

# 3226 Proffit Road

TMP 32-35

project number: 18.041

Submitted 17 December 2018

Revised 18 March 2019

Revised 02 MAY 2019

## Context Map

Sheet 1 of 5



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## Parcel / ZMA Info. & ROW Section

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### OWNER/DEVELOPER

MERMAC LLC  
300 Panorama Rd  
Earlysville, VA 22936

### PROPERTY ADDRESS

3226 Proffit Rd  
Charlottesville, VA 22911

### CRITICAL SLOPES & STREAM BUFFER

There are no critical slopes or stream buffers within the project area.

### SOURCE OF BOUNDARY AND TOPOGRAPHY

Compiled from the Albemarle County Office of Geographic Data Services GIS Data.

### FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

### WATER SUPPLY WATERSHED

Non-Watershed Supply Watershed

### WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

### USE

EXISTING: R1 - Residential  
COMPREHENSIVE PLAN: Urban Density Residential  
PROPOSED: R15 - Residential

### ZONING

EXISTING: R1, Airport Impact Area (AIA)  
PROPOSED: R15

### SIGNS

All signs and pavement markings shall conform with the latest edition of the MUTCD Guidelines.

### ACREAGE/LAND USE

All 3.198 AC  
**EXISTING:**  
BUILDING 1984 SF  
OPEN SPACE 137,301 SF

### PROPOSED:

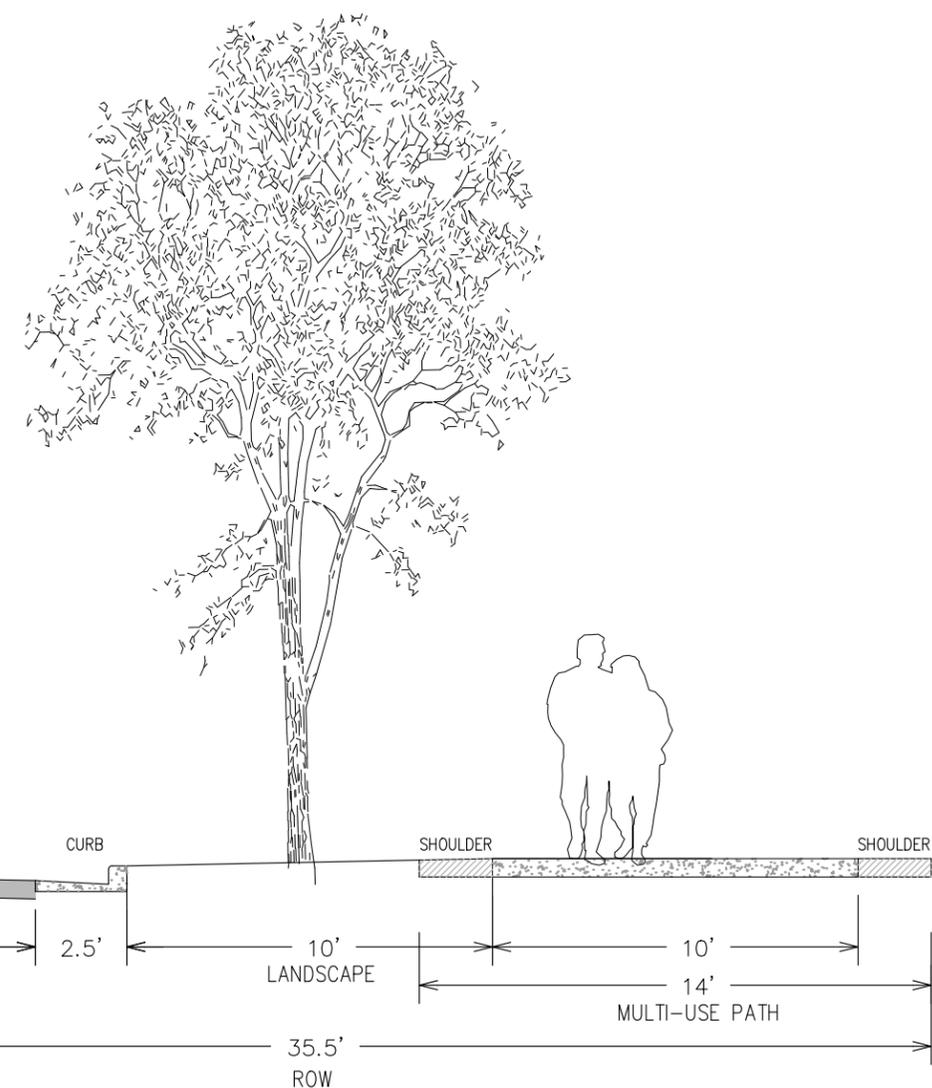
BUILDINGS: MAXIMUM 40 UNITS  
RECREATIONAL SPACE: 4,000 SF MINIMUM  
ROW DEDICATION: 35.5 FT FROM PROFFIT RD CENTER LINE.

