

PRELIMINARY SUBDIVISION PLAT FOR
CROZET COURT
TAX MAP 56 PARCEL 45 AND TAX MAP 56D PARCELS 1 AND 2
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=1,000'

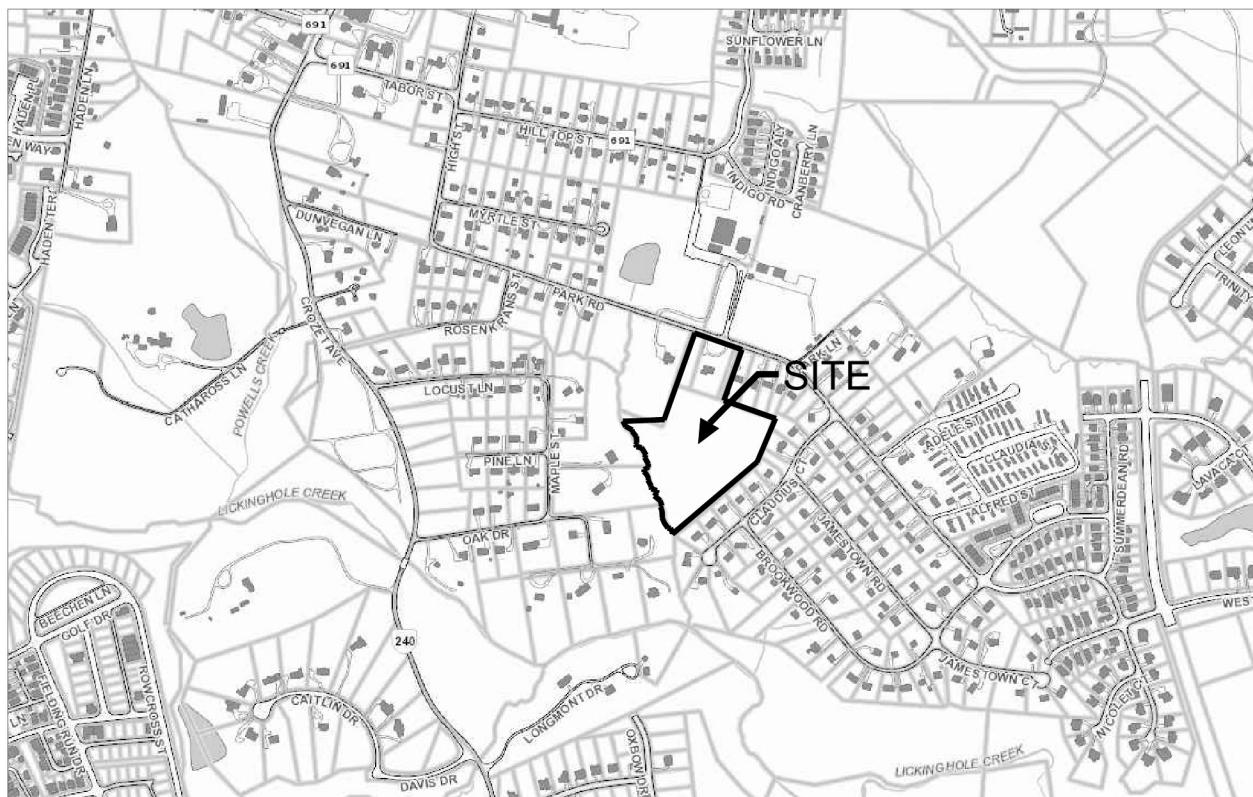
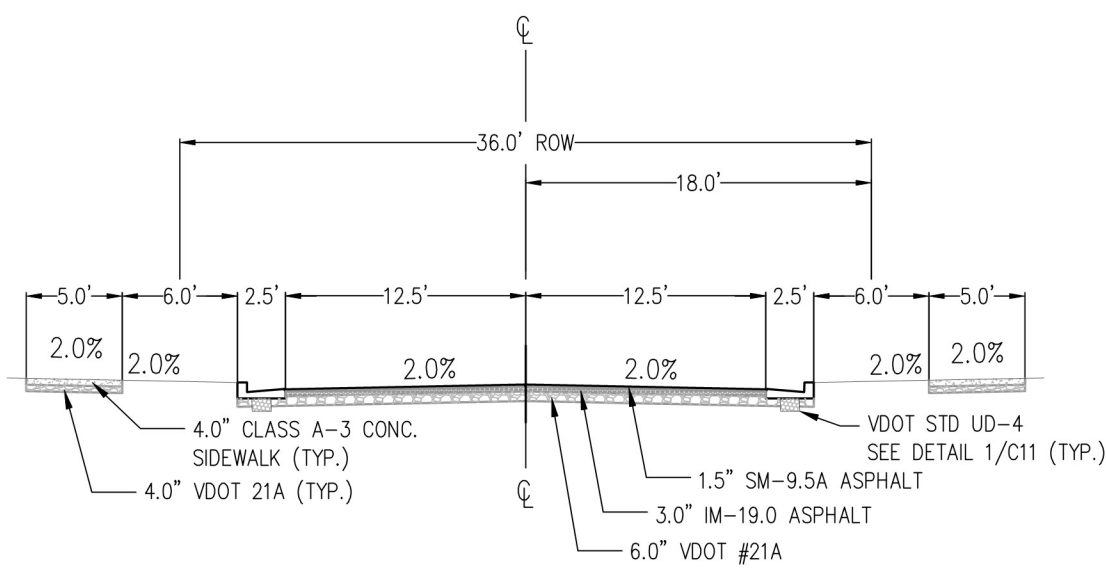


