

WINDY KNOLL

TMPs 56-96A, 56-96B1, 56-96B2

project ID: 24.097

Submitted 07 MAY 2025

Revised 03 OCTOBER 2025

Revised 25 NOVEMBER 2025

Revised 22 APRIL 2026

Revised 13 MAY 2026

Revised 31 JULY 2026

Context Map

Sheet 1 of 6

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- 6 - Conceptual Grading and Utilities



WINDY KNOLL

SITE & ZMA DETAILS

OWNER

Edward C. Carrington VII
1915 Catlin Rd
Charlottesville, Virginia 22901

APPLICANT

Windy Knoll Homes LLC
P.O. Box 910
Crozet, Virginia 22932

TMPs

56-96A
56-96B1
56-96B2

ACREAGE

TMP	Acreage
56-96A	1.080 AC
56-96B1	1.033 AC
56-96B2	1.033 AC
Total	3.146 AC

MAGISTERIAL DISTRICT

White Hall

SOURCE OF BOUNDARY & TOPOGRAPHY

Physical survey completed by Foresight Survey, P.C. on August 18, 2024. 2’ Contours obtained from VGIN 2018 LIDAR.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0245D), this property does not lie within a Zone A 100-year flood plain.

ZONING

EXISTING: R-1
PROPOSED: R-6 subject to proffered conditions

USE

EXISTING: One single family dwelling
PROPOSED: Uses allowed under R-6

DENSITY

Gross and Net: 6 units/acre on R-6 zoned property.
Maximum of 18 units proposed.
No more than 11 units in each of the building zones.

HEIGHT

Maximum Structure Height: 35’

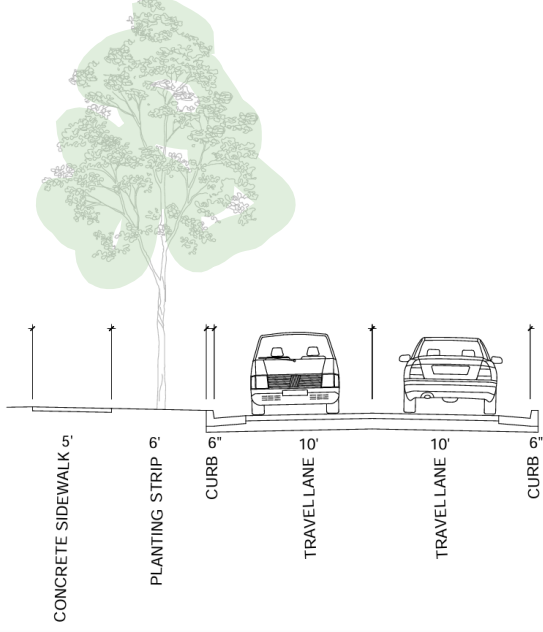
COMPREHENSIVE PLAN DESIGNATION

Neighborhood Density Residential.

WATER AND SANITARY SERVICES

Property to be served by public water and sewer.

Street Section 1 : Private Road off Cory Farm Road



Note:
1. Street sections shown for demonstration purposes only. Travel lane widths are approximate; All streets, travelways, parking areas, etc. to comply with applicable VDOT and County regulations, unless waivers from design standards are approved.

