



Image provided by Google Maps

ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA NUMBER IMPENDING

OUR NEIGHBORHOOD CHILD DEVELOPMENT CENTER

TMP 78-58K

project ID: 19.064

SUBMITTED 18 NOVEMBER 2019

Context Map
Sheet 1 of 5

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- 2 - Site & ZMA Details
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- 4 - Concept Plan
- 5 - Circulation

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OUR NEIGHBORHOOD CHILD
DEVELOPMENT CENTER
SITE & ZMA DETAILS
Sheet 2 of 5

OWNER
Dettor, James A. Jr. or Peggy W.
1395 Stony Point Road
Charlottesville VA 22911-3501

DEVELOPER
Our Neighborhood Child Development Center
2110 Ivy Road
Charlottesville VA 22903

TMP
78-58K

ACREAGE
3.58

MAGISTERIAL DISTRICT
Rivanna

STEEP SLOPES & STREAM BUFFER
There are no steep slopes or stream buffers within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary plat prepared by: J. Andrew Graff, Old Albemarle Surveying, LLC, on March 27, 2009. Four (4) foot contour interval topography from Albemarle County GIS.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0287D), this property does lie within a Zone AE 100-year flood plain.

WATER SUPPLY WATERSHED
Non-Watershed Supply Watershed

WATER AND SANITARY SERVICES
Provided by Albemarle County Service Authority (ACSA)

USE
EXISTING: Single-Family Residential
PROPOSED: Child Day Care Center

ZONING
EXISTING: R1 - Residential
OVERLAY: Entrance Corridor, Floodplain
COMPREHENSIVE PLAN: Urban Density Residential, Parks & Green Systems
PROPOSED: C1 - Commercial with proffered conditions

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OUR NEIGHBORHOOD CDC EXISTING CONDITIONS

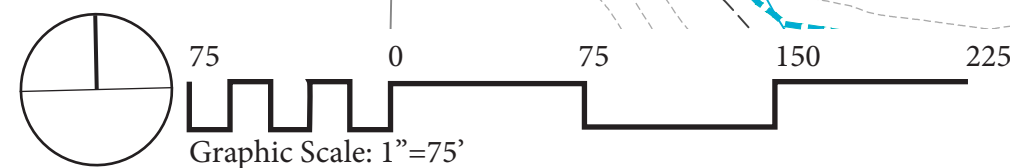
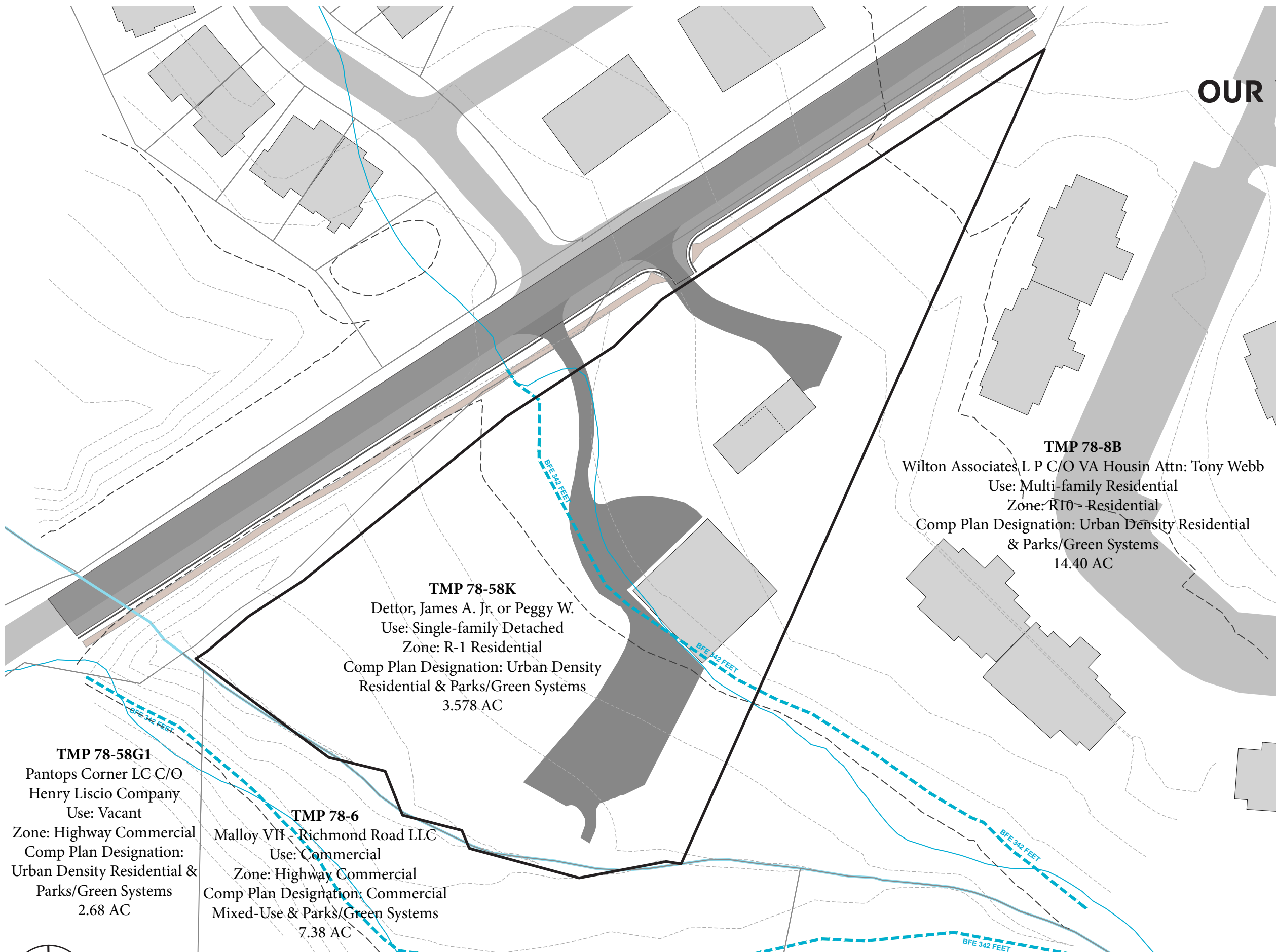
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Additional Notes:

