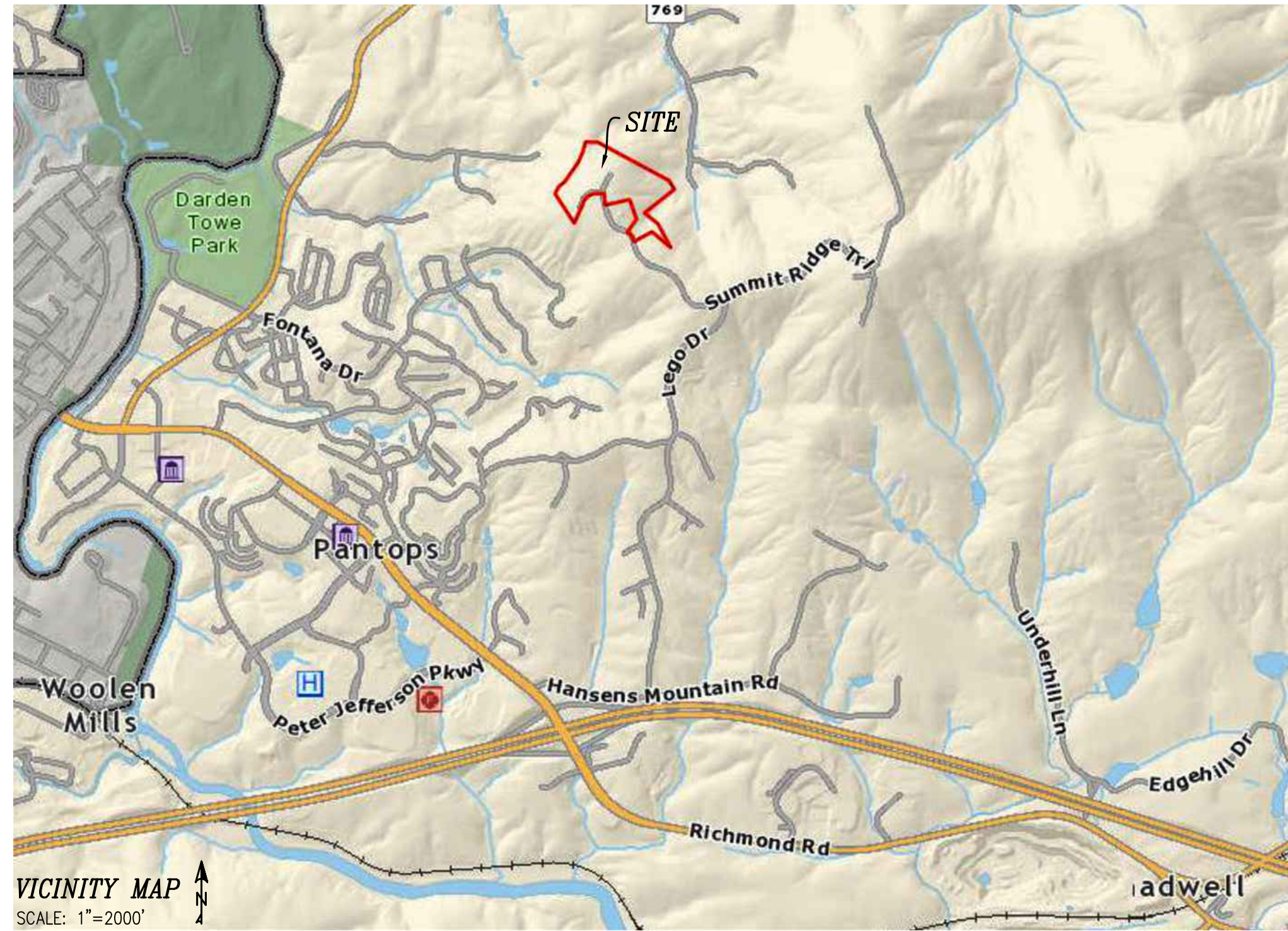


NOTES

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
- THIS PLAT HAS BEEN PREPARED FROM A FIELD SURVEY PERFORMED BY DOMINION ENGINEERING AND DOMINION DEVELOPMENT RESOURCES USING MONUMENTS FOUND TO EXIST AT THE TIME OF SURVEY AS NOTED IN PLAT RECORDED IN DB 4028 PG 718. NO CURRENT FIELD SURVEY WAS PERFORMED.
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0295D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- THIS PARCEL DOES NOT LIE WITHIN A DAM BREAK INUNDATION ZONE PER COUNTY GIS.
- PER ALBEMARLE COUNTY GIS, THIS PARCEL IS NOT WITHIN A WATER SUPPLY PROTECTION AREA AND DOES NOT LIE WITHIN AN AGRICULTURAL / FORESTAL DISTRICT. THERE ARE NO STREAM BUFFERS WITHIN THIS AREA PER MAPS SHOWN ON THE COUNTY OF ALBEMARLE GIS WEBSITE.
- PARCEL 62-29R IS ZONED PRD. PROFFERS: ZMA 79-27, ZMA 88-04, AND ZMA 94-16.
- PURSUANT TO COMMUNICATIONS WITH THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE ON JANUARY 28, 2010, BUILDING SEPARATION COULD BE REDUCED TO 31'. AS A RESULT OF THE AFOREMENTIONED INFORMATION, THE FOLLOWING MINIMUM SETBACKS ARE PROVIDED:
FRONT-25', REAR-20', SIDE-15'
- EACH PARCEL CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE. EACH LOT MAY CONTAIN ONLY ONE DWELLING.
- NEW PROPERTY CORNERS WILL BE MONUMENTED WITH IRON RODS AFTER PLAT APPROVAL. FRONT IRON PINS ARE TO BE SET 50' FROM ACTUAL FRONT CORNER UNLESS OTHERWISE NOTED.
- THE STREETS IN THIS SUBDIVISION MAY NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.
