

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

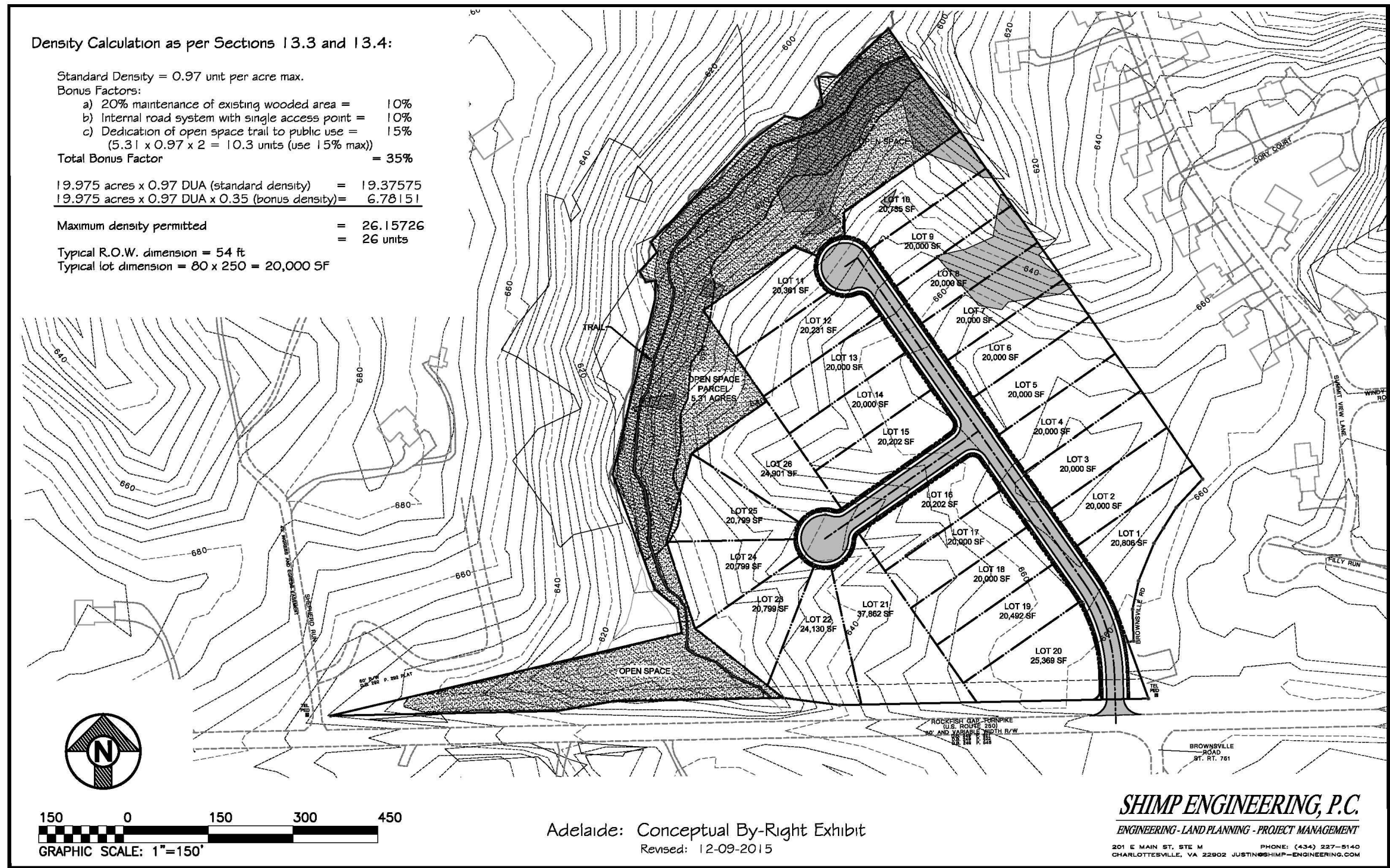
