

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

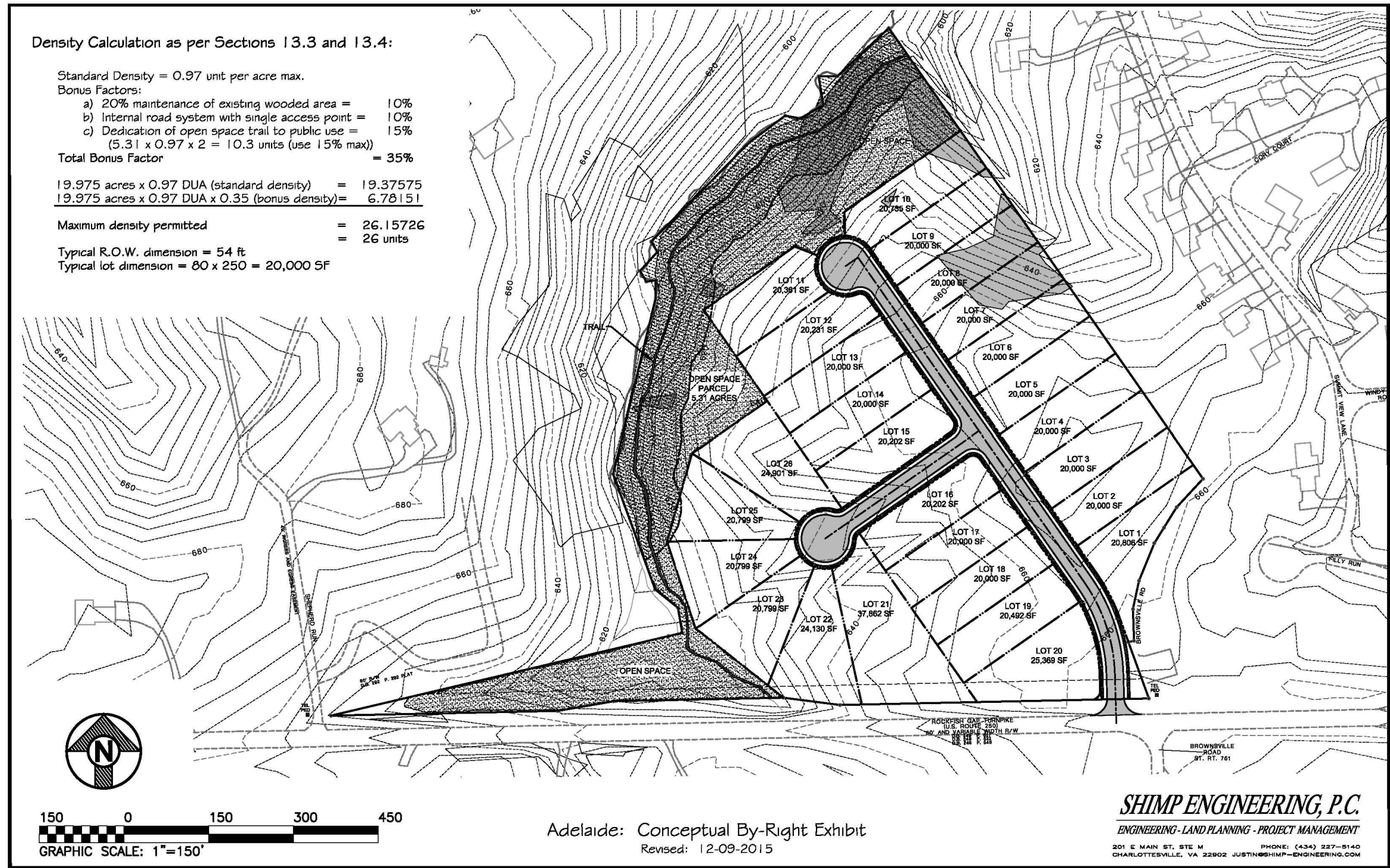
WHITE HALL MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA
DECEMBER 7, 2015
Current Revision Date: August 8, 2016