### PROPOSED UNITS

40 Units. 40 Gross and net density.

### OPEN SPACE

Open space area shall be provided in accordance with Sec. 4.16.1 of the Albemarle County Zoning Ordinance.



**RIGHT-OF-WAY DEDICATION SECTION** Scale: 1" = 5'

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## Existing Condition

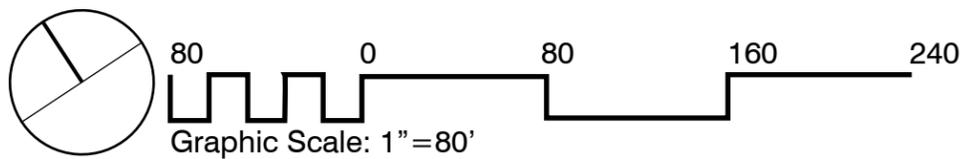
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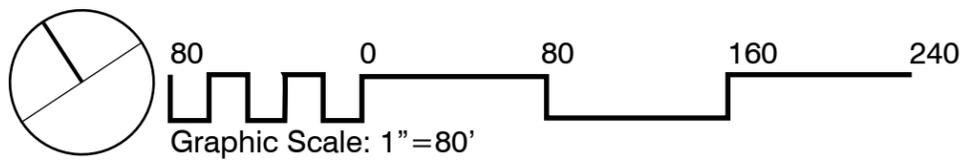
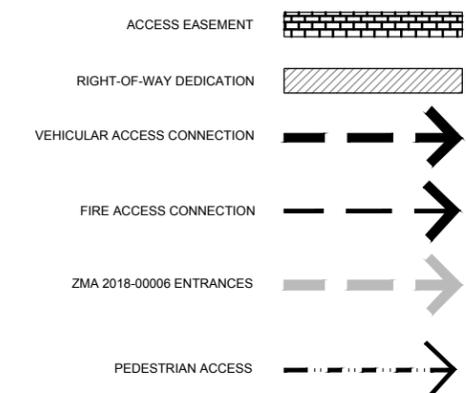
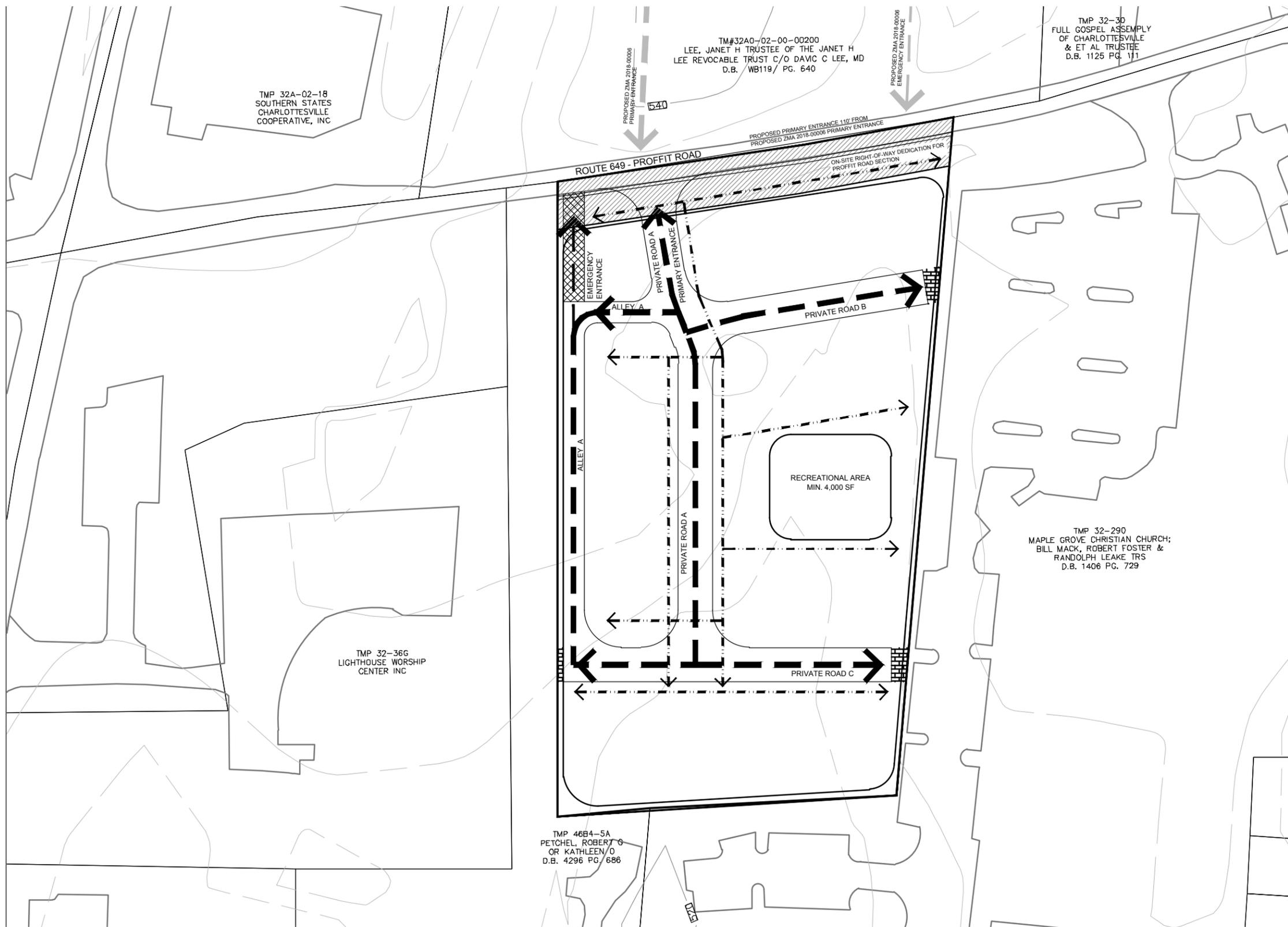
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## Proposed Road Network

