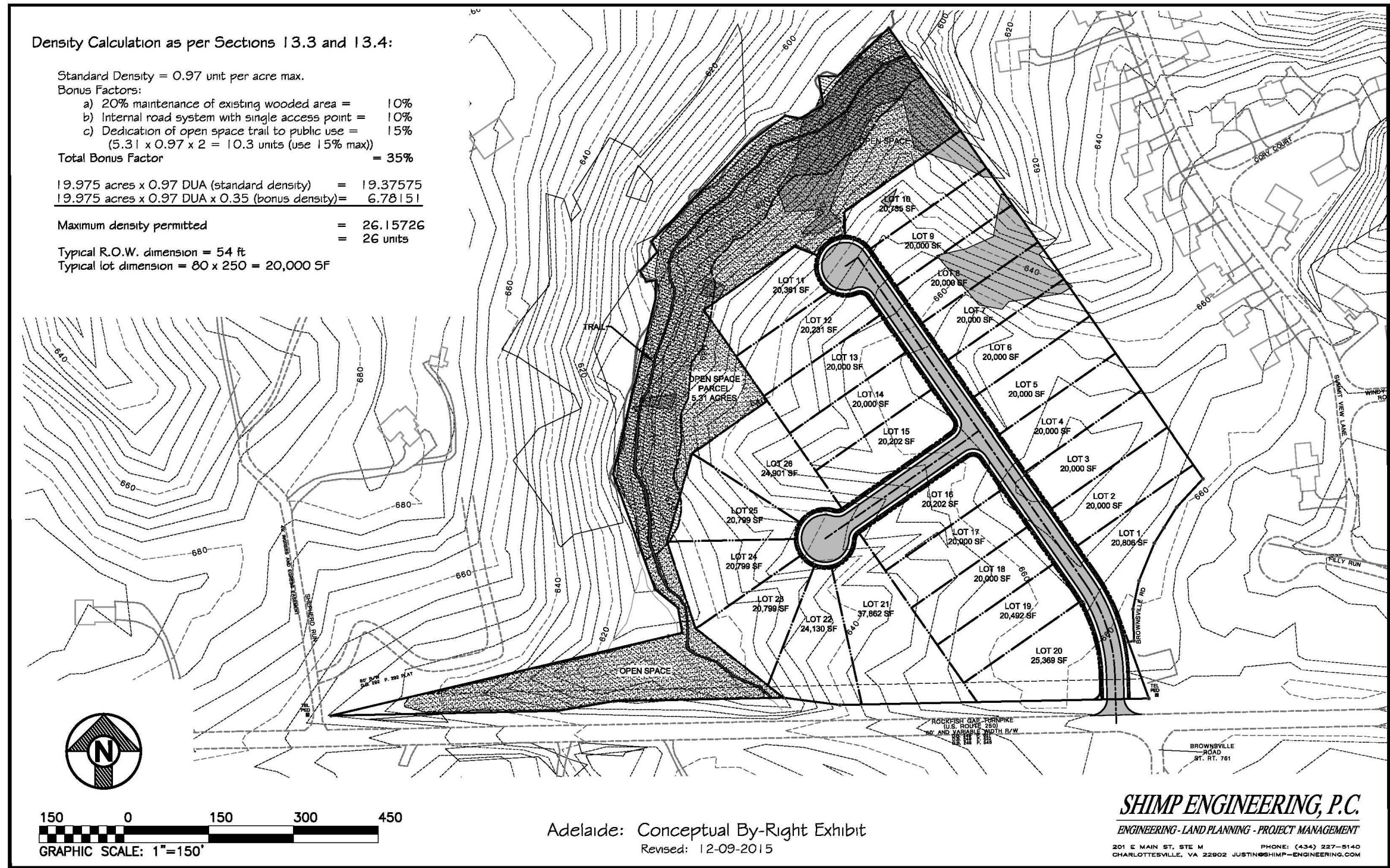
WHITE HALL MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA
DECEMBER 7, 2015
Current Revision Date: August 8, 2016