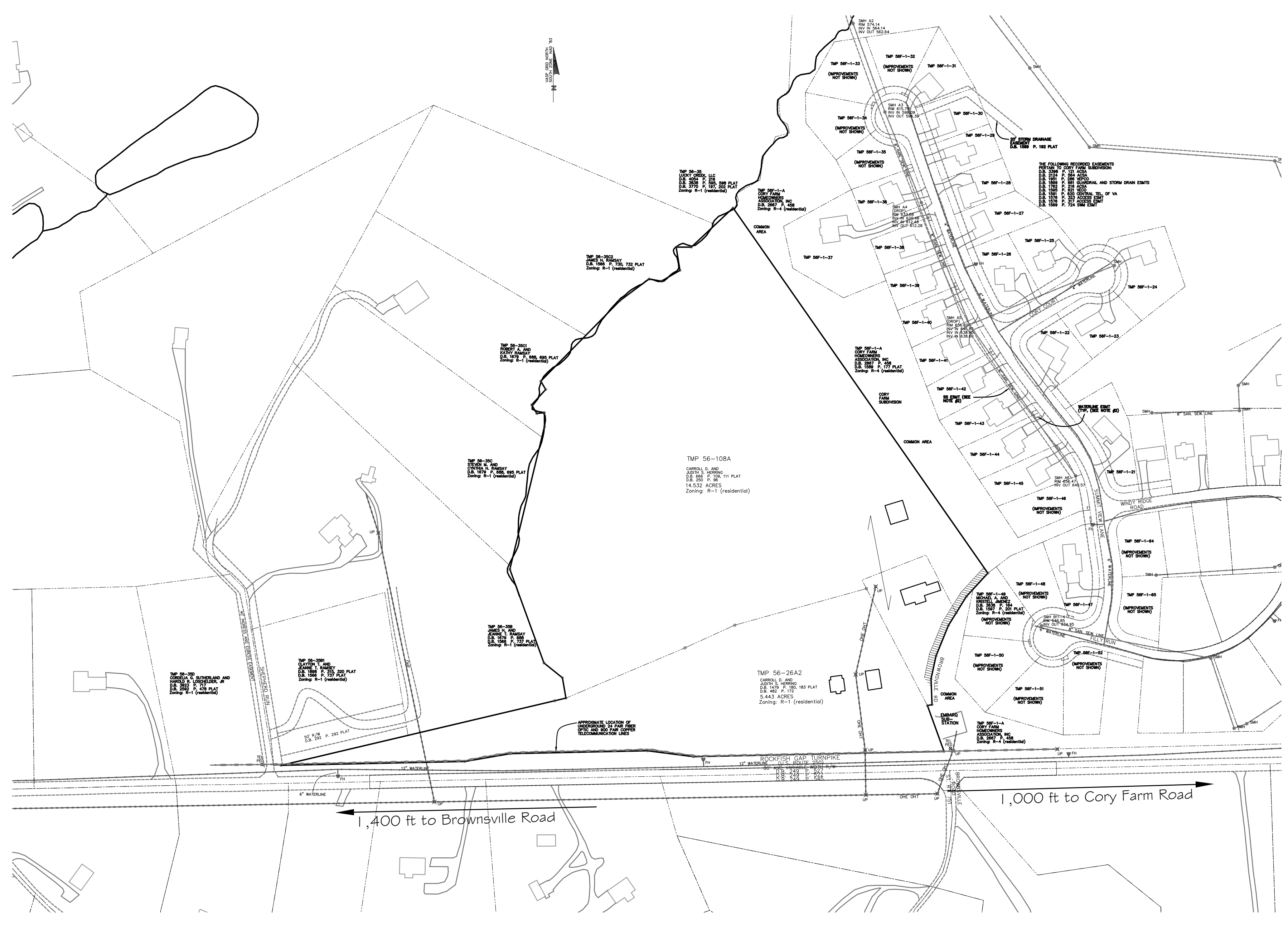
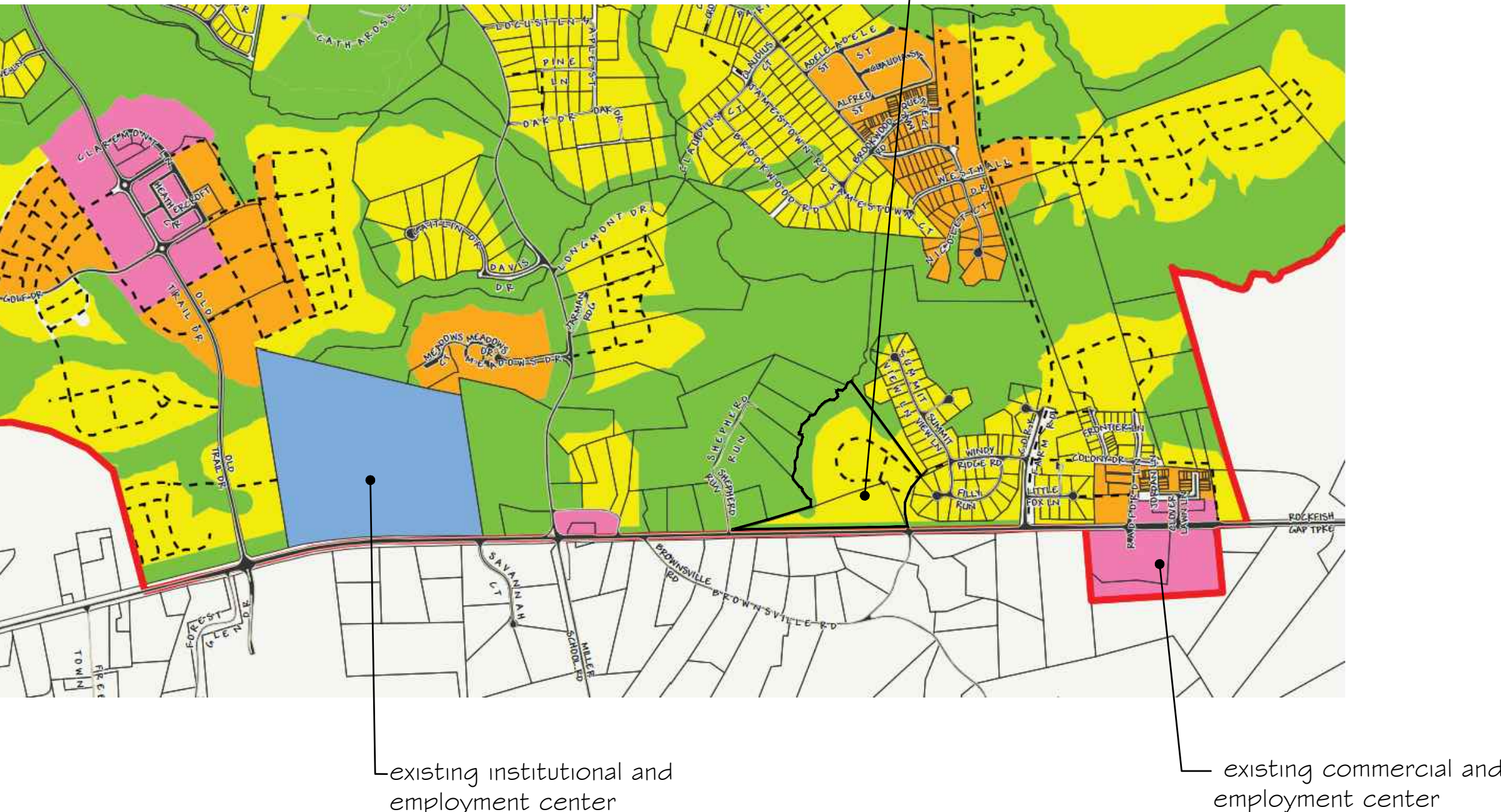
201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 277-5140

