

MILL CREEK LOT 11

TMP 76M1-11

project ID: 23.018

Revised 24 July 2023
Submitted 17 April 2023

Context Map

Sheet 1 of 7



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NTS

MILL CREEK LOT 11

SITE & SP DETAILS

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OWNER/DEVELOPER

1205 Stony Ridge LLC
107 Sandra Avenue
Greenville, SC 29611

TMP

76M1-11

ACREAGE

1.35 AC

MAGISTERIAL DISTRICT

Scottsville

STEEP SLOPES & WPO BUFFER

There are no Water Protection Ordinance Buffers within the project area. Managed steep slopes are present within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary shown per Albemarle County GIS.
Two (2) foot contour interval topography from Virginia LiDAR, Virginia Geographic Information Network, 2016

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0288D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Moore's Creek (Non-Water Supply Watershed)

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

ZONING

EXISTING: Planned Unit Development - Industrial
OVERLAY: Airport Impact Area, Steep Slopes - Managed

USE

EXISTING: Undeveloped
COMPREHENSIVE PLAN DESIGNATION: Industrial
PROPOSED: Independent offices; within structure not established or vested until after April 3, 2014

ITE TRIP GENERATION

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Mini-Warehouse	151	8,300 SF	0	1	1	1	0	1	12
Small Office Building	712	8,900 SF	12	3	15	7	12	19	128

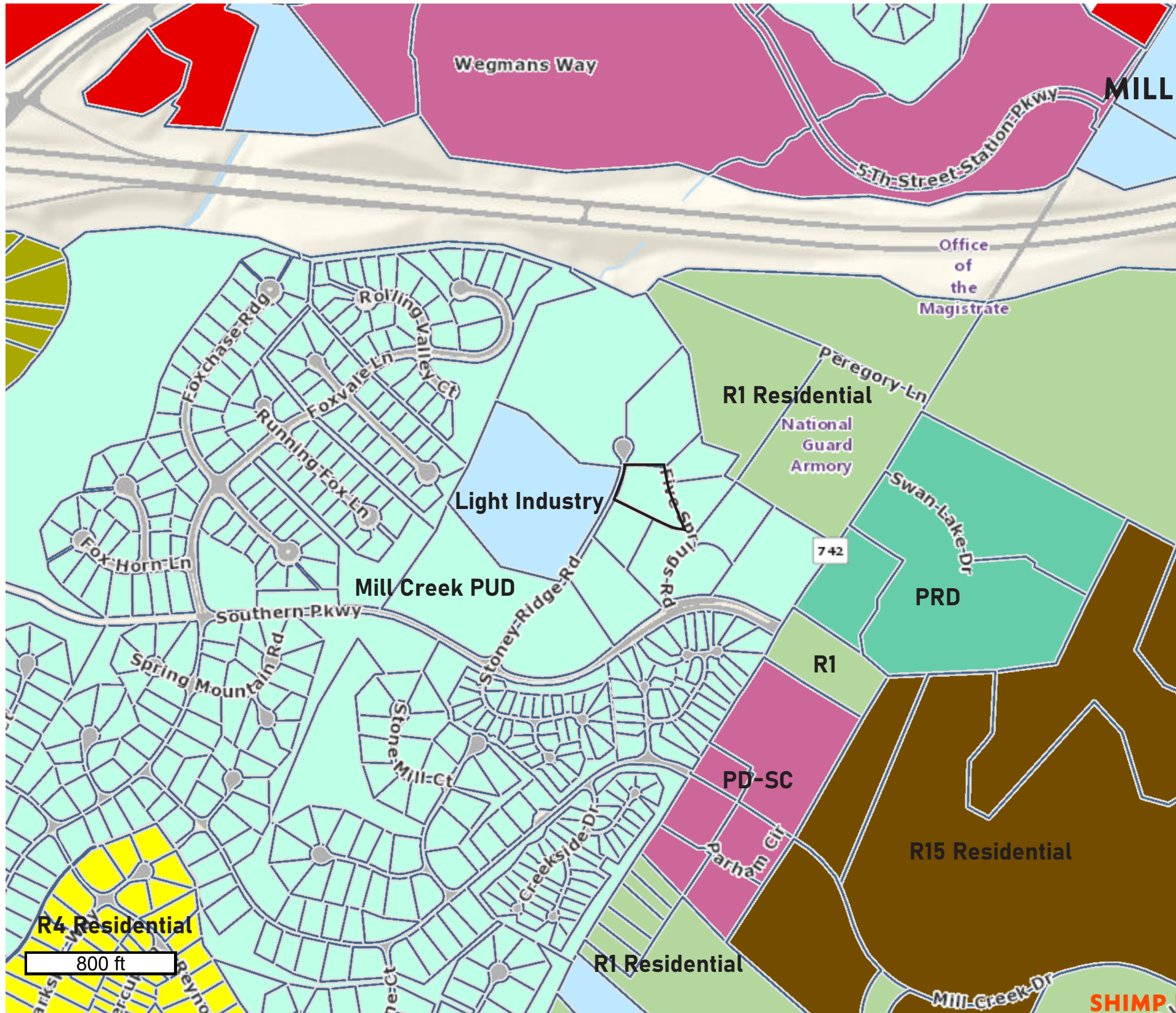
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MILL CREEK LOT 11 ZONING MAP