- THE NEW LOTS CREATED WITH THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC FIELDS. THE SEPTIC SETBACK IS 100' FROM ALL STREAMS.
- THIS PLAT DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
- ASHCROFT NEIGHBORHOOD ASSOCIATION WILL OWN, CONTROL AND MAINTAIN ALL COMMON OPEN SPACE.
- THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS A 15' DOMINION VIRGINIA POWER EASEMENT ALONG SUMMIT RIDGE TRAIL ALONG PRIVATE STREET EASEMENT PER DB 4284 PG 346.
- IN ACCORDANCE WITH CONDITION 3 OF ZMA 94-16, NO GRADING OR CONSTRUCTION SHALL OCCUR ON SLOPES OF 25% OR GREATER, EXCEPT AS NECESSARY FOR ROAD CONSTRUCTION AS APPROVED BY THE COUNTY ENGINEER.
- STATEMENT OF TITLE: THE LAND SHOWN WAS OBTAINED BY ASHCROFT WEST, LLC. AS RECORDED IN DEED BOOK 4048 PAGE 748. PLATS: DB 4028 PG 718, DB 4180 PG 147, DB 4397 PG 409, DB DB 4741 PG 310, DB 5180 PG 663.



SHEET INDEX

- V1 COVER SHEET
- V2 SUBDIVISION PLAT

PHASE 6 AREA CALCULATIONS

EXISTING TMP 62-29R-	31.965 ACRES
PHASE 6 AREAS:	
LOTS -	11.593 ACRES
OPEN SPACE -	20.372 ACRES
TOTAL -	31.965 ACRES
RESIDUE TMP 62-29R	0.000 ACRES

OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE A	10.578 ACRES
EXISTING OPEN SPACE B	15.990 ACRES
OPEN SPACE DEDICATED THIS PLAT	20.372 ACRES
TOTAL OPEN SPACE	46.940 ACRES
(52.29% OF 89.764 ACRES ORIGINAL TRACT)	

LOT CALCULATIONS

TOTAL NUMBER OF LOTS APPROVED PER ZMA 94-16	28
LOTS PER PHASE 1A	0
LOTS PER PHASE 2	4
LOTS PER PHASE 3	5
LOTS PER PHASE 4	7
LOTS PER PHASE 5	5
LOTS PER PHASE 6	7
LOTS REMAINING	0

