

PRELIMINARY SUBDIVISION PLAT FOR
ADELAIDE
TAX MAP 56 PARCELS 26A2, 108A, AND A PORTION OF PARCEL 35
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=2,000'

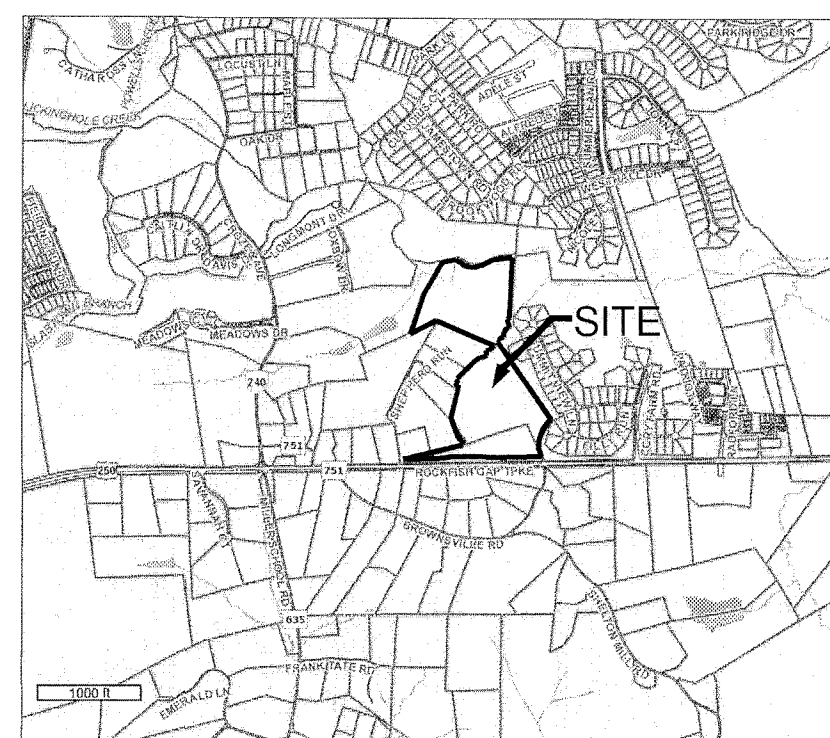
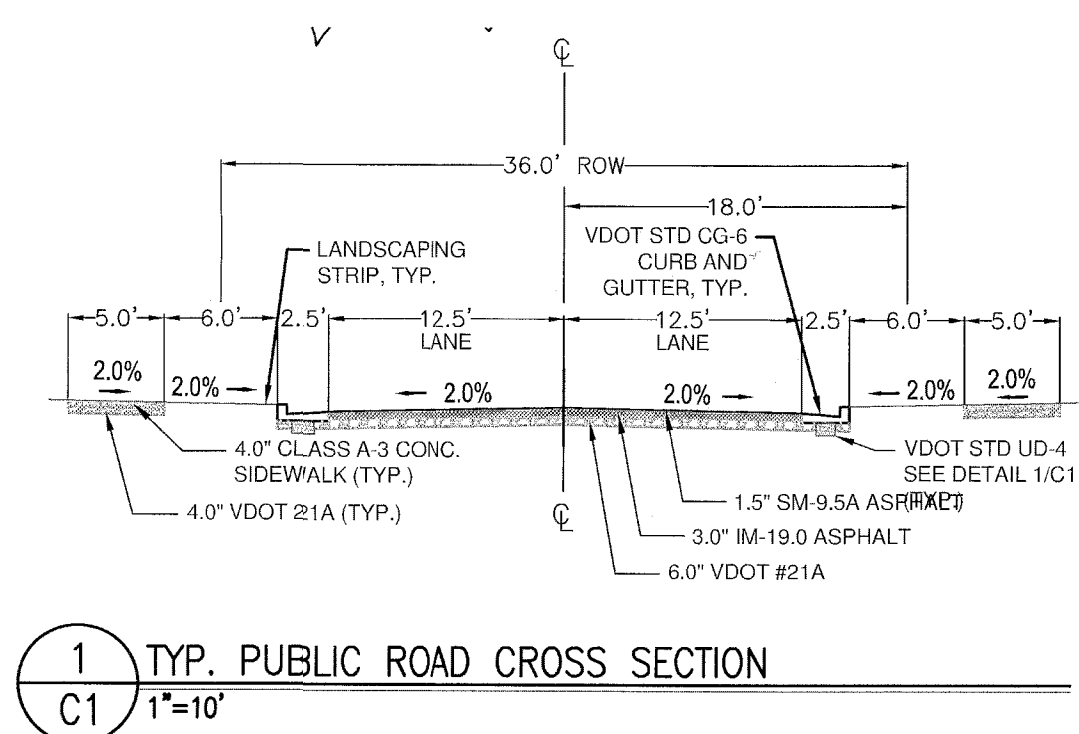