IMAGE PROVIDED BY ALBEMARLE COUNTY GIS

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 (PARCEL 45): VALENTINE, LINDA JARMAN & JOHN B JARMAN III
ADDRESS: 486 DOBSONS VIEW ROAD
ELLIJAY, GA 30536
LEGAL REFERENCE: DB 1479 PG 180
DB 666 PG 109
OWNER (PARCEL 56D-1): VALENTINE, LINDA JARMAN & JOHN B JARMAN III
ADDRESS: 486 DOBSONS VIEW ROAD
ELLIJAY, GA 30536
LEGAL REFERENCE: DB 488 PG 007
OWNER (PARCEL 56D-2): VALENTINE, LINDA JARMAN & JOHN B JARMAN III
ADDRESS: 486 DOBSONS VIEW ROAD
ELLIJAY, GA 30536
LEGAL REFERENCE: WB 128 PG 705

DEVELOPER/ CONTRACT PURCHASER:
STONY POINT DESIGN BUILD
200 GARRETT STREET SUITE 0
CHARLOTTESVILLE, VA 22902

PARCEL AREA SUMMARY

PARCEL 56-45 7.27 Ac.
PARCEL 56D-1 0.51 Ac.
PARCEL 56D-2 1.16 Ac.
TOTAL PARCEL AREA 8.94 Ac

BASE INFORMATION

SOURCE OF BOUNDARY SURVEY: PLATS OF RECORD, COMPILED BY ROGER RAY AND ASSOCIATES.
SOURCE OF TOPOGRAPHY: ALBEMARLE COUNTY GIS DATA FILES (4 FT. CTI) SUPPLEMENTED WITH FIELD TOPOGRAPHY BY ROGER RAY AND ASSOCIATES.
BENCHMARK(S): NAVD88, IRON AND CAP SET ELEVATION=677.22
NAD83 VIRGINIA STATE PLANE SOUTH
WATER SOURCE: ALBEMARLE COUNTY SERVICE AUTHORITY
SEWER SERVICE: ALBEMARLE COUNTY SERVICE AUTHORITY
THIS PROPERTY IS ZONED: R2 - RESIDENTIAL
AN R2-CLUSTER RESIDENTIAL DEVELOPMENT WITH 15% BONUS DENSITY IS PROPOSED WITH THIS APPLICATION.
BASE DENSITY PERMITTED = 2.0 DUA
BONUS FACTOR 14.4.1 (STREET TREES) = 5%
BONUS FACTOR 14.4.2 (INTERNAL ROADS) = 10%
TOTAL BONUS DENSITY FACTOR = 15% = 0.3 DUA
MAXIMUM DENSITY PERMITTED = 2.3 DUA
MINIMUM BUILDING SETBACKS:
FRONT: 5' (18' FROM BACK OF SIDEWALK FOR GARAGE FRONTS)
REAR: 20'
SIDE: 5'
MINIMUM BUILDING SEPARATION: 10'

AREA SUMMARY

AREA OF DEVELOPMENT 8.94 Ac.
DEVELOPMENT LOTS 5.04 Ac
DEDICATED R.O.W 0.86 Ac
OPEN SPACE 3.04 Ac
TOTAL PARCEL AREA 8.94 Ac