SHEET INDEX

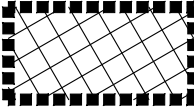
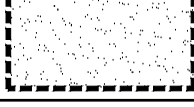
- C1 - COVER SHEET
- C2 - PROJECT OVERVIEW
- C2 - EXISTING CONDITIONS
- C3 - PLAN OF DEVELOPMENT - LAND USE
- C5 - PLAN OF DEVELOPMENT - INFRASTRUCTURE



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



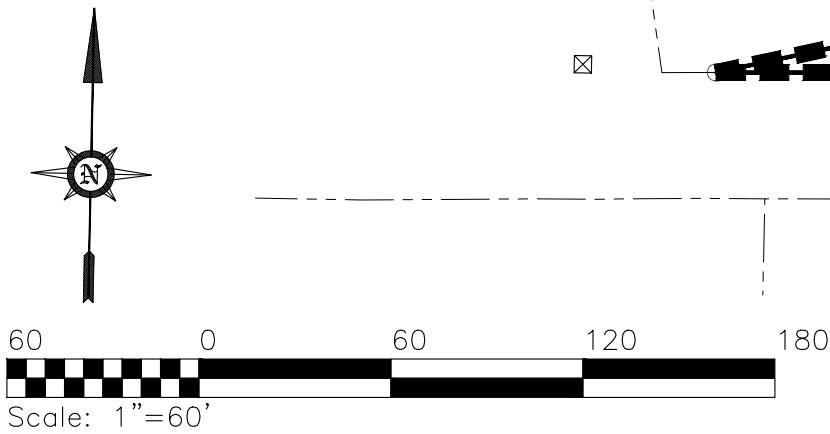
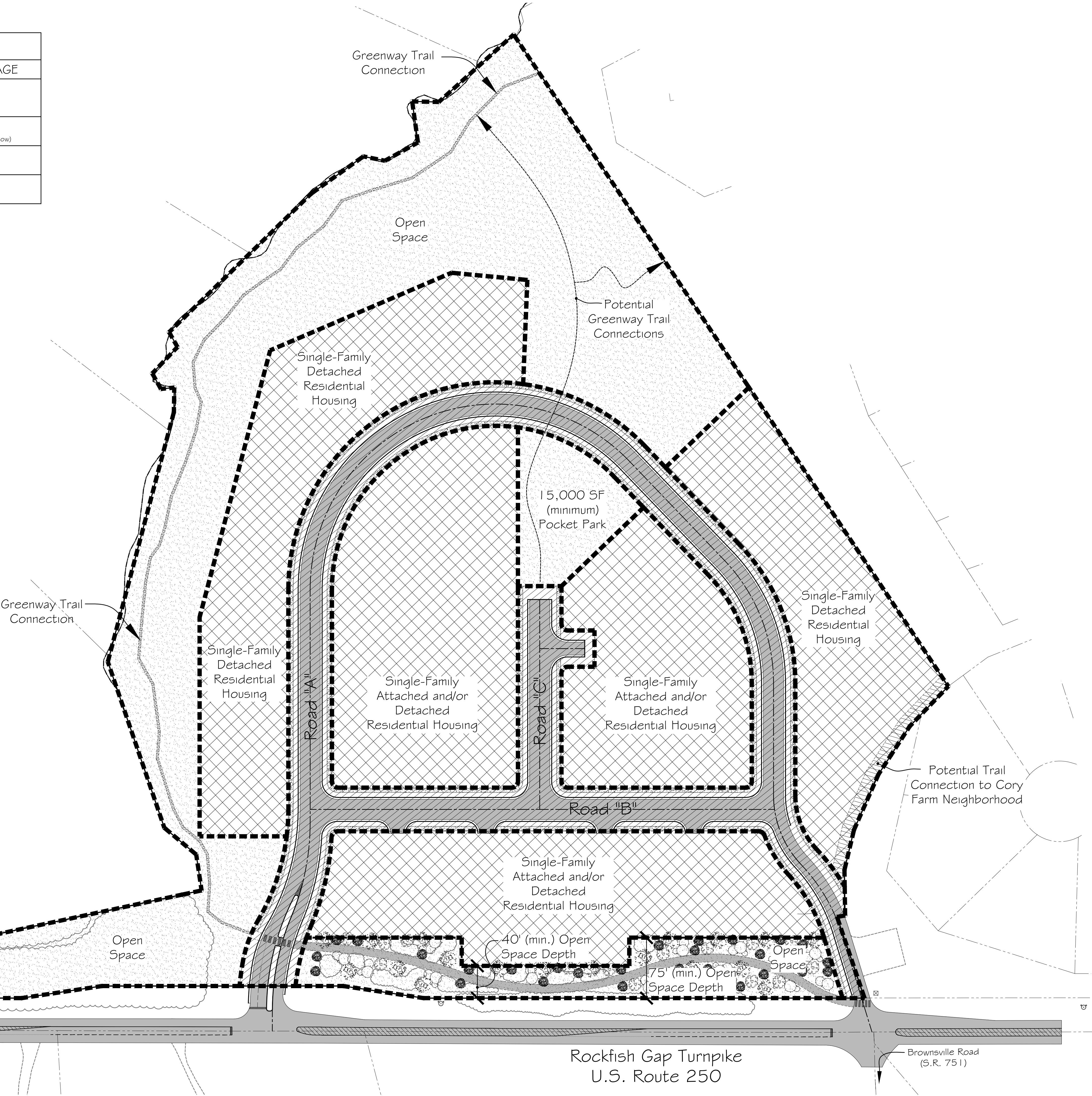
Parcel Plan: 1 IN = 150 FT

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

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



1.5 μm

Class B - type I primitive nature trail
(see Detail C this page)
to follow within 50' of stream

potential stormwater
management areas (typical)

Albemarle County preserved
slopes (typical)

- 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.