COUNTY APPROVAL

AGENT FOR THE BOARD OF SUPERVISORS _____ DATE _____

STATEMENT OF CONSENT TO DIVISION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND KNOWN AS TAX MAP 62, PARCEL 29R BY ALBEMARLE COUNTY RECORDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

ASHCROFT WEST, LLC
660 HUNTERS PL., SUITE 101
CHARLOTTESVILLE VA, 22911

COMMONWEALTH OF VIRGINIA -
CITY/COUNTY OF: _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

SIGNATURE OF NOTARY PUBLIC _____

REG. NO.: _____

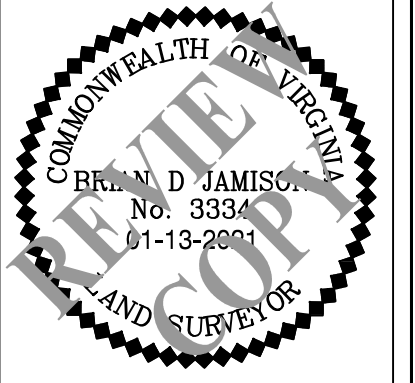
MY COMMISSION EXPIRES: _____

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956

PHYSICAL ADDRESS:
999 SECOND ST. SE.
SUITE 201
CHARLOTTESVILLE, VA 22902

MAILING ADDRESS:
435 MERCHANT WALK SQ.
SUITE 900-159
CHARLOTTESVILLE, VA 22902

PHONE 434-977-0205 WWW.ROUDABUSH.COM



FINAL SUBDIVISION PLAT
ASHCROFT WEST SUBDIVISION, PHASE 6
TAX MAP 62 PARCEL 29R

RIVANNA MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

COVER SHEET

DATE: OCTOBER 25, 2021

NO.	DATE	REVISIONS
1	01/13/2022	DESCRIPTION COUNTY COMMENTS DATED 12-3-2021