R-1 CLUSTER DEVELOPMENT DENSITY CALCULATION:

Standard Density = 2.0 DUA
Bonus Factors: 14.4.1 (Provision of Street Trees) = 5.0%
14.4.2 (Internal Road System) = 10.0%
Maximum Density Allowed = 2.3 DUA
Permitted Density = Development Area X Max. Density
= 8.94 AC X 2.3 DUA = 20 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 = 8.94 AC
TOTAL OPEN SPACE REQUIRED: 25% = 2.24 AC

AREA REQUIREMENTS

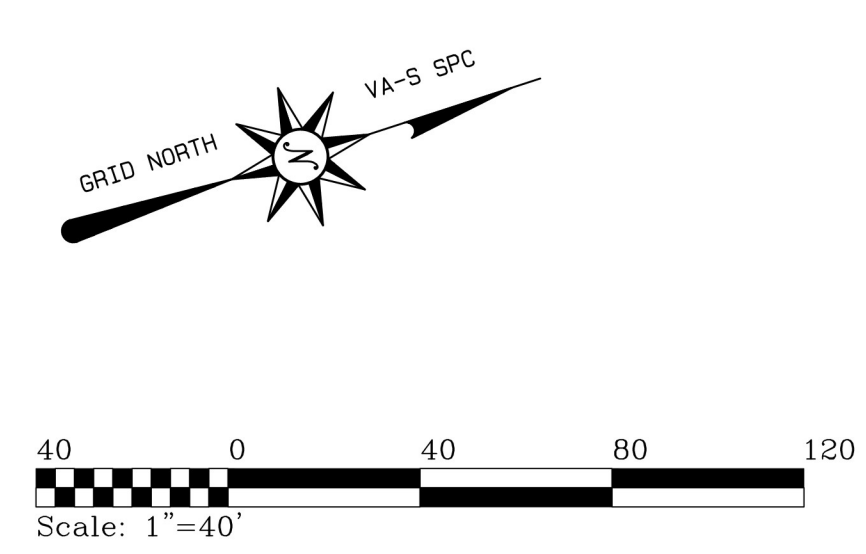
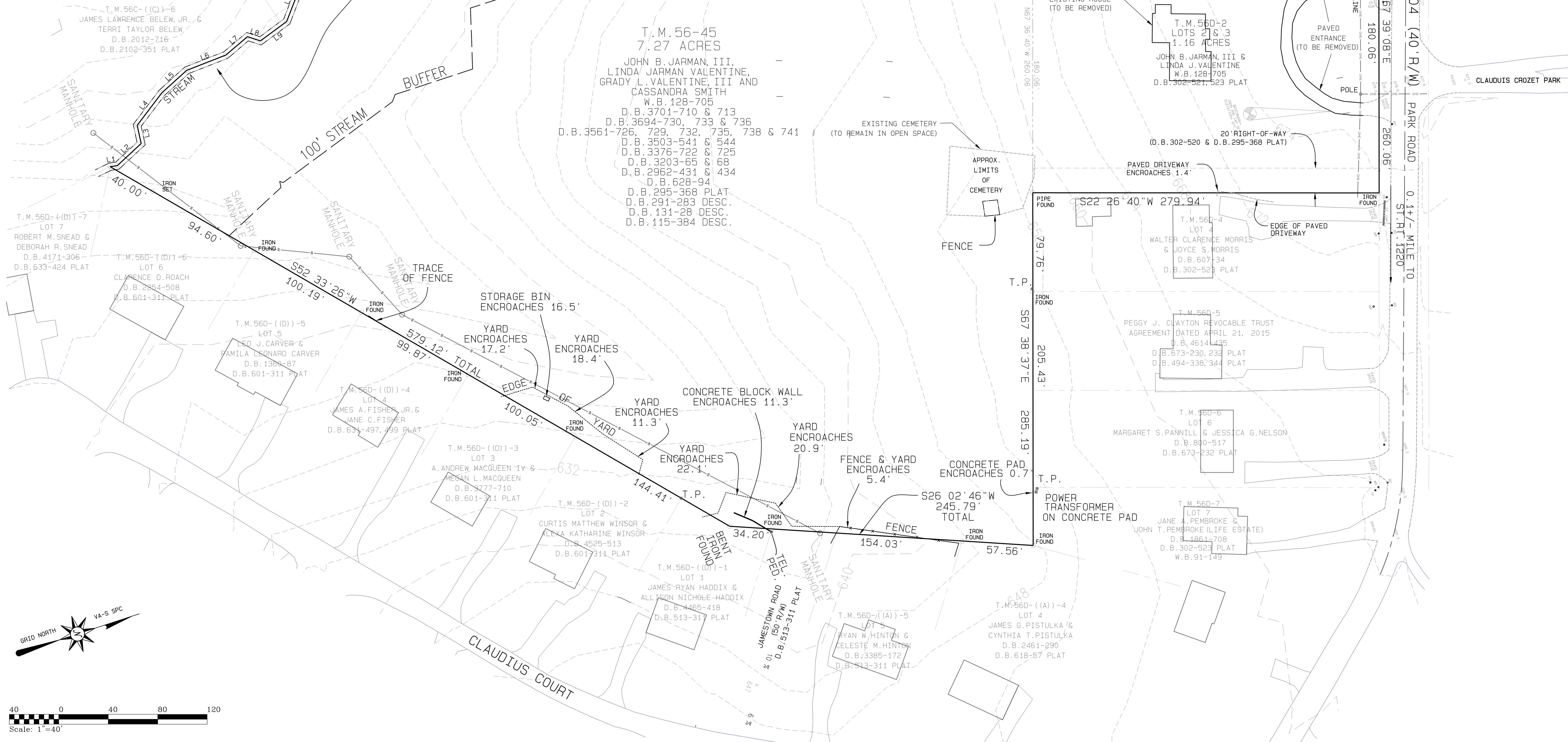
Proposed Number of Lots = 20 Units
Permitted Density = 2.3 DUA
Required Open Space (25%) = 2.24 Acres
Required Unrestricted Open Space = 0.45 Acres
Per 4.7(C)(3) (20% of required).

