

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

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.

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

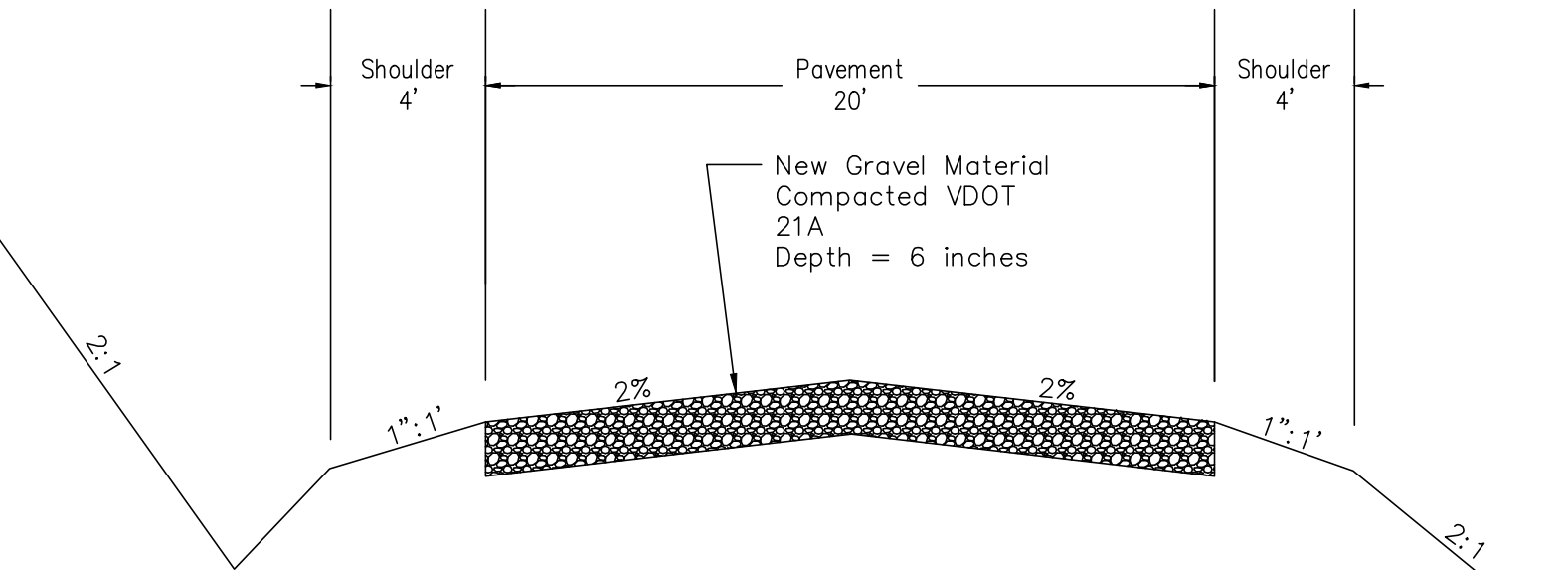
Area in Lots ..... 10.70 Acres (49%)  
Area in Open Space ..... 9.30 Acres (43%)  
Area in Roads ..... 1.75 Acres (8%)

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

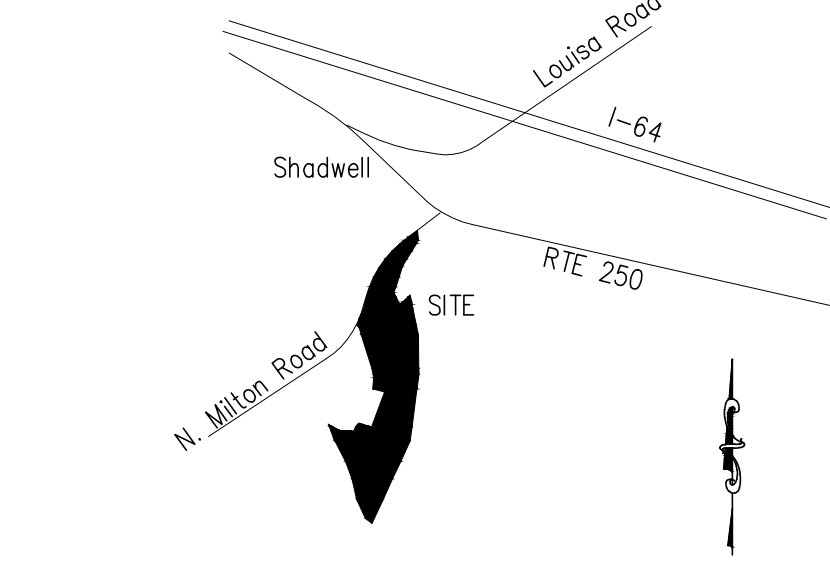
Front Setback - 25'  
Side Setback - 10'  
Rear Setback - 25' or Stream Buffer