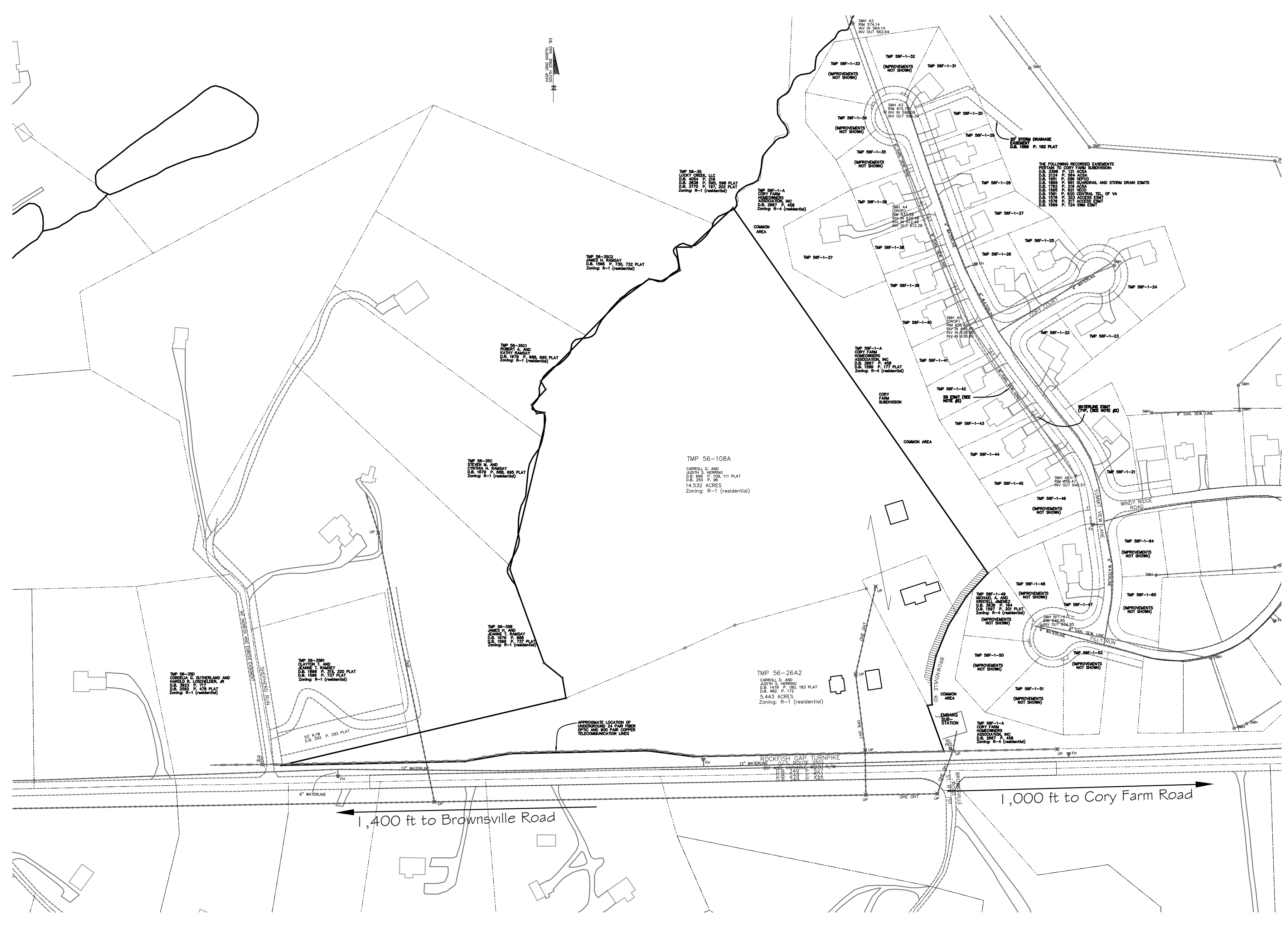
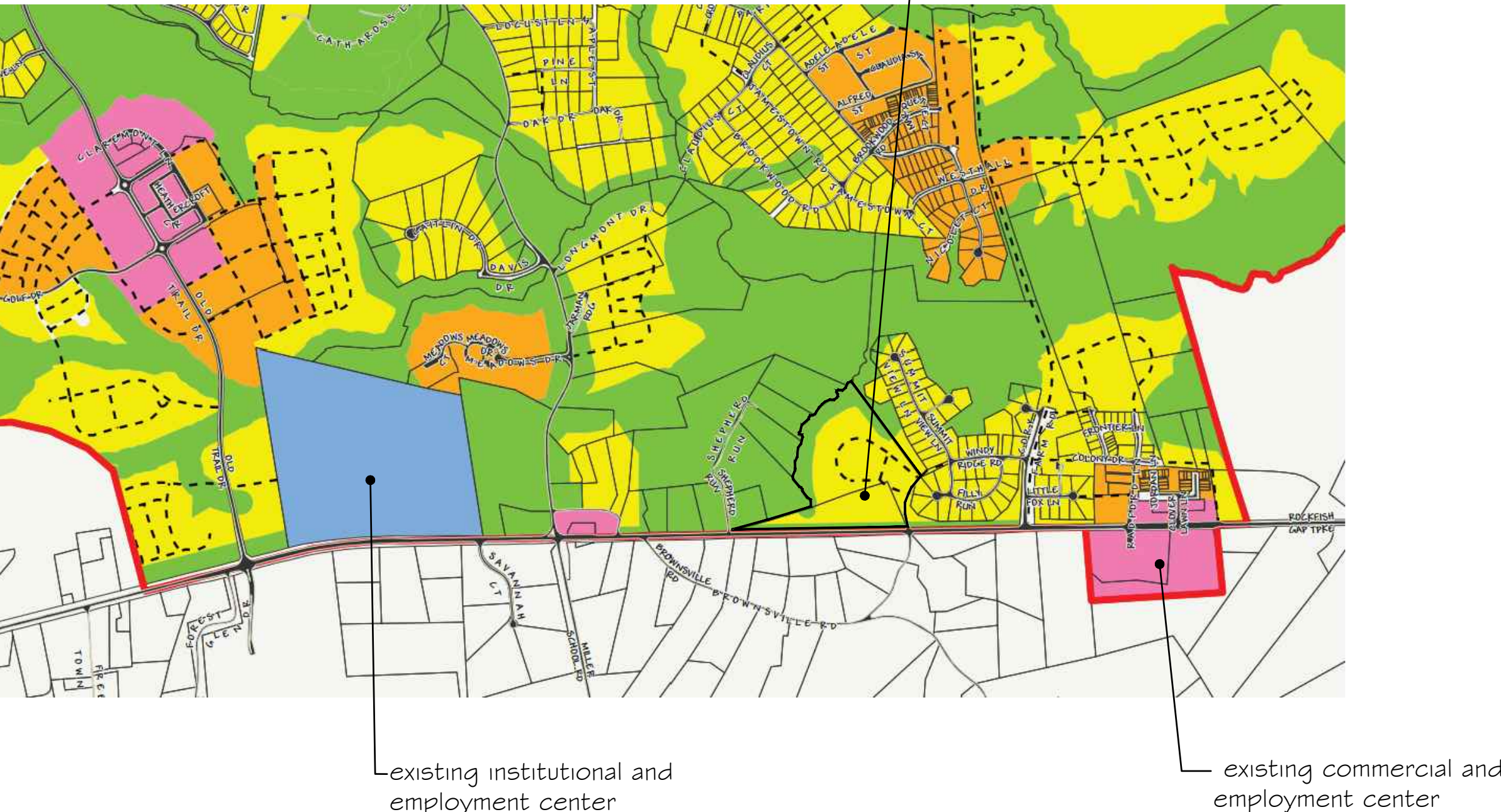
201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 277-5140