IMAGE PROVIDED BY ALBEMARLE COUNTY GIS

SHEET INDEX

- C1 - COVER SHEET
C2 - SUBDIVISION PLAT - OVERVIEW
C3 - SUBDIVISION PLAT - DETAIL



1
C1 TYP. PUBLIC ROAD CROSS SECTION
1"=10'

PROPERTY INFORMATION

OWNER (PARCELS 26A2 AND 108A): HERRING, JUDITH S.
ADDRESS: 5444 BROWNSVILLE ROAD, CHARLOTTESVILLE VA, 22903
LEGAL REFERENCE: DB 1479 PG 180
DB 666 PG 109
OWNER (PARCEL 35): LUCKY CREEK, LLC
ADDRESS: 3626 BLUFTON MILL ROAD, FREE UNION VA, 22940
LEGAL REFERENCE: DB 4054 PG 216

DEVELOPER/ CONTRACT PURCHASER:
ADELAIDE C-VILLE, LLC
250 W. MAIN STREET, SUITE 201
CHARLOTTESVILLE, VA 22902

PARCEL AREA SUMMARY

PARCEL 35 32.128 Ac.
MINUS PORTION OF 35 ADDED TO 108A 15.037 Ac.
RESIDUE OF PARCEL 35 17.091 Ac.

PARCEL 108A 14.532 Ac.
PLUS PARCEL 26A2 5.443 Ac.
PLUS PORTION OF PARCEL 35 15.037 Ac.
TOTAL PARCEL AREA 35.012 Ac.

BASE INFORMATION

SOURCE OF BOUNDARY SURVEY: PLATS OF RECORD, COMPILED BY ROGER
RAY AND ASSOCIATES. ADDITIONAL
BOUNDARY INFORMATION PROVIDED BY
LINCOLN SURVEYING.

SOURCE OF TOPOGRAPHY: ALBEMARLE COUNTY GIS DATA FILES (4 FT. CTI)

BENCHMARK(S): NAVD88, TOP MANHOLE ELEVATION=578.37
NAD83 VIRGINIA STATE PLANE SOUTH

WATER SOURCE: ALBEMARLE COUNTY SERVICE AUTHORITY

SEWER SERVICE: ALBEMARLE COUNTY SERVICE AUTHORITY

THIS PROPERTY IS ZONED: R1 - RESIDENTIAL

AN R1-CLUSTER RESIDENTIAL DEVELOPMENT IS PROPOSED WITH THIS APPLICATION.

MINIMUM BUILDING SETBACKS:
FRONT: 5' REAR: 20'

MINIMUM BUILDING SEPARATION: 10'

AREA SUMMARY

AREA OF DEVELOPMENT 34.96 Ac.
DEVELOPMENT LOTS 17.13 Ac.
DEDICATED R.O.W 1.68 Ac.
OPEN SPACE 16.15 Ac.
TOTAL PARCEL AREA 34.96 Ac.

R-1 CLUSTER DEVELOPMENT DENSITY CALCULATION:

Standard Density = 0.97 DUA

Bonus Factor 13.4.2 (Internal Road System) = 10.0%
Maximum Density Allowed = 1.067 DUA

Permitted Density = Development Area X Max. Density
= 34.96 AC X 1.067 DUA = 37 Units

Note 1: A 10% bonus is allowed for provision of an internal road system
which is the sole access to the existing state maintained road system.