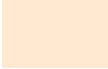
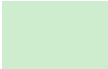
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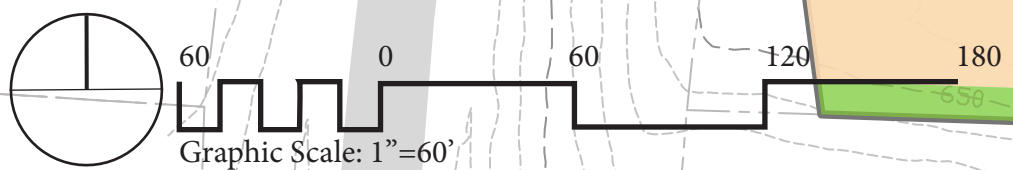
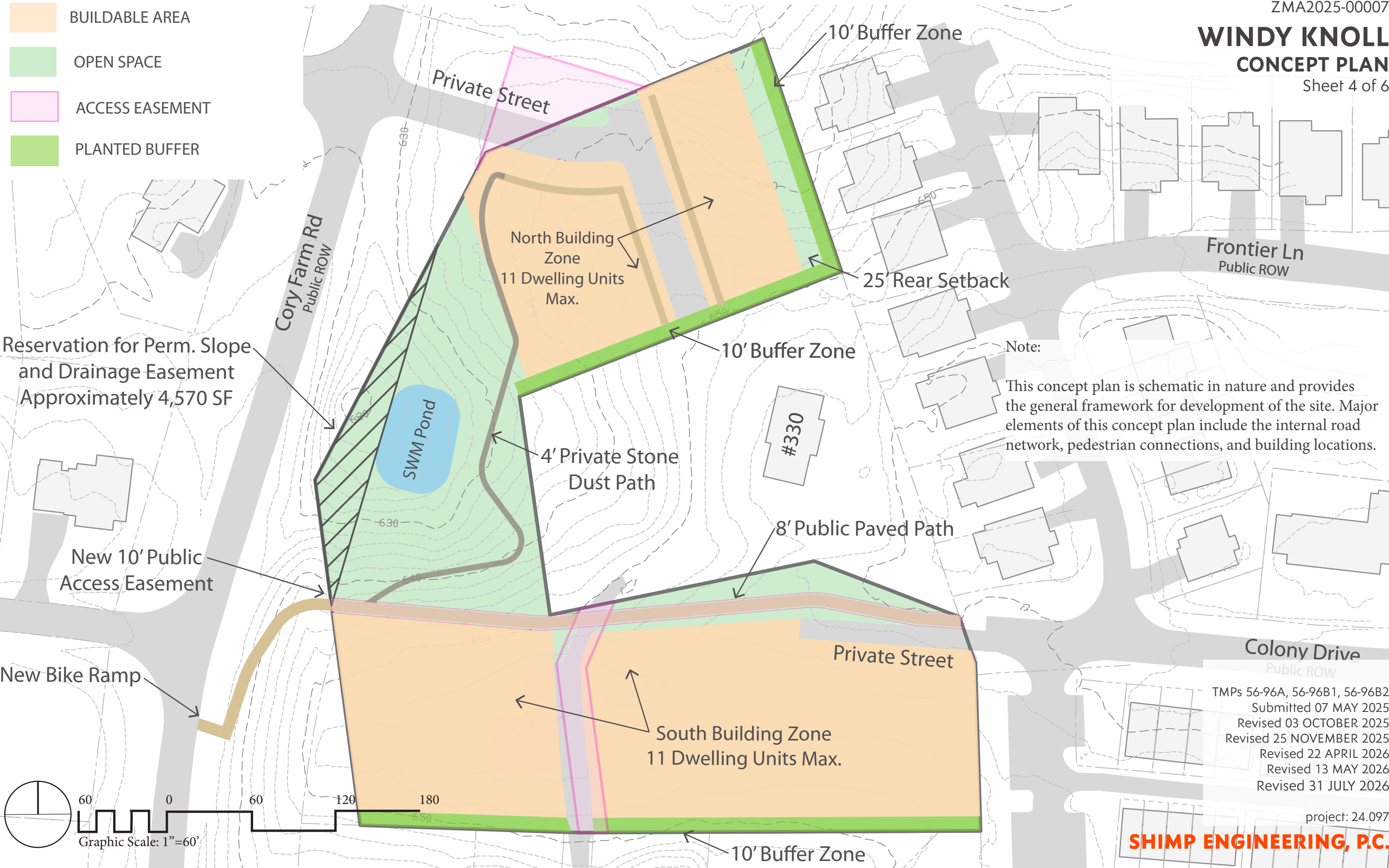
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WINDY KNOLL
CONCEPT PLAN