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



Parcel Plan: 1 IN = 150 FT

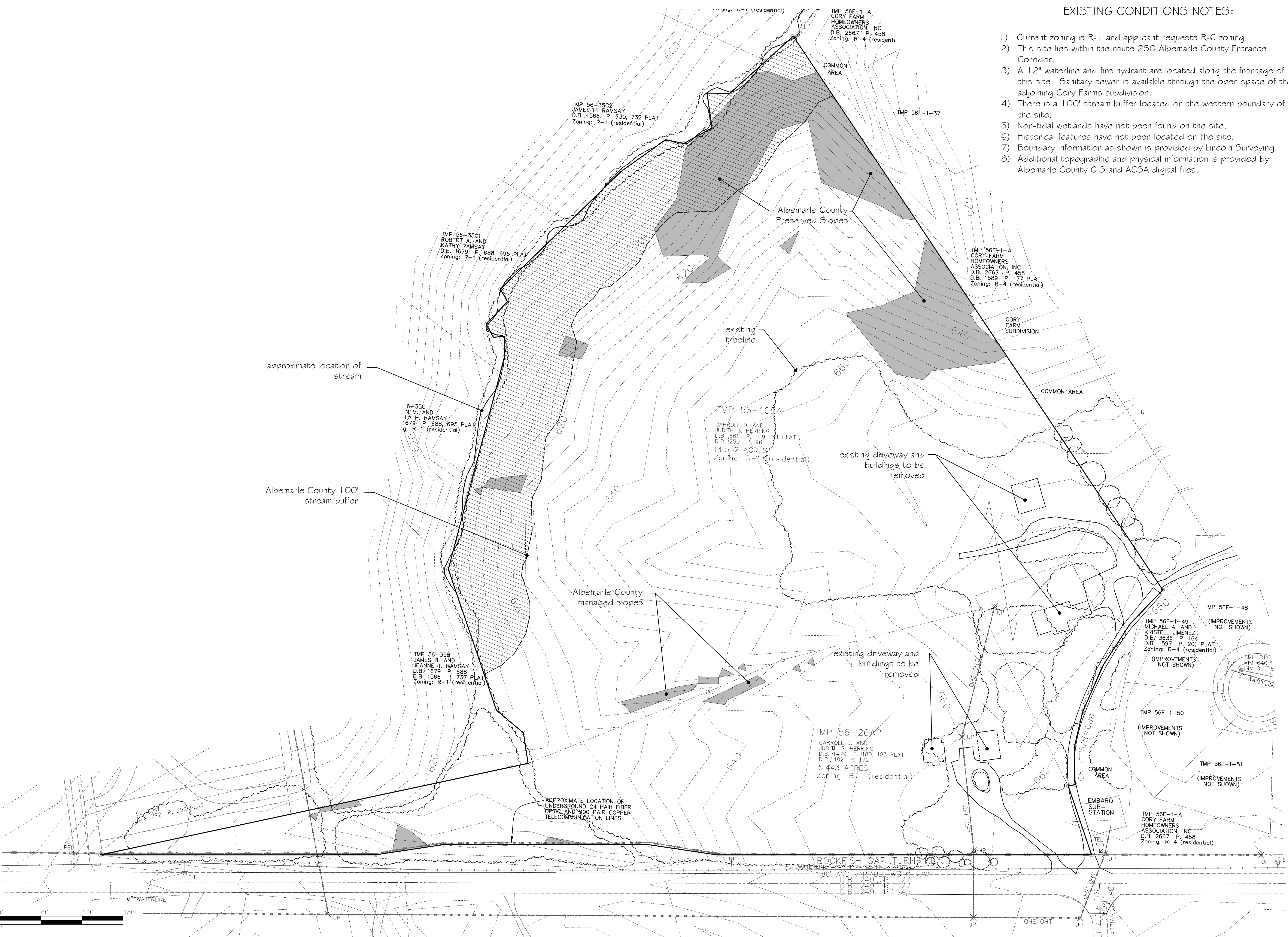
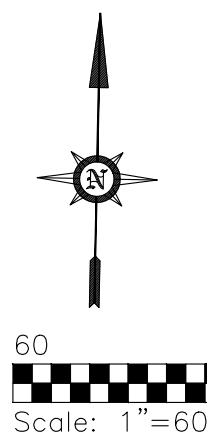
Project Overview		
Rev #	Date	Description
1	03/07/2015	County/Neighborhood/PC Comments
2	05/31/2016	County Staff/PC Comments

REZONING PROFFERED PLAN FOR:

Adelaide

ALBEMARLE COUNTY, VIRGINIA

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.
- 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.