1. Source of parcel boundaries: Albemarle County GIS (shown in gray)
2. Source of parcel boundary for TMP 78-58K: boundary survey completed by J. Andrew Graff, Old Albemarle Surveying, LLC (shown in black)
3. Source of eastern edge of Stony Point Road (State Route 20): boundary survey completed by J. Andrew Graff, Old Albemarle Surveying, LLC

Key

- GIS Parcel Boundary
- Stream
- 100-Year Floodplain
- FEMA Base Flood Elevation
- Building
- Road
- Stony Point Road³
- Driveway
- Sidewalk



TMP 78-58K

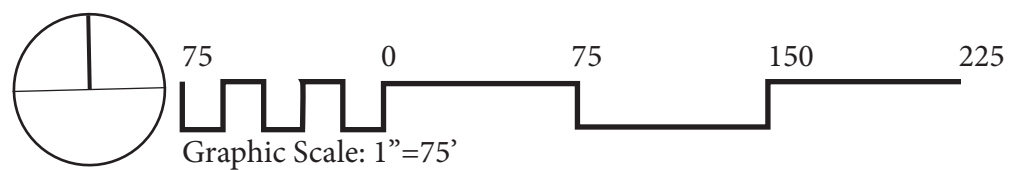
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OUR NEIGHBORHOOD CDC CONCEPT PLAN