CHARLOTTESVILLE, VA 22902

(434) 277-5140

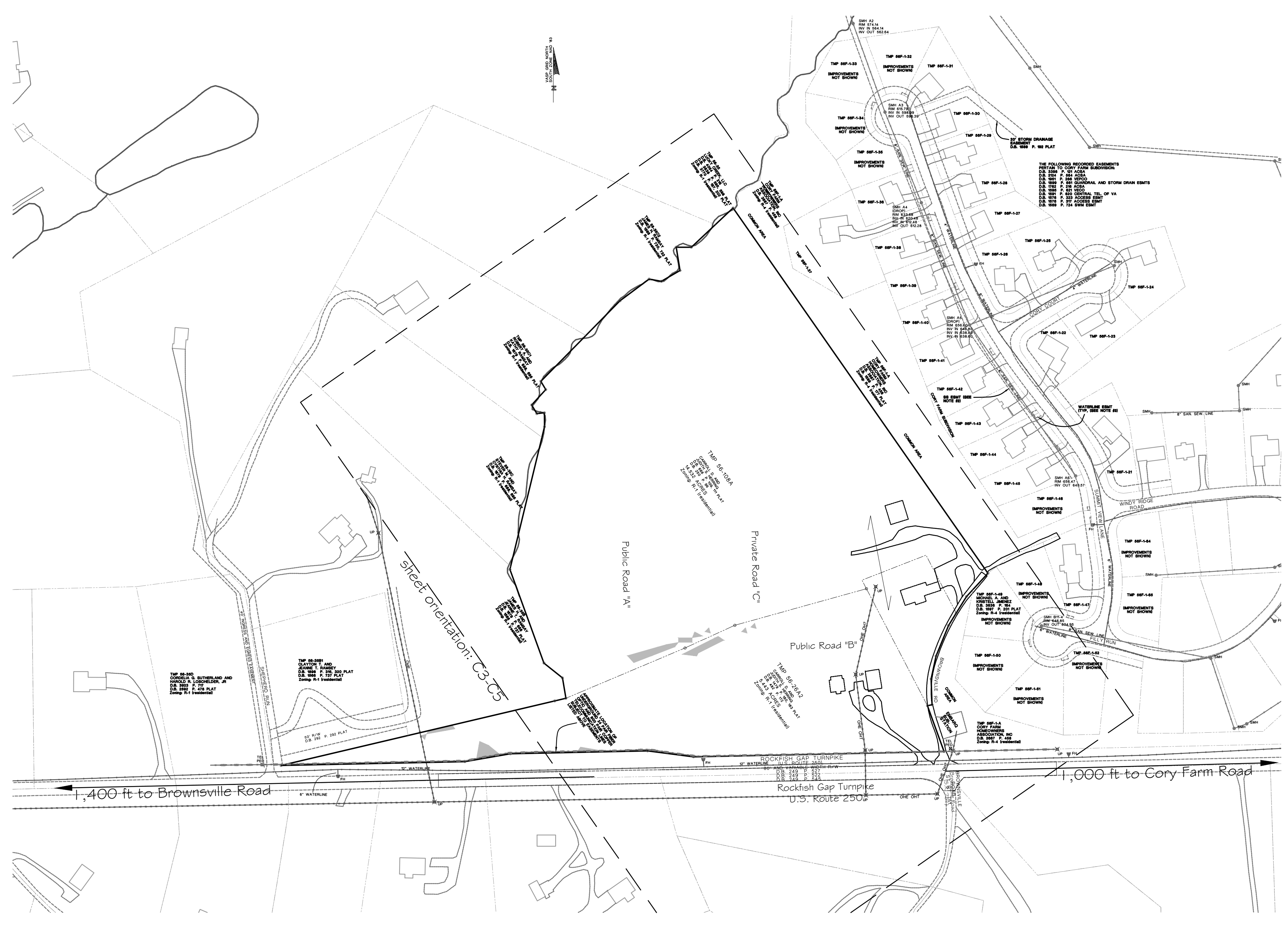
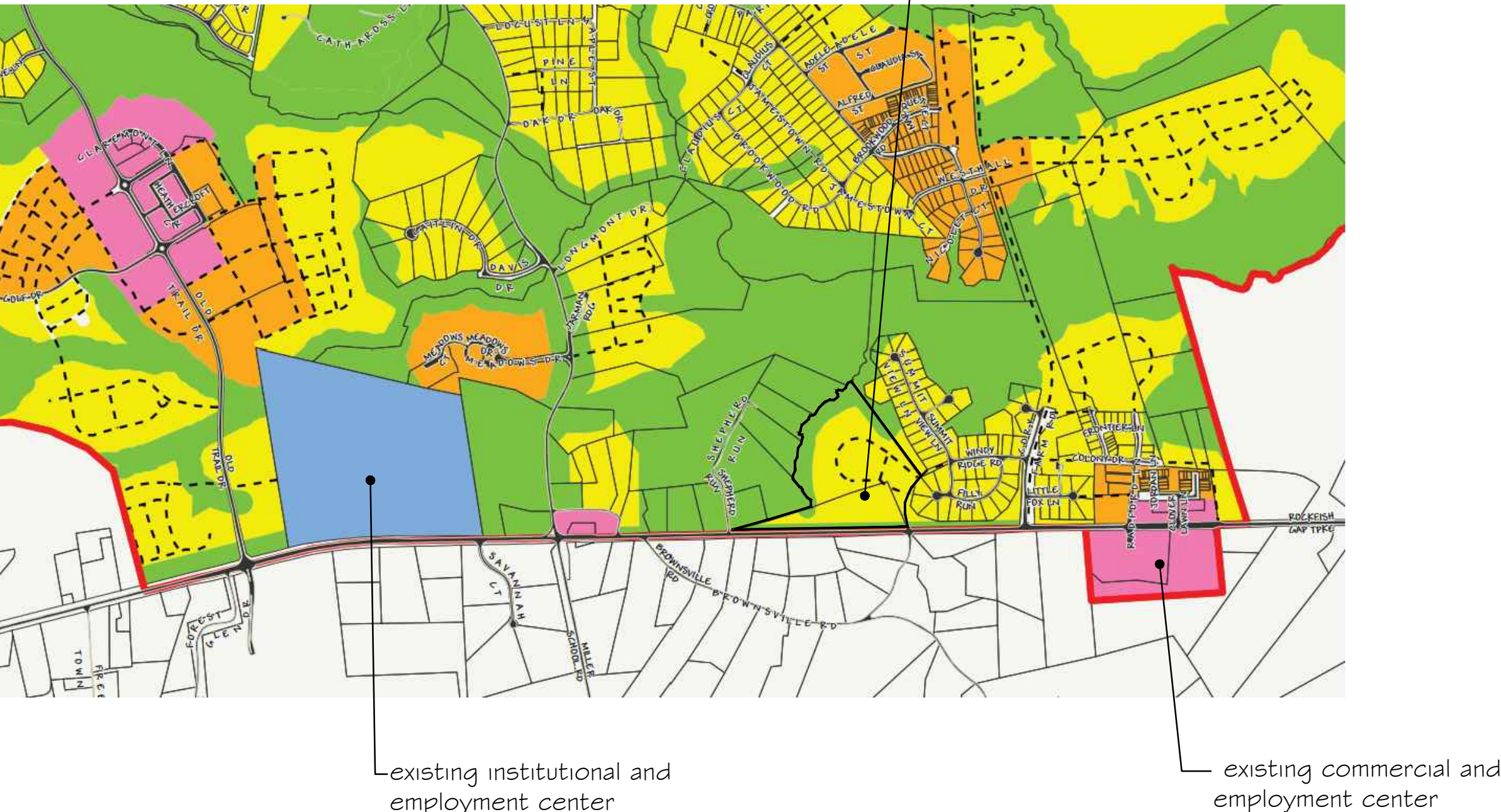
**SHEET INDEX**