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

PHONE: (434) 227-5140
201 E. MAIN ST., SUITE M
CHARLOTTESVILLE, VA 22902

JUSTIN@SHIMP-ENGINEERING.COM

Existing Conditions		
Rev #	Date	Description
1	03/07/2015	County/Neighborhood/PC Comments
2	05/31/2016	County Staff/PC Comments

REZONING PROFFERED PLAN FOR:

Adelaide

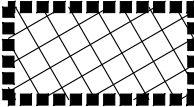
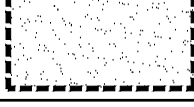
ALBEMARLE COUNTY, VIRGINIA

Date
12/07/2015

Scale
1"=50'

Sheet No.
3 OF 5

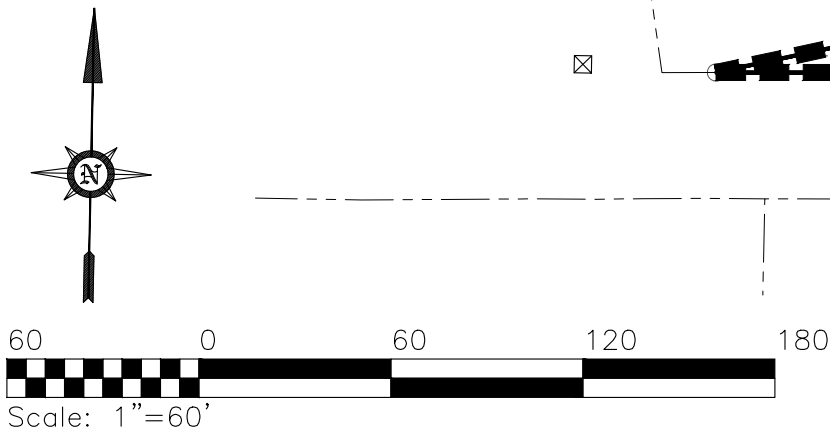
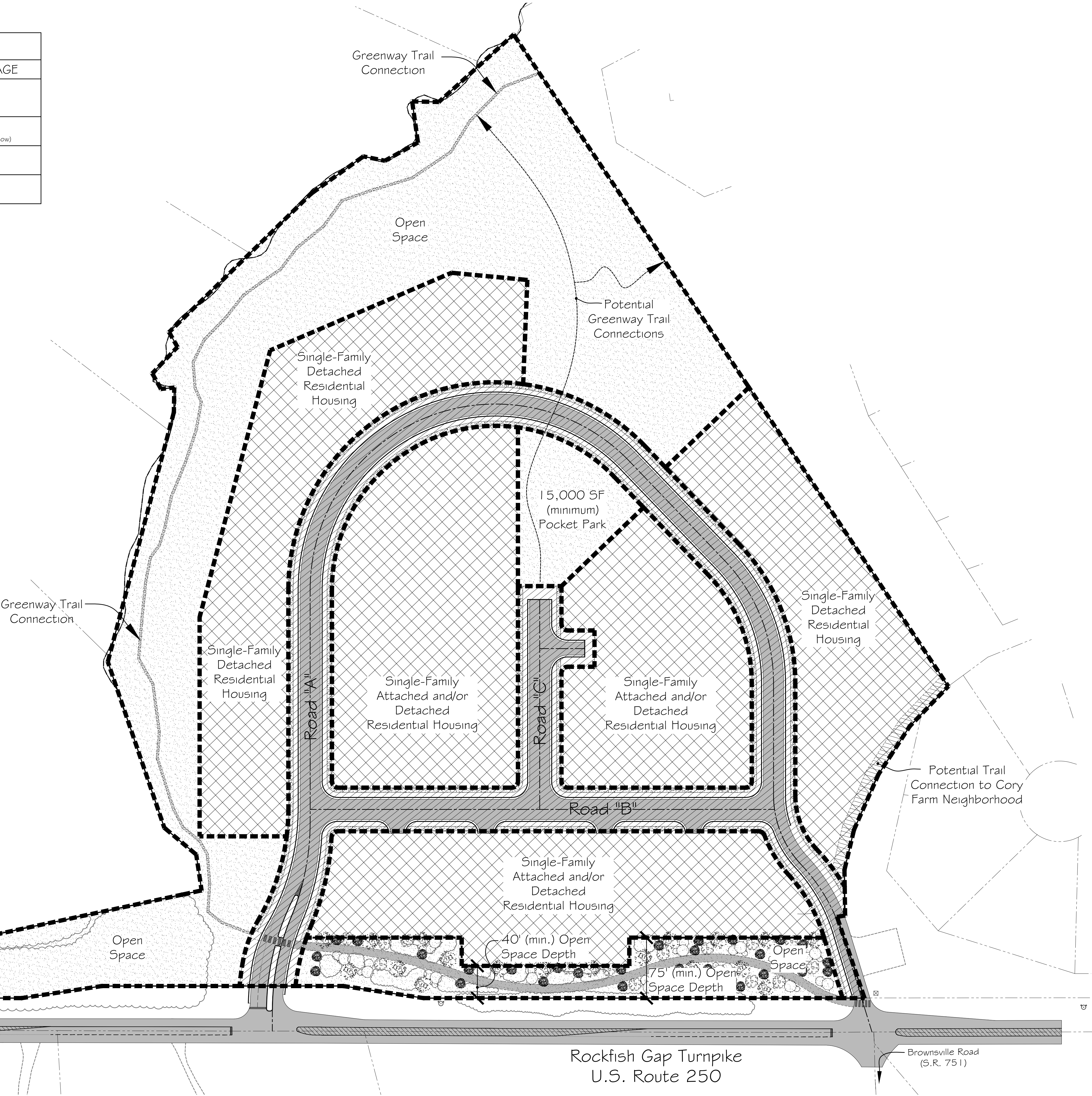
File No.
15.055