50' stream buffer for potential
stormwater facilities

100' stream buffer
for residential uses
(see sheet 4 note 4
for details)

conceptual sanitary sewer
location (typical)

preserved existing trees
(see note this page)

preserved existing trees (see note this page)

open space landscaping
as per ARB guidelines
to create integrated

10' wide Class A - type -
2 low-maintenance
multi-use asphalt trail

10' access easement
for future pedestrian
connection to Cory
Farm Open Space area

— see detail B above for
typical road section.

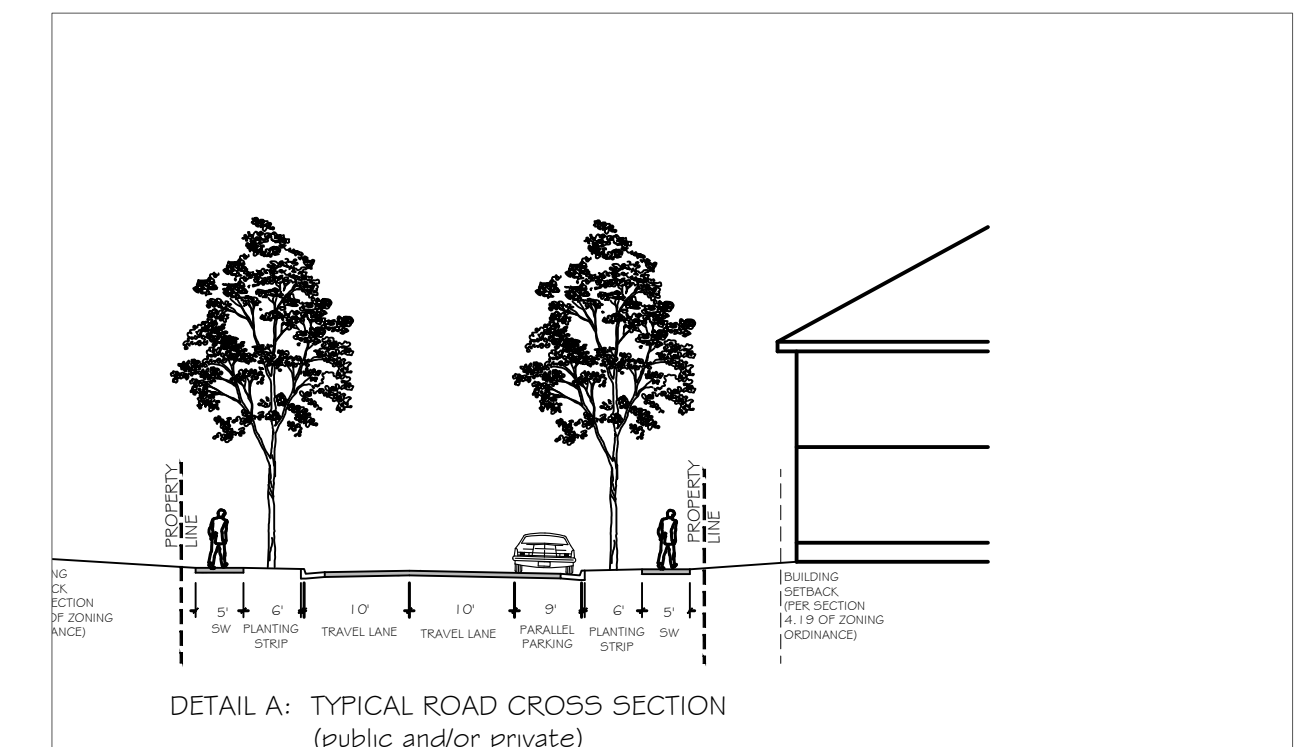
secondary entrance as per
VDOT design standards

left-turn lane (typical).