C1	- COVER SHEET
C2	- PROJECT OVERVIEW
C2	- EXISTING CONDITIONS
C3	- PLAN OF DEVELOPMENT - LAND USE
C5	- PLAN OF DEVELOPMENT - INFRASTRUCTURE

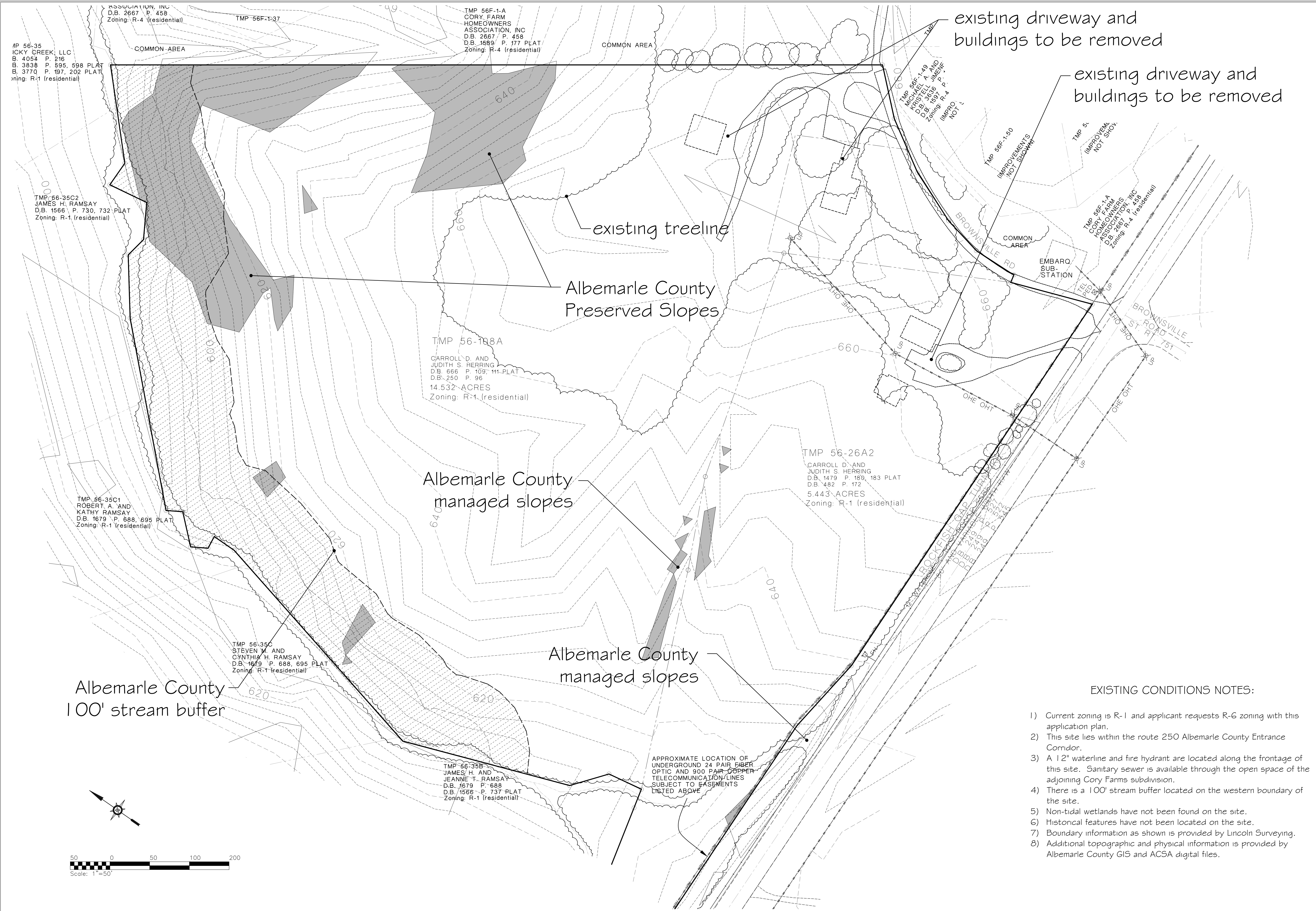




Crozet Master Plan - Land Use: 1 IN = 1,000 FT