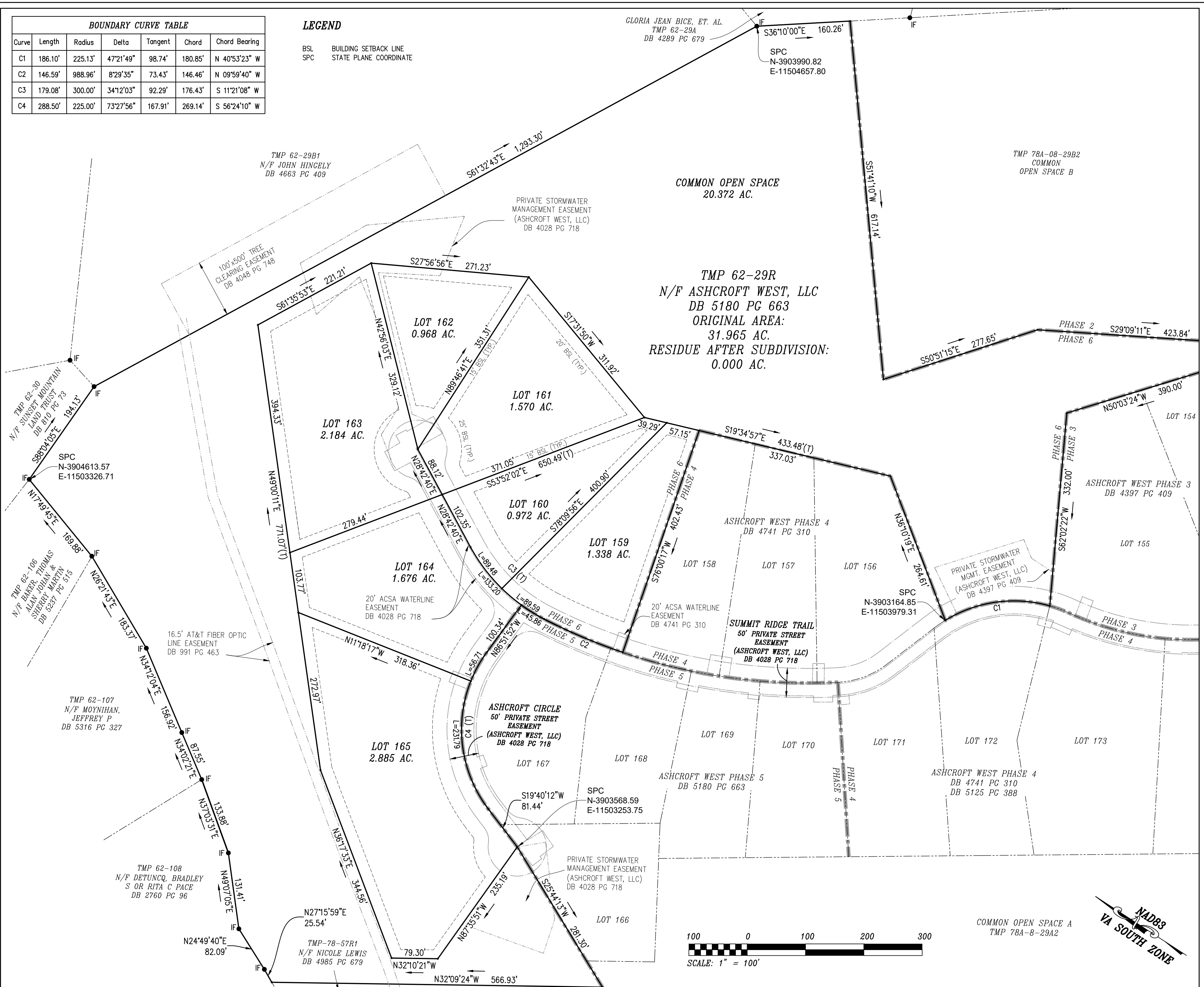
SCALE: N/A
JOB: 15.0023
FILE: 15.0023

SHEET: **V1** OF 02

BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	186.10'	225.13'	47°21'49"	98.74'	180.85'	N 40°53'23" W
C2	146.59'	988.96'	8°29'35"	73.43'	146.46'	N 09°59'40" W
C3	179.08'	300.00'	34°12'03"	92.29'	176.43'	S 11°21'08" W
C4	288.50'	225.00'	73°27'56"	167.91'	269.14'	S 56°24'10" W

LEGEND

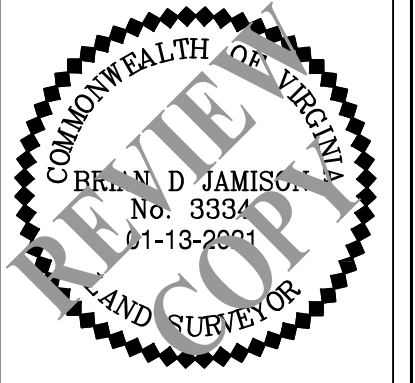
BSL BUILDING SETBACK LINE
 SPC STATE PLANE COORDINATE



CLORIA JEAN BICE, ET. AL.
 TMP 62-29A
 DB 4289 PG 679
 SPC
 N-3903990.82
 E-11504657.80

COMMON OPEN SPACE
 20.372 AC.
 TMP 62-29R
 N/F ASHCROFT WEST, LLC
 DB 5180 PG 663
 ORIGINAL AREA:
 31.965 AC.
 RESIDUE AFTER SUBDIVISION:
 0.000 AC.

TMP 78A-08-29B2
 COMMON
 OPEN SPACE B



FINAL SUBDIVISION PLAT
ASHCROFT WEST SUBDIVISION, PHASE 6
 TAX MAP 62 PARCEL 29R
 RIVANNA MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
 SUBDIVISION PLAT

DATE:	OCTOBER 25, 2021
REVISIONS	
NO.	DESCRIPTION
1	COUNTY COMMENTS DATED 12-3-2021
SCALE:	1" = 100'
JOB:	15.0023
FILE:	15.0023
SHEET:	OF 02