LAND USE LEGEND			
	DESIGNATION	AREA (ACRES)	PERCENTAGE
	RESIDENTIAL DEVELOPMENT LOT AREAS	10.0	50
	OPEN SPACE AREAS	6.8	34 (see note #5 below)
	ROAD R.O.W. AREAS	3.2	18
		20.0	100

(19.975)

LAND USE NOTES:

- 1) The Land Use Plan shown on this sheet, along with the Land Use Legend table above, is provided to characterize the general form of development proposed for the site. Minimum required areas shall be governed by the Albemarle County Zoning Ordinance at the time of application for future subdivisions of land and or site development plans.
- 2) 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.
- 3) Acreages provided in the table above are rounded to the nearest tenth of an acre and are approximated based on composite data files, including Albemarle County GIS and Service Authority files. Plats of Record indicate the total acreage is 19.975. A boundary survey shall be performed with the subdivision plat and the acreage will be updated accordingly.
- 4) 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.
- 5) Limits of Development along the western penmeter of the plan shall generally follow the stream buffer and preserved slopes. In accordance with Section 17-604.A of the Water Protection Ordinance, stormwater management facilities may be located within the landward 50 ft of the stream buffer. The rear lot line for lots along Road "A" shall encroach a maximum of 10 feet into the 100-ft stream buffer. For any lot that encroaches into the stream buffer, an easement, showing the area of encroachment, shall be recorded on the plat of record for the lot.
- 6) 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% open space (the 34% area depicted on this sheet is not a minimum requirement). Future lots, once created with a subdivision plat, will not require a minimum lot size per the R-6 clustering provisions in Section 16.3 of the Zoning Ordinance.
- 7) All off-street parking areas located between Road "B" and U.S. 250 shall be relegated to the sides or rear of the buildings. For all other buildings (not located between Road "B" and U.S. 250), any garage door shall be relegated a minimum of 3-ft behind the front most projection of the building (including porch projections).
- 8) For buildings located between Road B and the Rt. 250 Entrance Corridor, all walls facing Rt. 250 shall have the appearance of primary building fronts, or shall incorporate quality materials and details appropriate for the entrance Corridor, as determined by the ARB.