existing 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

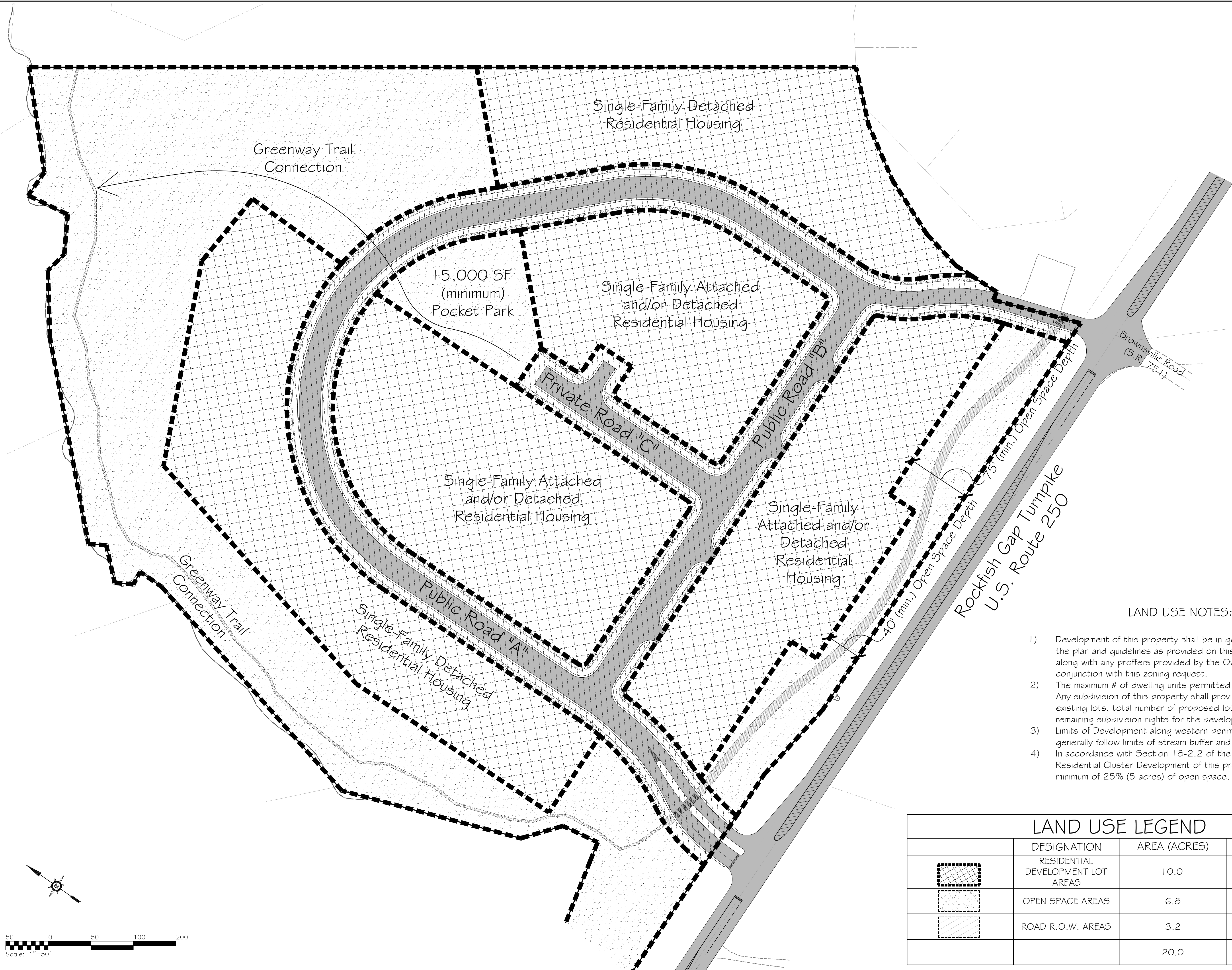
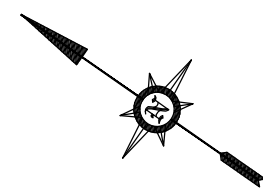
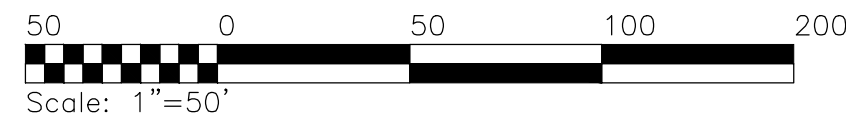
EXISTING CONDITIONS NOTES:

- 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

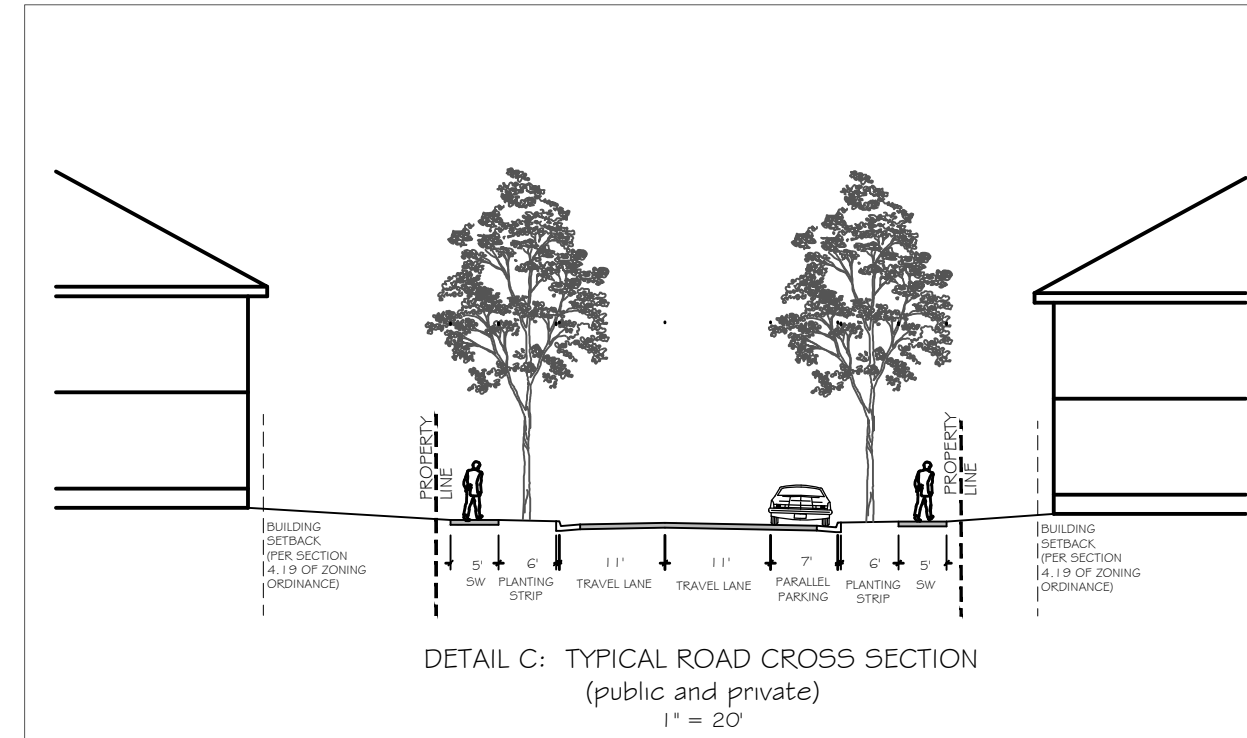
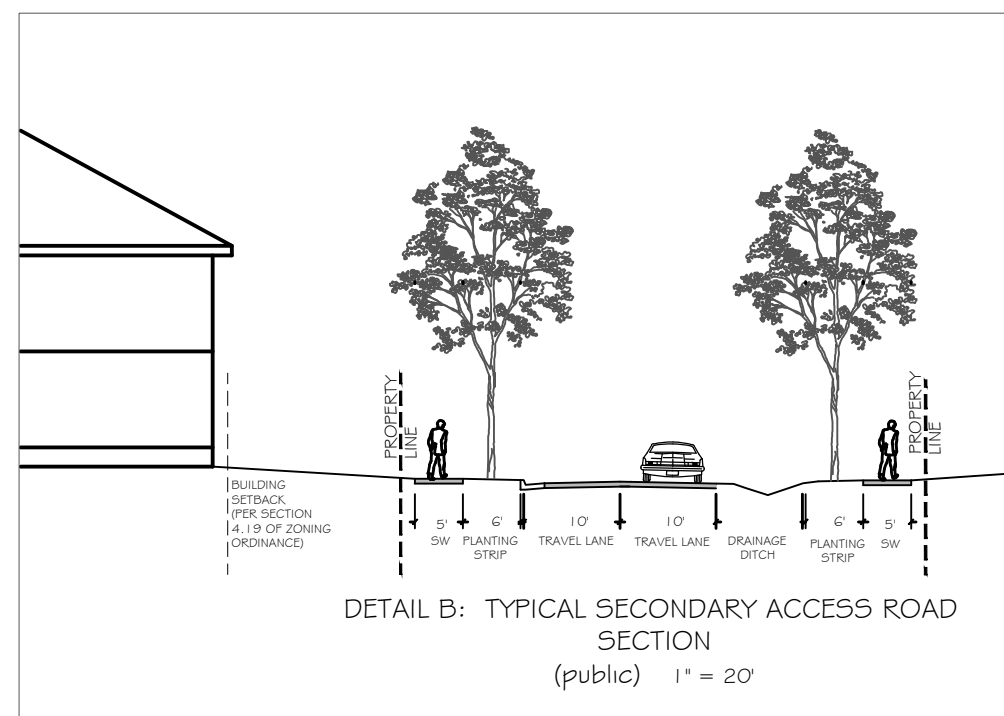
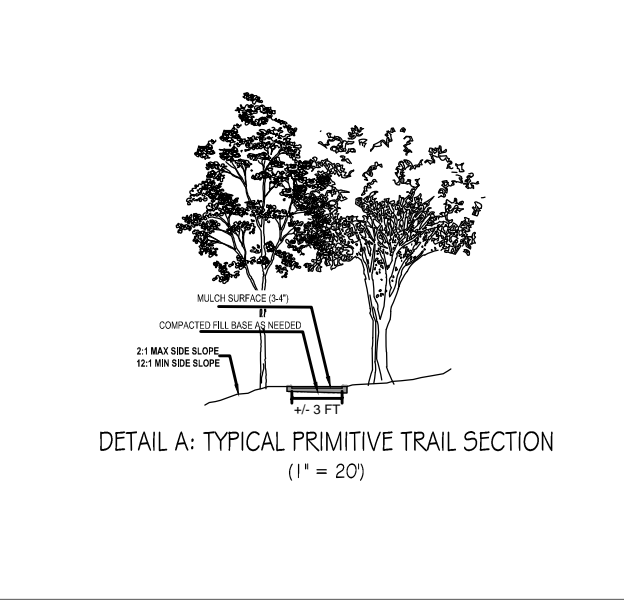
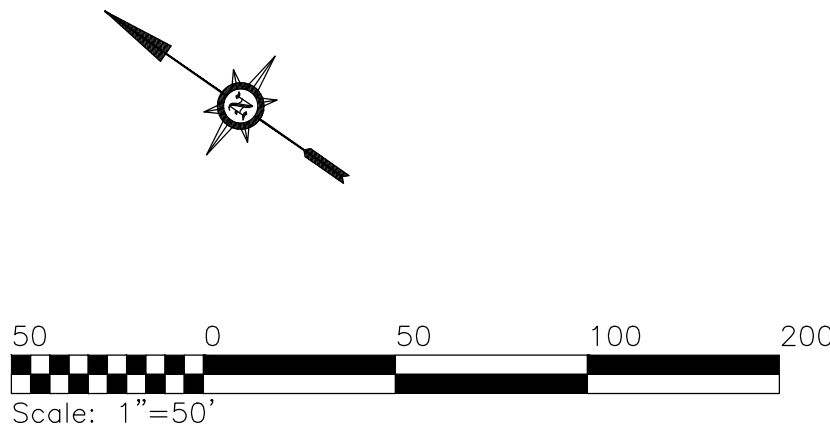
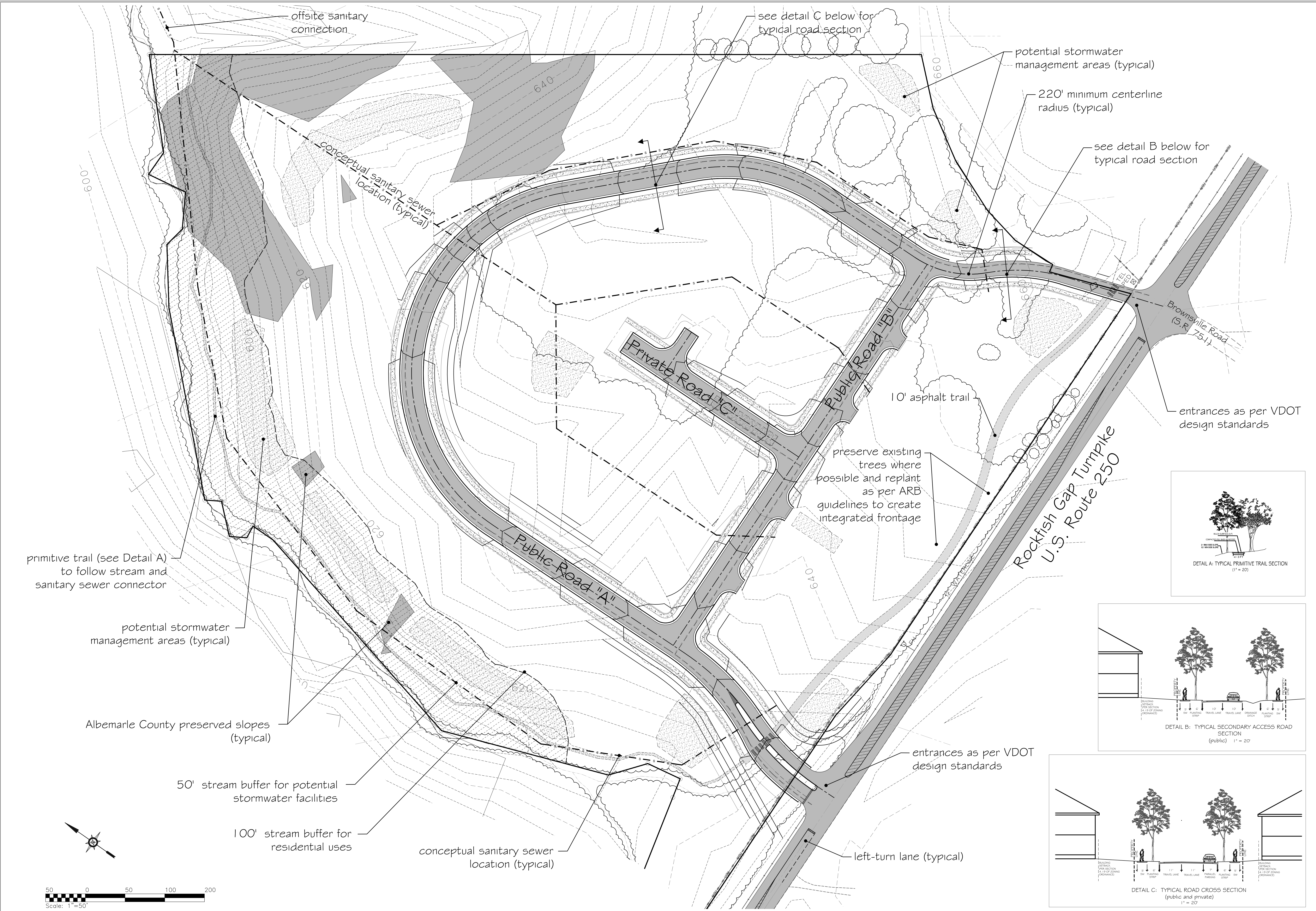
Plan of Development - Land Use

Rev #	Date	Description
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**SHIMP ENGINEERING, P.C.**  
ENGINEERING · LAND PLANNING · PROJECT MANAGEMENT  
201 E. MAIN ST., SUITE M  
CHARLOTTEVILLE, VA 22902  
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JUSTIN@SHIMP-ENGINEERING.COM

Date  
12/07/2015  
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1"=50'  
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SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

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Plan of Development - Infrastructure

Rev #	Date	Description
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REZONING APPLICATION PLAN FOR:

Adelaide

ALBEMARLE COUNTY, VIRGINIA

Date

12/07/2015

Scale

1"=50'

Sheet No.

5 OF 5

File No.

15.055