AREA OF DEVELOPMENT 34.96 AC
TOTAL OPEN SPACE REQUIRED: 8.74 AC

AREA REQUIREMENTS

Proposed Number of Lots = 35 Units
Permitted Density = 1.067 DUA

Required Open Space (25%) = 8.74 Acres
Required Unrestricted Open Space = 1.75 Acres
Per 4.7(C)(3) (20% of required).

SUBDIVISION NOTES

- All proposed lots contain a building site (shown on sheet C3) that complies with section 4.2.1 of the Albemarle County Zoning Ordinance.
- To the best of our knowledge, there are no places of burial within this site.
- This site does not lie within an agricultural-forestral district.
- This site lies within Lickinghole Creek Water Supply watershed.
- The stream buffers shown hereon shall be managed in accordance with the Albemarle County Water Protection Ordinance.
- See map for limits of the 100 year flood hazard overlay district per FEMA floodmap #51003C0237D effective 02/04/2005.



COVER PAGE

Rev # Date Description

PRELIMINARY SUBDIVISION PLAT FOR

ADELAIDE
ALBEMARLE COUNTY, VIRGINIA

Date

11/21/2016

Scale

N/A

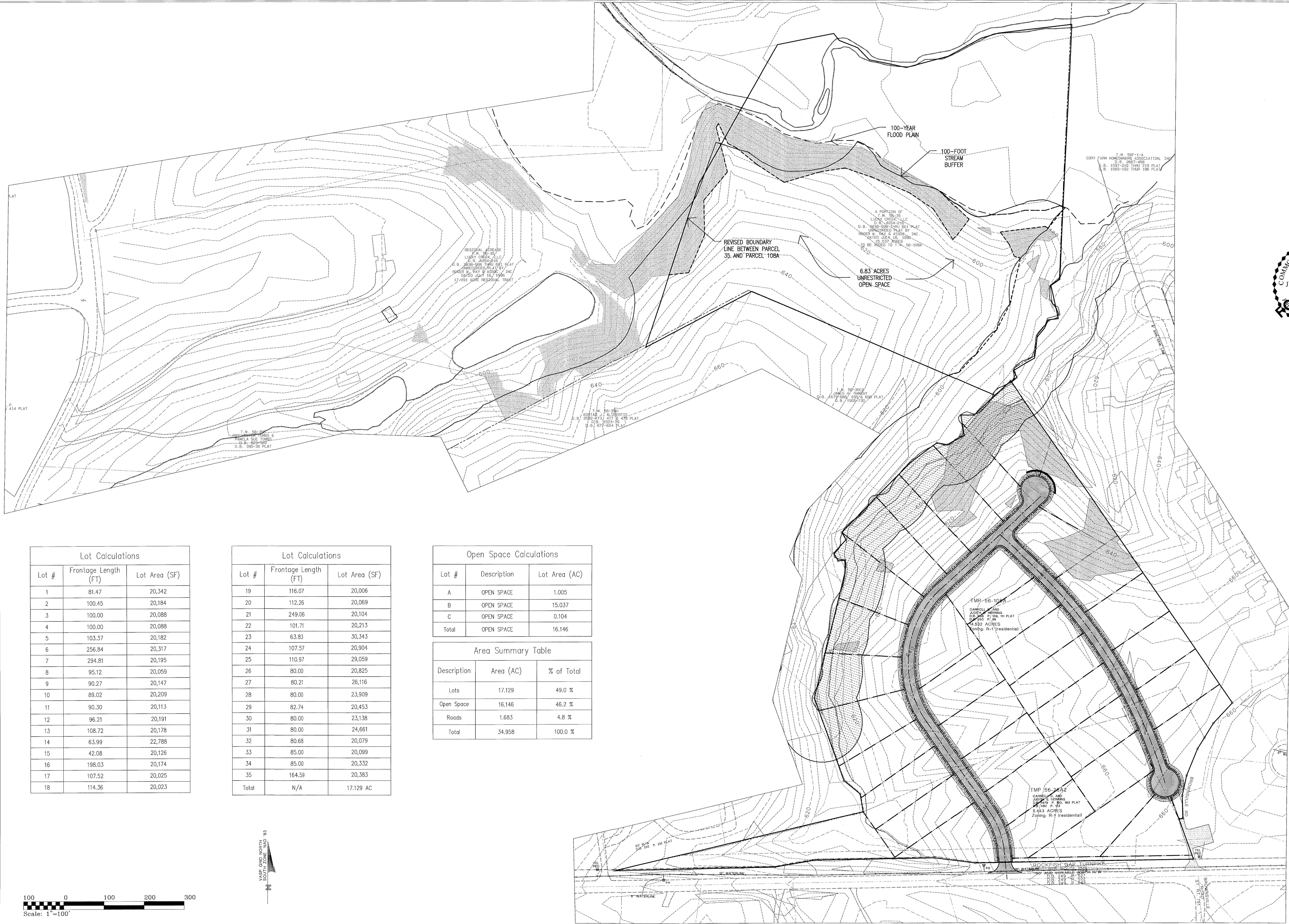
Sheet No.