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
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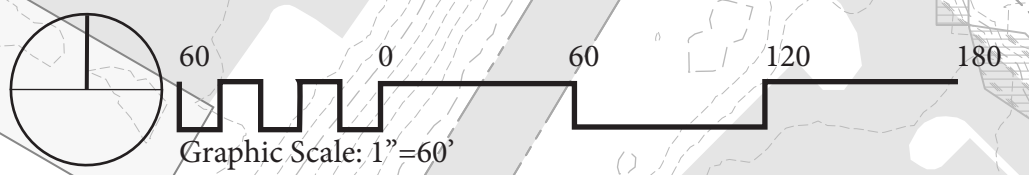
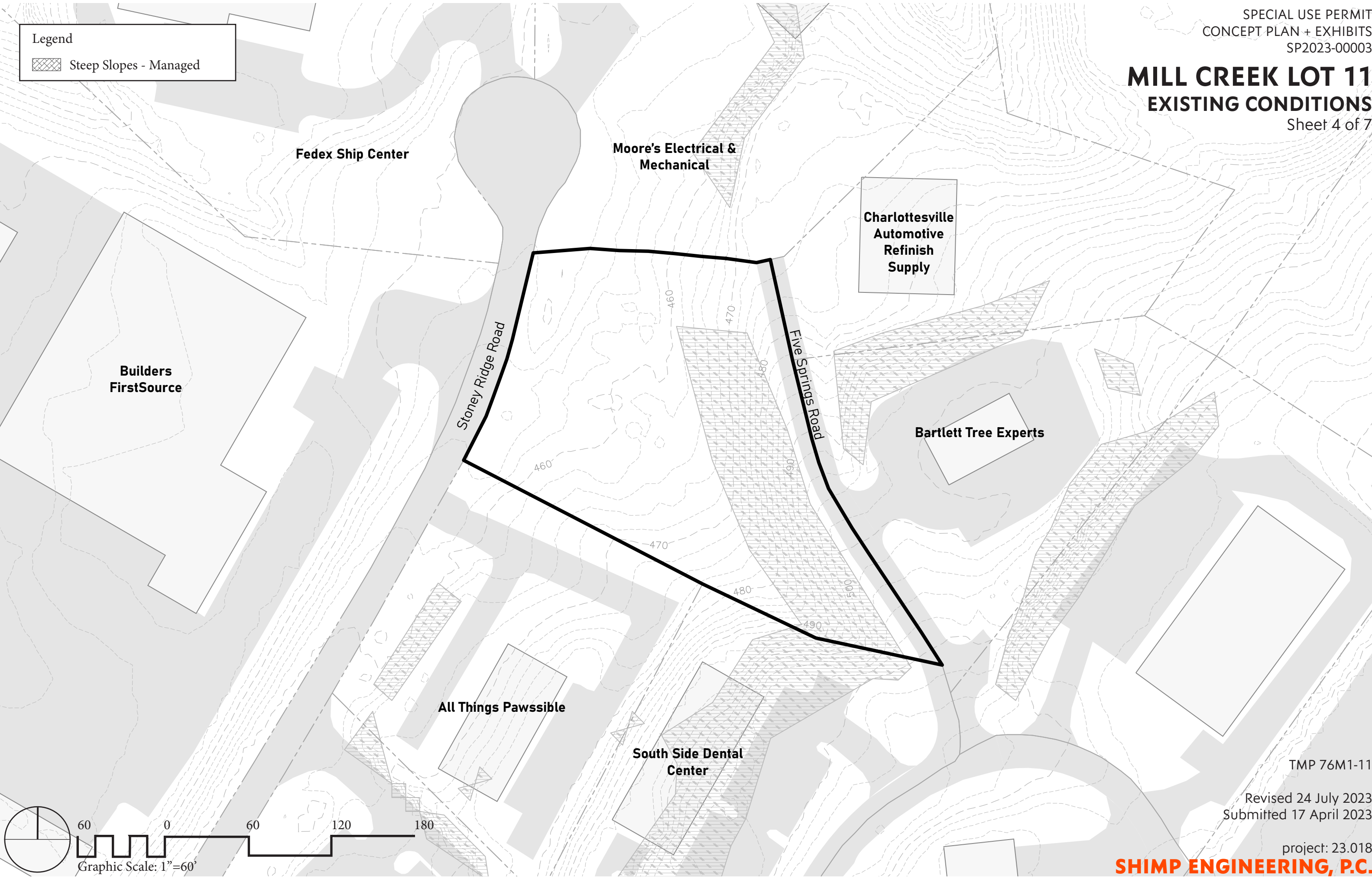
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EXISTING CONDITIONS