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.
- An existing cemetery is located on sheets 2 and 3. The existing cemetery is proposed to be incorporated into the Open Space labeled as B on sheet 3.
- 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.



LINE	BEARING	DISTANCE
L1	N14 37'01"E	5.87
L2	N20 29'28"W	26.26
L3	N79 46'37"W	15.04
L4	N30 26'56"W	32.87
L5	N19 44'02"W	27.21
L6	N01 03'24"E	33.90
L7	N17 53'43"W	23.01
L8	N40 37'39"E	11.02
L9	N14 04'47"W	26.47
L10	N46 34'29"W	38.75
L11	N37 07'57"E	19.37
L12	N04 12'27"E	12.62
L13	N69 35'41"W	28.21
L14	N27 22'21"W	7.11
L15	N07 14'37"E	8.99
L16	N25 16'29"W	31.79
L17	N15 10'19"E	10.05
L18	N20 59'22"W	23.80
L19	N40 05'27"W	18.67
L20	N00 18'42"W	11.60
L21	N67 30'30"E	15.65
L22	N48 22'16"E	9.96
L23	N04 34'22"E	15.96
L24	N27 15'20"W	37.98
L25	N27 58'07"E	15.59
L26	N27 46'25"W	43.61
L27	N76 09'41"W	26.40
L28	N20 42'05"W	11.74
L29	N31 07'23"E	12.02
L30	N01 58'45"W	31.71
L31	N36 27'02"W	31.86
L32	N05 53'01"W	10.42
L33	N58 28'45"W	38.85
L34	N23 09'53"W	28.80