Sheet 4 of 6

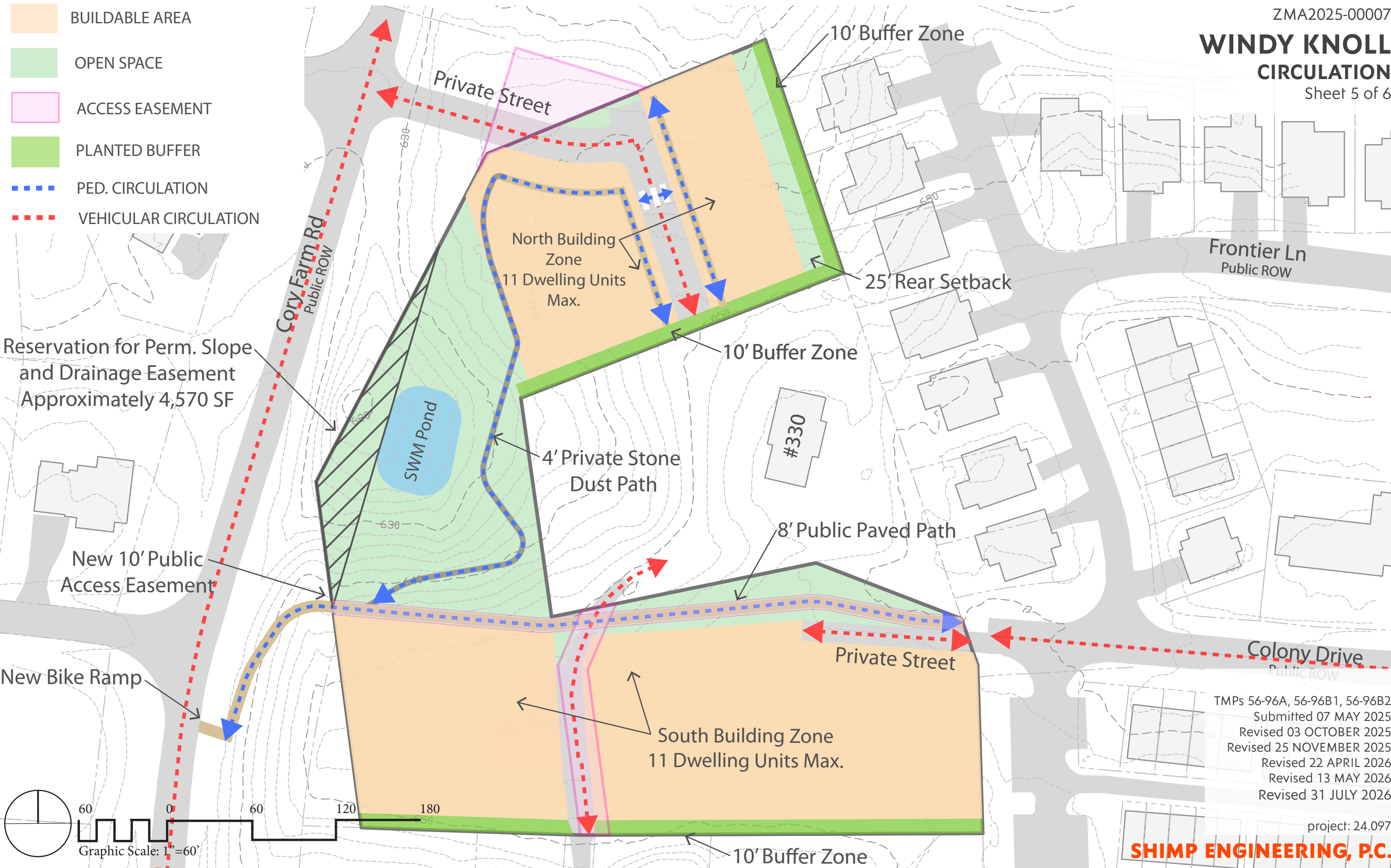
-  BUILDABLE AREA
-  OPEN SPACE
-  ACCESS EASEMENT
-  PLANTED BUFFER



WINDY KNOLL
CIRCULATION

Sheet 5 of 6

- BUILDABLE AREA
- OPEN SPACE
- ACCESS EASEMENT
- PLANTED BUFFER
- PED. CIRCULATION
- VEHICULAR CIRCULATION



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SHIMP ENGINEERING, P.C.

Note:

Site specific improvements are shown to demonstrate feasibility of concept and are for demonstration purposes only. Site layout is regulated by Sheet 4 “Concept Plan.”

CONCEPT PLAN + EXHIBITS

ZMA2025-00007

WINDY KNOLL

GRADING AND UTILITY PLAN

Sheet 6 of 6