Plan of Development - Land Use

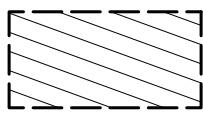
Rev #	Date	Description
1	03/09/2016	County Staff/PC Comments
2	05/31/2016	County Staff/PC Comments
3	08/08/2016	County Staff/PC Comments

REZONING PROFFERED PLAN FOR:

Adelaide
ALBEMARLE COUNTY, VIRGINIA

Date	12/07/2015
Scale	1"=50'
Sheet No.	4 OF 5
File No.	15.055

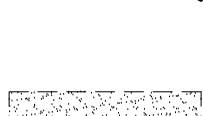
LEGEND:

- 

100-ft Stream Buffer
- 

Preserved Slopes
- 

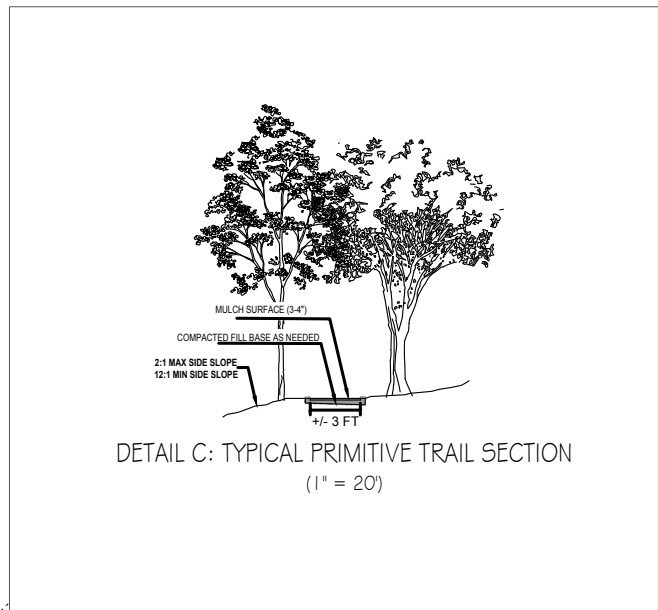
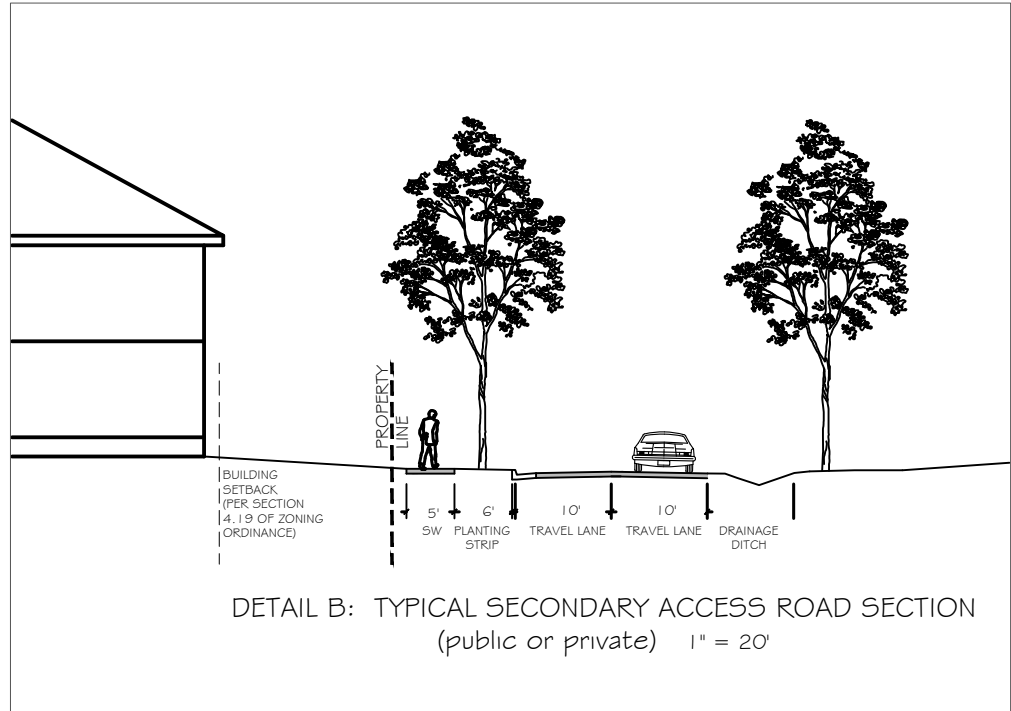
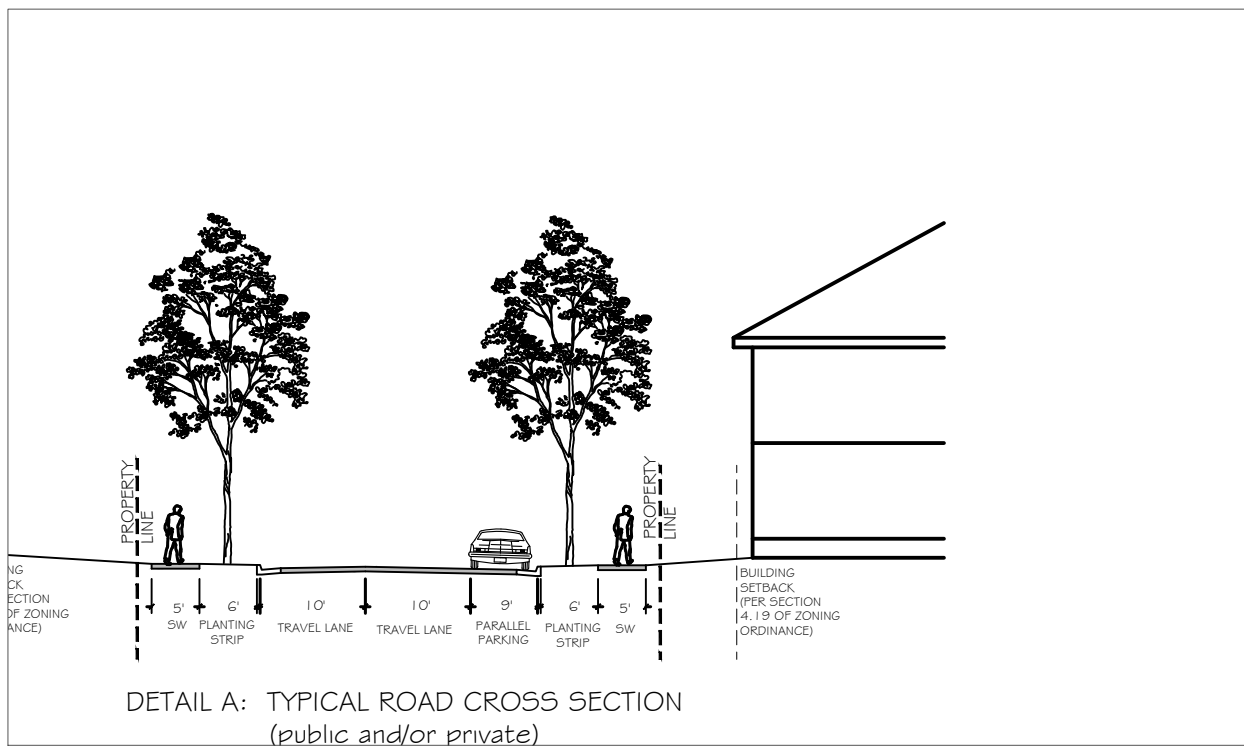
Existing Treeline
- 