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Legend

 Steep Slopes - Managed



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

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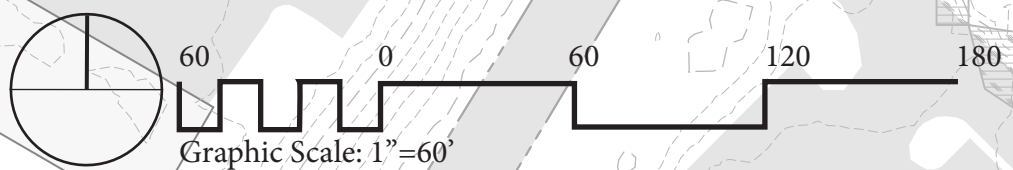
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MILL CREEK LOT 11
CONCEPT PLAN
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Legend
 Steep Slopes - Managed

LEGEND	LAND USE	IMPROVEMENT CHARACTERISTICS
	Vehicular Circulation	Travel ways, ingress/egress, grading, landscaping, utilities, parking areas
	Buildable Area	Non-residential buildings, signage, grading, landscaping, open space, utilities, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.



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
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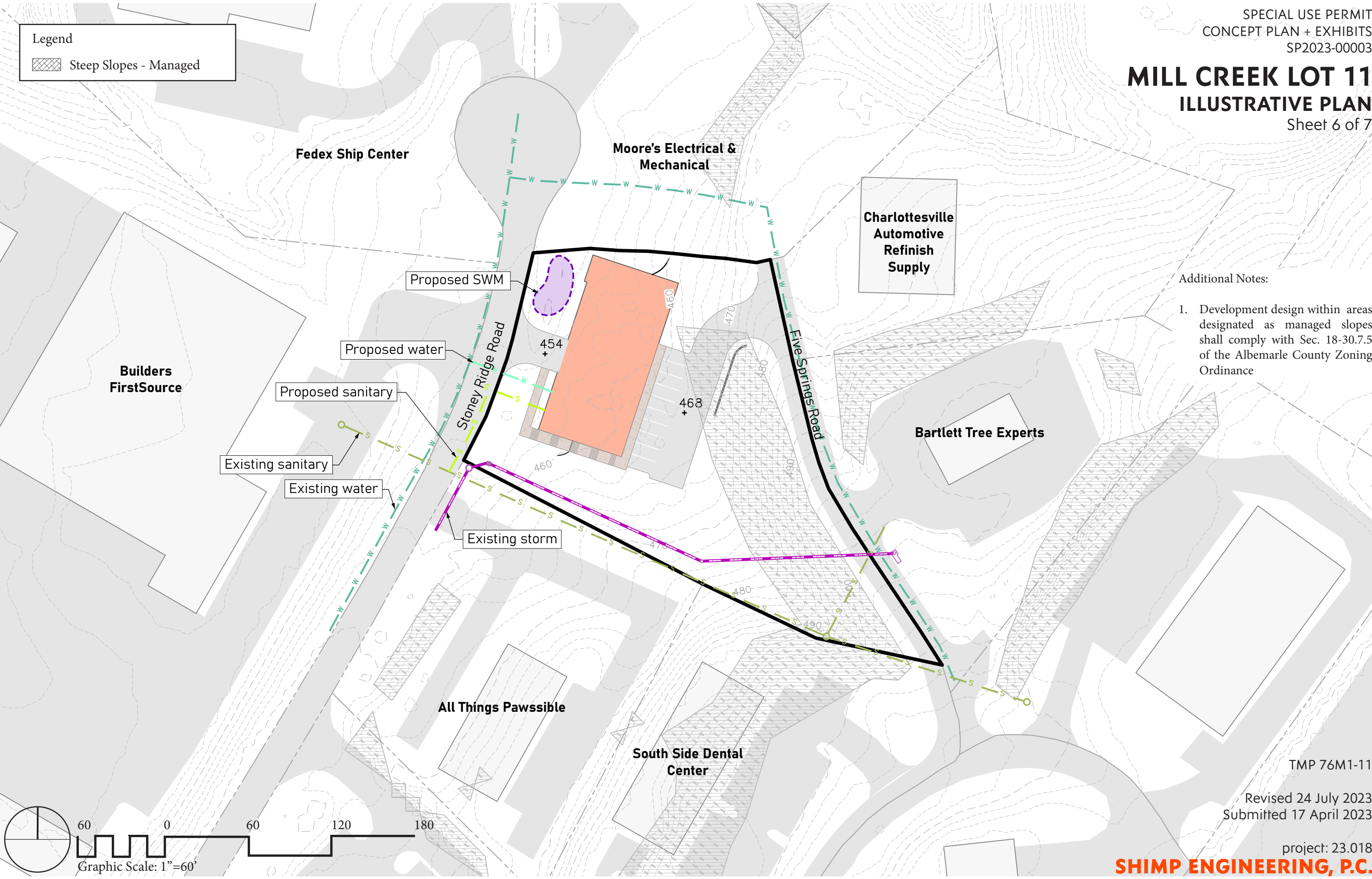
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ILLUSTRATIVE PLAN

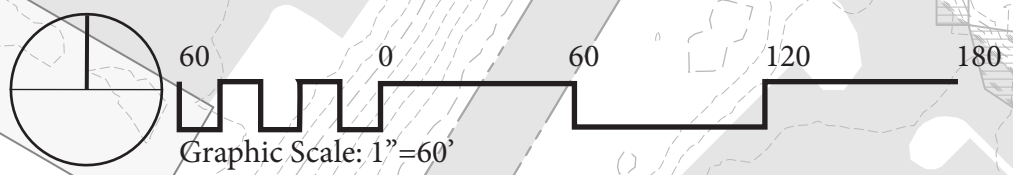
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Legend

 Steep Slopes - Managed



- Additional Notes:
1. Development design within areas designated as managed slopes shall comply with Sec. 18-30.7.5 of the Albemarle County Zoning Ordinance