C1 OF 3

File No.

15.055

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902
PHONE: (434) 297-5140
JUSTIN@SHIMP-ENGINEERING.COM



Lot Calculations		
Lot #	Frontage Length (FT)	Lot Area (SF)
1	81.47	20,342
2	100.45	20,184
3	100.00	20,088
4	100.00	20,088
5	103.37	20,182
6	256.84	20,317
7	294.81	20,195
8	95.12	20,059
9	90.27	20,147
10	89.02	20,209
11	90.30	20,113
12	96.21	20,191
13	108.72	20,178
14	63.99	22,788
15	42.08	20,126
16	198.03	20,174
17	107.52	20,025
18	114.36	20,023

Lot Calculations		
Lot #	Frontage Length (FT)	Lot Area (SF)
19	116.07	20,006
20	112.26	20,069
21	249.06	20,104
22	101.71	20,213
23	63.83	30,343
24	107.57	20,904
25	110.97	29,059
26	80.00	20,825
27	80.21	26,116
28	80.00	23,909
29	82.74	20,453
30	80.00	23,138
31	80.00	24,661
32	80.68	20,079
33	85.00	20,099
34	85.00	20,332
35	164.59	20,383
Total	N/A	17,129 AC

Open Space Calculations		
Lot #	Description	Lot Area (AC)
A	OPEN SPACE	1.005
B	OPEN SPACE	15.037
C	OPEN SPACE	0.104
Total	OPEN SPACE	16.146

Area Summary Table		
Description	Area (AC)	% of Total
Lots	17.129	49.0 %
Open Space	16.146	46.2 %
Roads	1.683	4.8 %
Total	34.958	100.0 %