Approximate Stream Location
- 

Proposed Stormwater Management Area

INFRASTRUCTURE / ENGINEERING NOTES:

- 1) Street trees shall be provided along all streets in accordance with Section 32.7.9 of the Albemarle County Zoning Ordinance.
- 2) Existing trees, located within the open space area adjacent to Route 250, shall be preserved, except where removal is necessary for: Grading and construction of primary entrance construction of 10' asphalt path, and maintenance of existing utilities. To the extent practical, the 10' asphalt path shall be designed to avoid significant trees in the buffer. In areas where trees are removed or where trees do not exist, new plantings shall be provided in accordance with the ARB Entrance Corridor Design Guidelines.
- 3) Stormwater management facilities shall not be located within the open space area between Road "B" and U.S. 250.
- 4) This proffered plan provides a preliminary road design and alignment based on public and private road standards. The public road / private road determination is not provided with this plan and shall be provided with a future subdivision plat in accordance with Division 2 of the Subdivision Ordinance.
- 5) In conjunction with Subdivision Plat and Road Plan approval for Road "A", the owner shall provide a pedestrian trail connection, in the general location of the easement shown on this sheet, to the adjoining Cory Farm Open Space area.



Plan of Development - Infrastructure		
Rev #	Date	Description
1	03/07/2016	County/Neighborhood/PC Comments
2	05/31/2016	County Staff/PC Comments
3	08/04/2016	County Staff/PC Comments

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