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TMP 78-58K

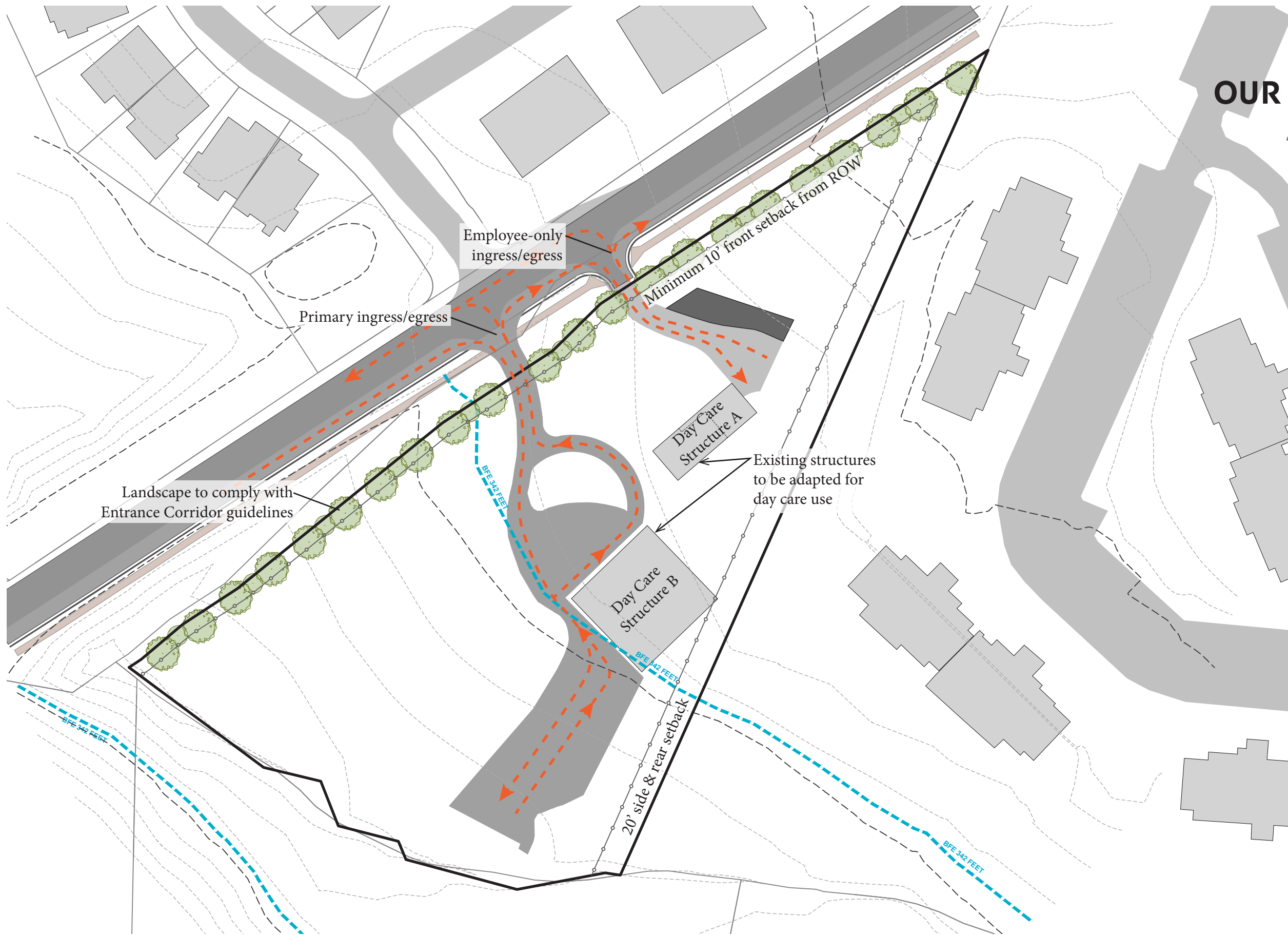
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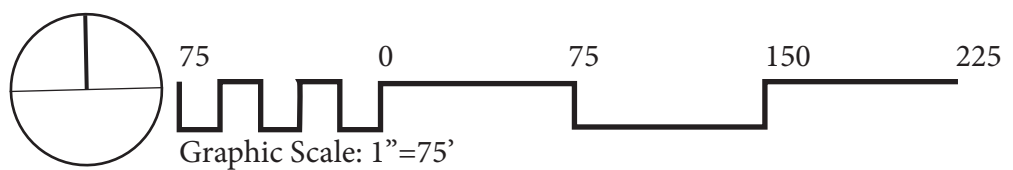
OUR NEIGHBORHOOD CDC CIRCULATION

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Key

- Vehicular Circulation
- GIS Parcel Boundary
- Stream
- 100-Year Floodplain
- FEMA Base Flood Elevation
- Building
- Road
- Stony Point Road
- Expanded Parking for Staff Only
- Sidewalk



OUR NEIGHBORHOOD CDC
PANTOPS MASTER PLAN:
BOULEVARD STREET TYPOLOGY

Sheet 1 of 1

- Additional Notes:
- 1. Source of dashed gray parcel boundaries:
Albemarle County GIS
 - 2. Source of parcel boundary for TMP
78-58K: boundary survey completed by J.
Andrew Graff, Old Albemarle Surveying,
LLC
 - 3. Existing ROW width may accommodate
boulevard street typology, therefore no ROW
reservation is proposed at this time



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