CONCEPT PLAN + EXHIBITS

ZMA2025-00007

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



Context Map

Sheet 1 of 6

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site & ZMA Details
3 - Existing Conditions
4 - Concept Plan
5 - Vehicular and Pedestrian Circulation
6 - Conceptual Grading and Utilities

Image provided by Google Maps

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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: Two single family dwellings
PROPOSED: Uses allowed under R-6

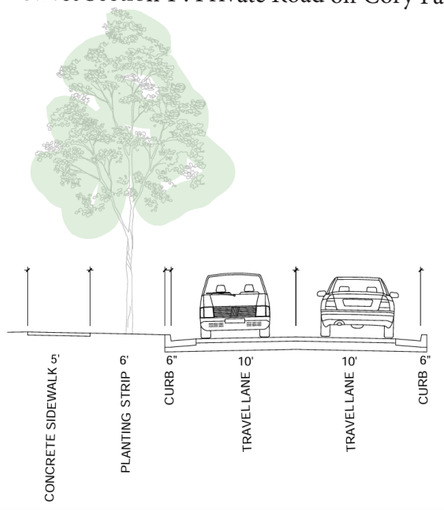
DENSITY
Gross and Net: 6 units/acre on R-6 zoned property.
Maximum of 18 units proposed.
No more than 11 units in each of the building zones.

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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WINDY KNOLL

EXISTING CONDITIONS

ACCESS AND UTILITIES EASEMENT
DB 1589 PG 197

IF

206.20'

N67°43'49"E

630

IF ON L 3'

S18°31'53"E

168.84'

640

650

IF ON L 3'

TMP 56-96B2
EDWARD C. CARRINGTON VII
1.033 AC

630

630

640

650

237.63'

S68°48'21"W

254.25' (T) 164.24'

IF

N27°34'47"E

N77°18'54"W

101.44'

90.01'

620

151.69'

S07°58'32"E

IF

239.49'

N07°27'55"W

630

TMP 56-96B1
EDWARD C. CARRINGTON VII
1.033 AC

640

20' ACCESS EASEMENT
D.B. 1576 PG. 321

12" CMP
TBR

N78°29'54"E

185.58'

WOOD FENCE

SHED TBR

IF

WELL

SPIGOT
TBR

S68°56'07"E

107.04'

IF

GATE
TBR

IF

S18°52'48"E

33.91'

IF

COLONY DRIVE
54' PUBLIC R/W
D.B 3514 P.G
522

EXISTING WATER LINE PER GIS

IF BENT

650

12" CMP
TBR

LP TBR

PED TBR

GRAVEL DRIVE WAY TBR

IF ON LINE
@ 91.34'

#325
SINGLE FAMILY
DETACHED

PAVED
DRIVEWAY

OHU

LP TBR

OHU

#320
1
STORY
FRAME
TBR

DECK

WELL TBR

TMP 56-96A
EDWARD C. CARRINGTON VII
1.080 AC

115.09'

S01°44'57"E

650

SEPTIC PUMP

IF

IF @ 10.06'

IF ON
LINE @
266.44'

S89°45'12"W 270.39'

IF ON LINE @ 28.26'

UV TBR

20' ACCESS
& UTILITIES EASEMENT
DB 1536 PG 322

#330

EXISTING WATER LINE PER GIS

EXISTING SANITARY LAT PER GIS

CONN FARM ROAD
120' R/W
1589 PG 997

EXISTING WATER LINE PER GIS

WV

60 0 60 120 180

Graphic Scale: 1"=60'

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WINDY KNOLL
CONCEPT PLAN

BUILDABLE AREA

OPEN SPACE

ACCESS EASEMENT

Private Street

Cory Farm Rd
Public ROW

Frontier Ln
Public ROW

North Building Zone
11 Dwelling Units Max.

10' Buffer Zone

Reservation for Perm. Slope and Drainage Easement Approximately 4,570 SF

SWM Pond

4' Private Stone Dust Path

#330

8' Public Paved Path

New 10' Public Access Easement

New Bike Ramp

Private Street

South Building Zone
11 Dwelling Units Max.

Colony Drive
Public ROW

60 0 60 120 180

Graphic Scale: 1"=60'

Note:

This concept plan is schematic in nature and provides the general framework for development of the site. Major elements of this concept plan include the internal road network, pedestrian connections, and building locations.

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CONCEPT PLAN + EXHIBITS

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WINDY KNOLL

CIRCULATION

Sheet 5 of 6

BUILDABLE AREA

OPEN SPACE

ACCESS EASEMENT

PED. CIRCULATION

VEHICULAR CIRCULATION

Private Street

Cory Farm Rd
Public ROW

Frontier Ln
Public ROW

North Building Zone
11 Dwelling Units Max.

10' Buffer Zone

Reservation for Perm. Slope and Drainage Easement Approximately 4,570 SF

SWM Pond

4' Private Stone Dust Path

#330

8' Public Paved Path

New 10' Public Access Easement

New Bike Ramp

Private Street

Colony Drive
Public ROW

South Building Zone
11 Dwelling Units Max.

60 0 60 120 180

Graphic Scale: 1"=60'

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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."

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GRADING AND UTILITY PLAN

Private Street

Amenity Area

Cory Farm Rd
Public ROW

Reservation for Perm. Slope and Drainage Easement Approximately 4,570 SF

SWM Pond

4' Private Stone Dust Path

#330

8' Public Paved Path

New 10' Public Access Easement

New Bike Ramp

Private Street

Frontier Ln
Public ROW

Colony Drive
Public ROW

630 640 650

60 0 60 120 180

Graphic Scale: 1"=60'

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