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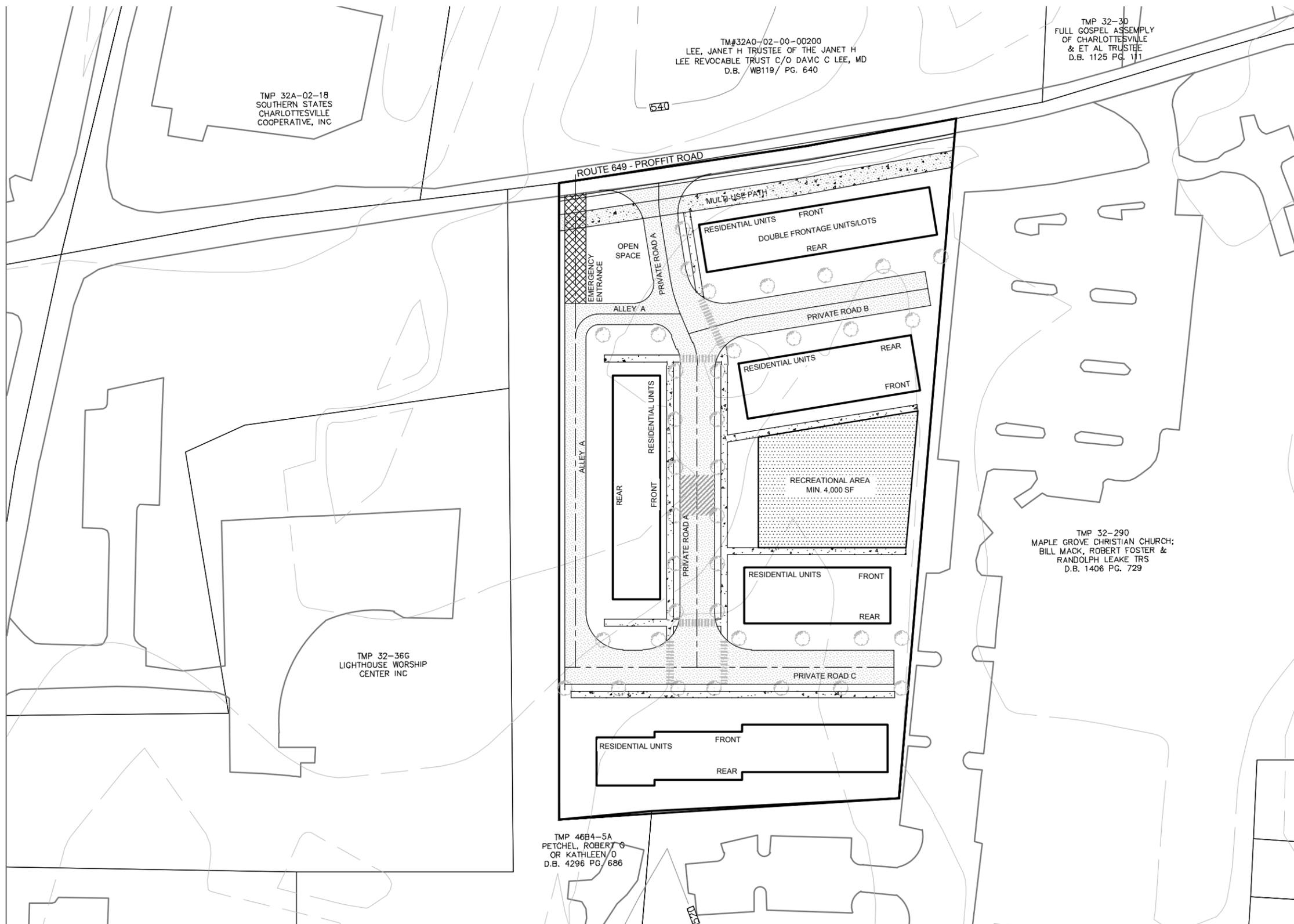
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## Conceptual Site Layout

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TM#32A0-02-00-00200  
LEE, JANET H TRUSTEE OF THE JANET H  
LEE REVOCABLE TRUST C/O DAVIS C LEE, MD  
D.B. WB119/ PG. 640

TMP 32-30  
FULL GOSPEL ASSEMBLY  
OF CHARLOTTESVILLE  
& ET AL TRUSTEE  
D.B. 1125 PG. 111

TMP 32A-02-18  
SOUTHERN STATES  
CHARLOTTESVILLE  
COOPERATIVE, INC

TMP 32-290  
MAPLE GROVE CHRISTIAN CHURCH;  
BILL MACK, ROBERT FOSTER &  
RANDOLPH LEAKE TRS  
D.B. 1406 PG. 729

TMP 32-366  
LIGHTHOUSE WORSHIP  
CENTER INC

TMP 46B4-5A  
PETCHEL, ROBERT O  
OR KATHLEEN O  
D.B. 4296 PG. 686

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