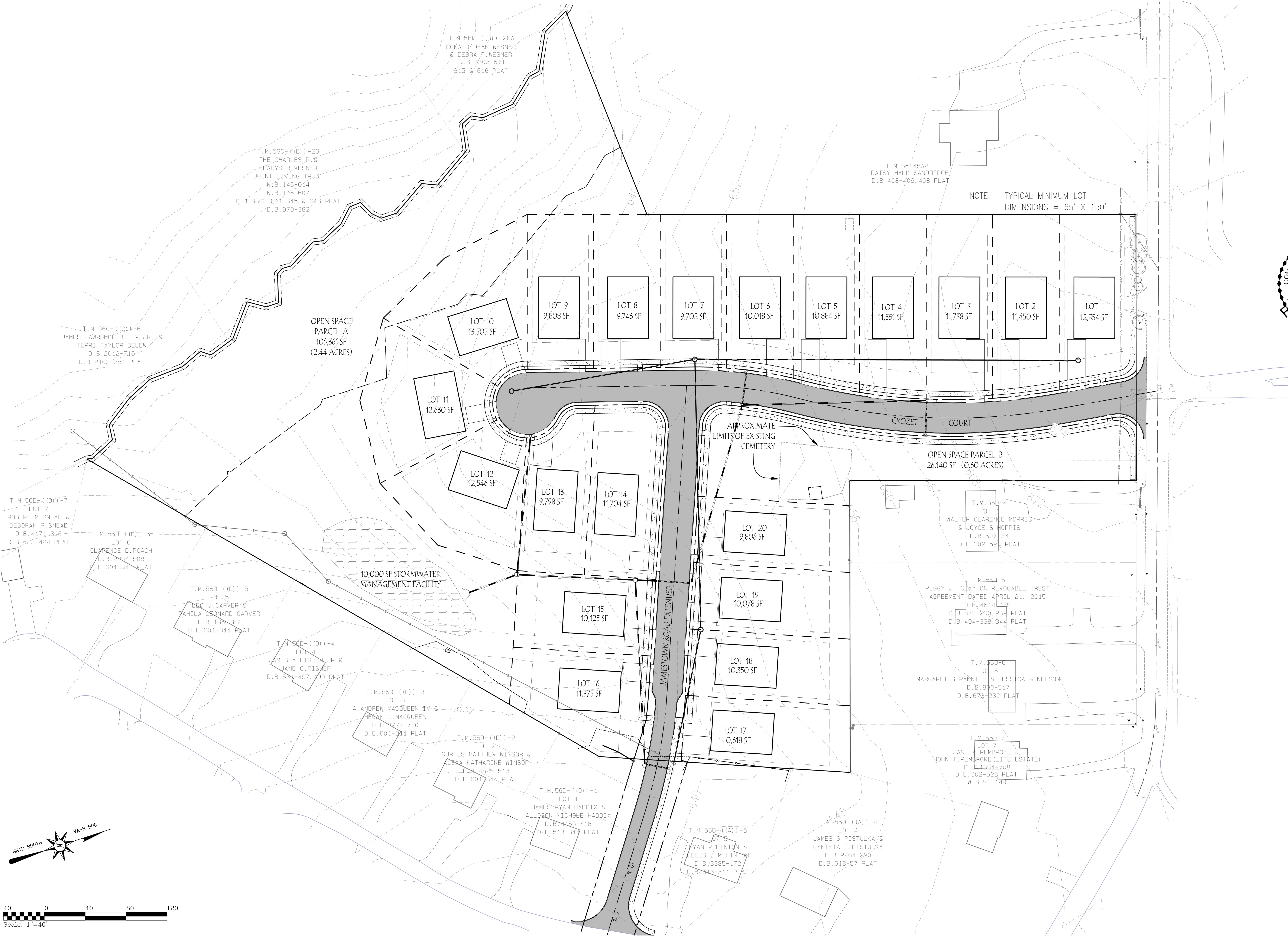
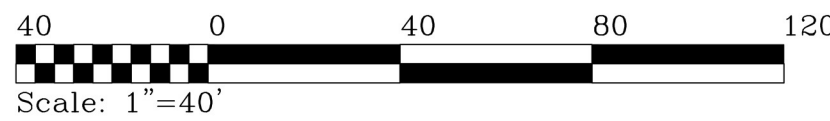
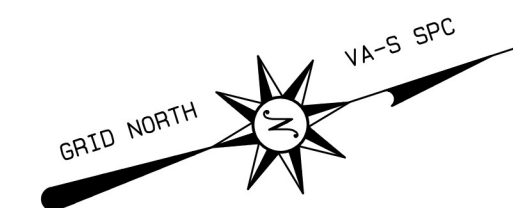
SHIMP ENGINEERING, P.C.
ENGINEERING- LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
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SUBDIVISION PLAT
OVERVIEW

PRELIMINARY SUBDIVISION PLAT FOR
CROZET COURT
ALBEMARLE COUNTY, VIRGINIA

Date	06/05/2017
Scale	1"=40'
Sheet No.	C2 OF 3
File No.	17.014



NOTE: TYPICAL MINIMUM LOT
DIMENSIONS = 65' X 150'



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SUBDIVISION PLAT
OVERVIEW

Rev #	Date	Description

PRELIMINARY SUBDIVISION PLAT FOR

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Date	06/05/2017
Scale	1"=40'
Sheet No.	C3 OF 3
File No.	17.014