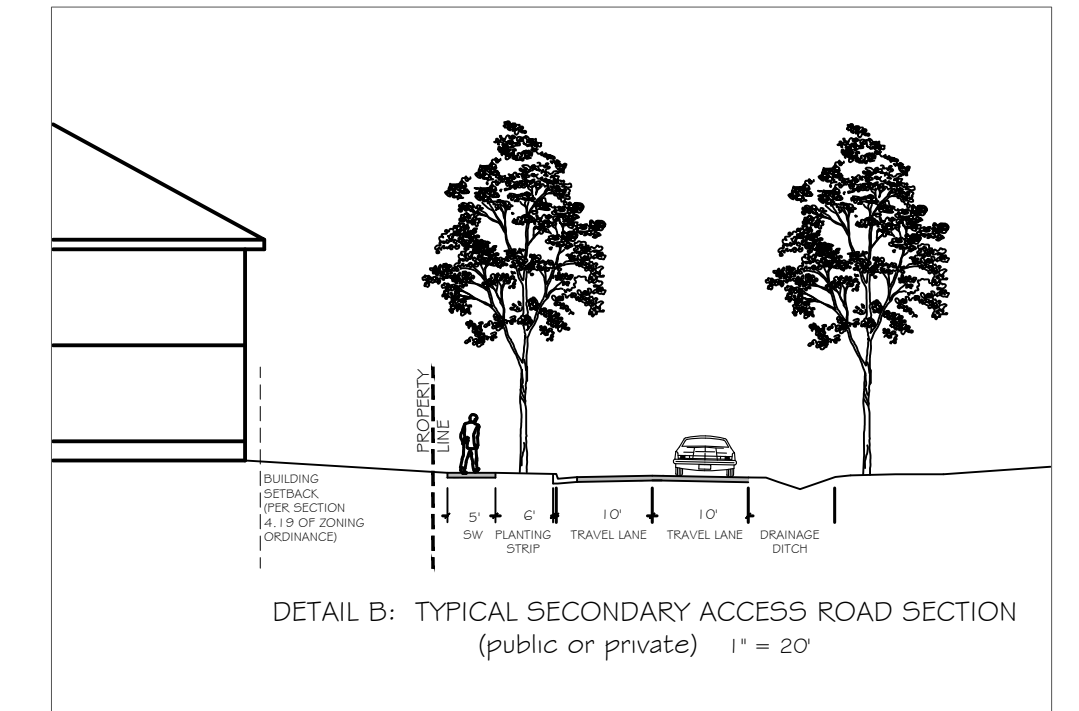
primary entrance as per
VDOT design standards

Rockfish Gap Turnpike
U.S. Route 250

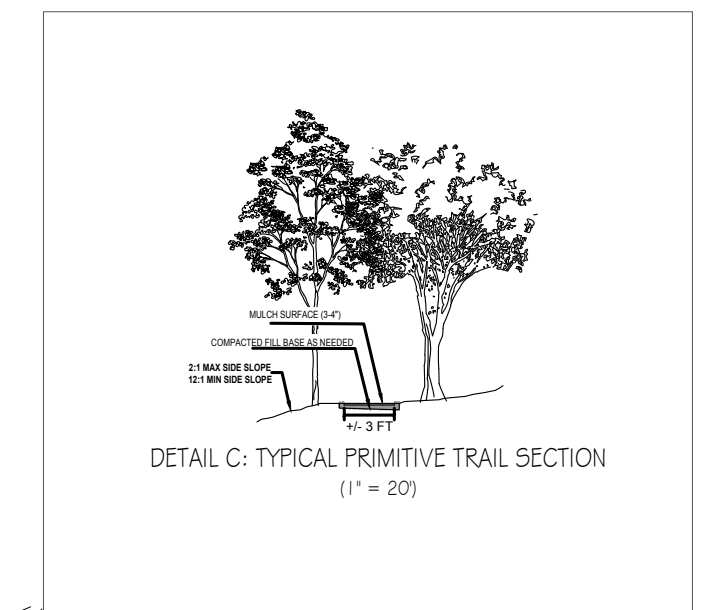
Brownsville Road
(S R 751)



DETAIL A: TYPICAL ROAD CROSS SECTION
(public and/or private)



DETAIL B: TYPICAL SECONDARY ACCESS ROAD SECTION
(public or private) 1" = 20'



DETAIL C: TYPICAL PRIMITIVE TRAIL SECTION
(1" = 20')

1	03/07/2016	County/Neighborhood/PC Comments
2	05/31/2016	County Staff/PC Comments
3	08/04/2016	County Staff/PC Comments

Adelaide

ALBEMARLE COUNTY, VIRGINIA

2/07/2015
1"=50'
5 OF 5
15.055