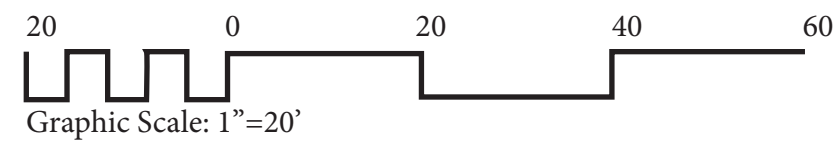
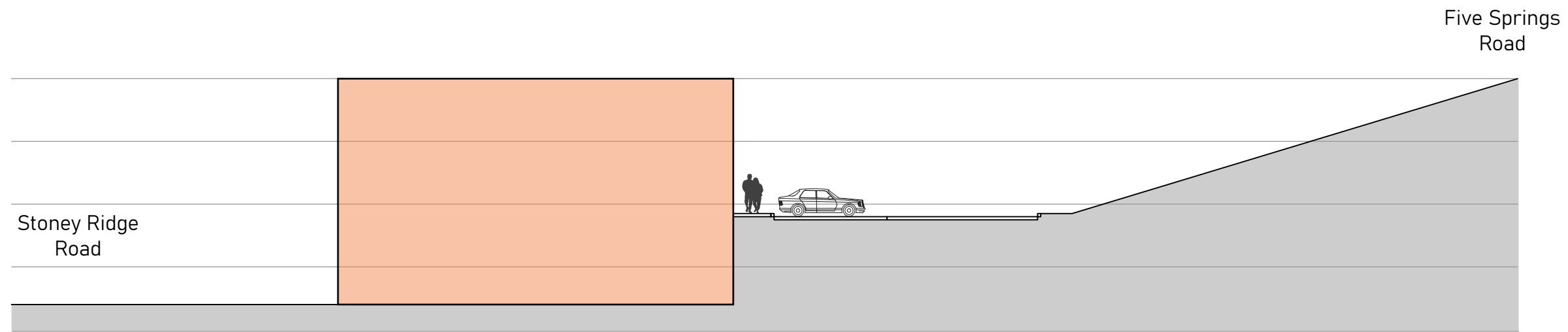
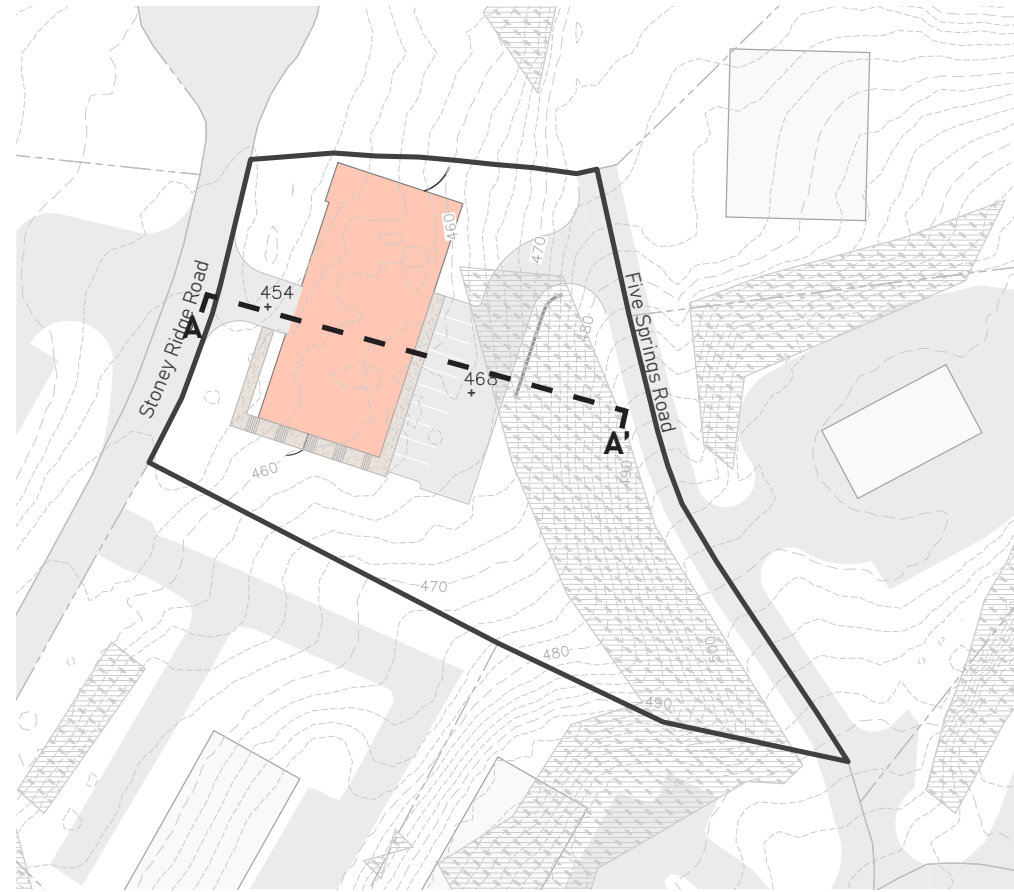


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CONCEPTUAL SITE SECTION

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