BUILDING SITE TABLE

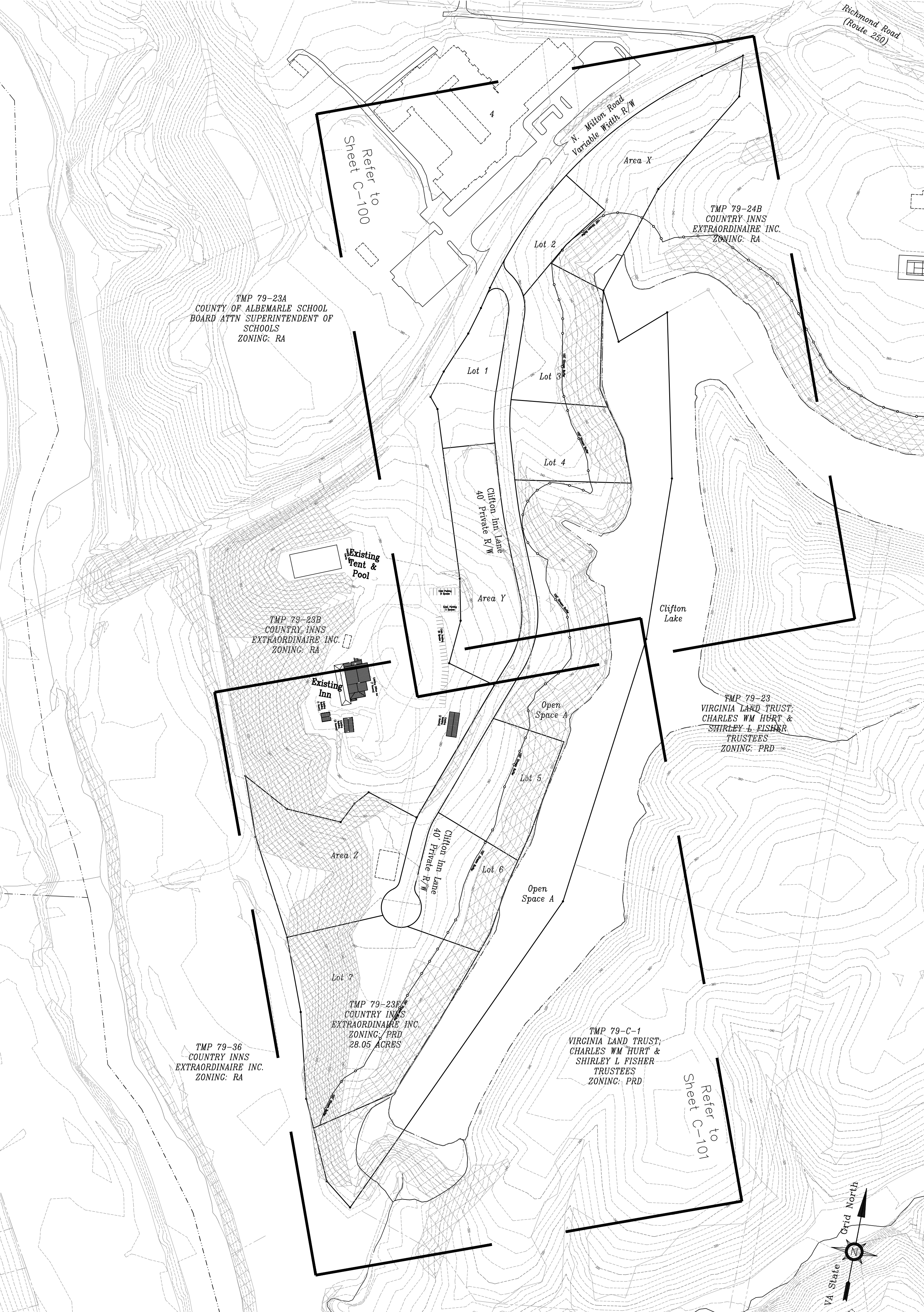
| Lot No. | Maximum Length | Minimum Width | Ratio |
|---------|----------------|---------------|-------|
| 1       | 234            | 99            | 2.5:1 |
| 2       | 278            | 98            | 2.8:1 |
| 3       | 307            | 82            | 3.7:1 |
| 4       | 207            | 124   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



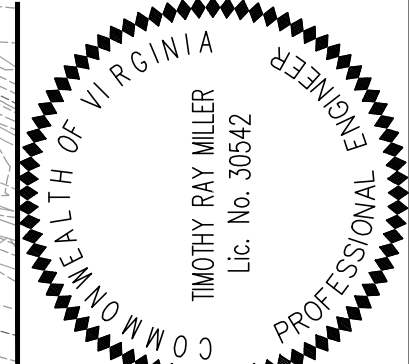
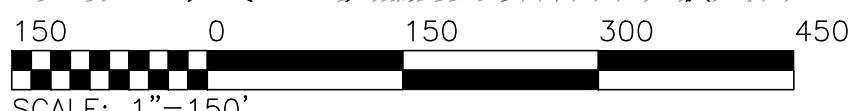
3 TYPICAL ROAD SECTION  
C-001 SCALE: NTS



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  
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 |
|     |                 |          |
|     |                 |          |
|     |                 |          |

| NO. | DESCRIPTION     | DATE     |
|-----|-----------------|----------|
| 1   | County Comments | 01/15/16 |
| 2   | County Comments | 04/04/16 |
| 3   | County Comments | 02/06/17 |
|     |                 |          |
|     |                 |          |
|     |                 |          |

PROJECT TITLE:  
APPLICATION PLAN FOR  
SHADWELL ESTATES

SHEET TITLE:  
COVER SHEET

SHEET NO.  
C-001

SHEET 1 of 3



REFER TO SHEET C-100



|              |            |
|--------------|------------|
| JOB NO.:     | 151720     |
| 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  
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 |
|     |                 |          |
|     |                 |          |
|     |                 |          |

PROJECT TITLE:  
APPLICATION PLAN FOR  
SHADWELL ESTATES

SHEET TITLE:  
MASTER PLAN

SHEET NO.  
**C-101**  
SHEET 3 of 3