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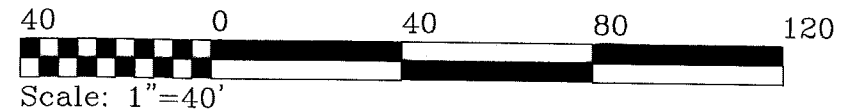
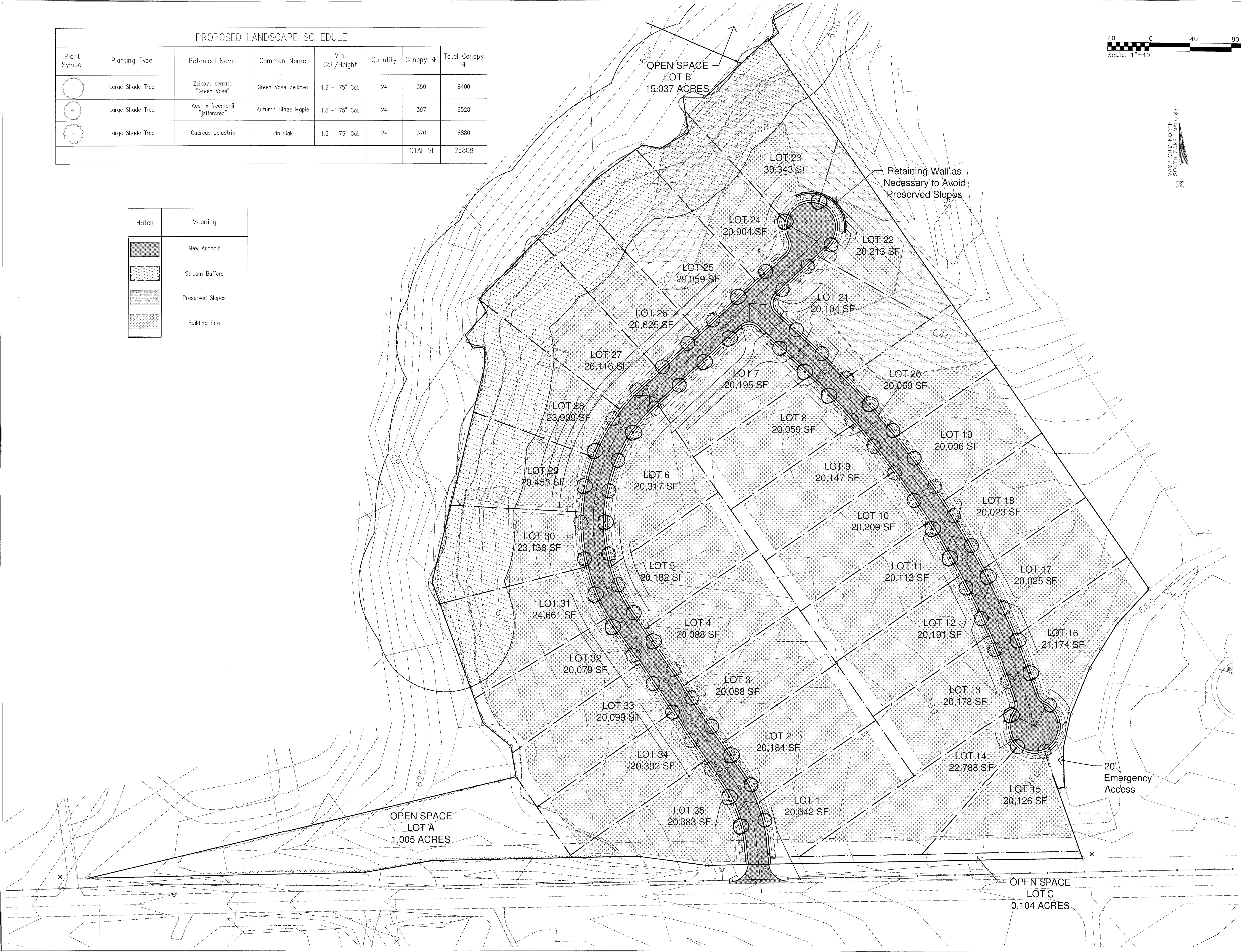
SUBDIVISION PLAT OVERVIEW		
Rev. #	Date	Description

PRELIMINARY SUBDIVISION PLAT FOR
ADELAIDE
ALBEMARLE COUNTY, VIRGINIA

Date	11/21/2016
Scale	1"=100'
Sheet No.	C2 OF 3
File No.	15.055

PROPOSED LANDSCAPE SCHEDULE							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Shade Tree	Zelkova serrata "Green Vase"	Green Vase Zelkova	1.5"-1.75" Cal.	24	350	8400
	Large Shade Tree	Acer x freemanii "Jeffersred"	Autumn Blaze Maple	1.5"-1.75" Cal.	24	397	9528
	Large Shade Tree	Quercus palustris	Pin Oak	1.5"-1.75" Cal.	24	370	8880
						TOTAL SF:	26808

Hatch	Meaning
	New Asphalt
	Stream Buffers
	Preserved Slopes
	Building Site



VASP GRID NORTH
SOUTH EASE, MD '83

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SUBDIVISION PLAT
DETAIL

PRELIMINARY SUBDIVISION PLAT FOR
ADELAIDE
ALBEMARLE COUNTY, VIRGINIA

Date	11/21/2016
Scale	1"=60'
Sheet No.	C3 OF 3
File No.	15.055