



TMP 32-10
N/F CHARLOTTEVILLE-ALBEMARLE
AIRPORT AUTHORITY
ZONING: RA
USE: COMMERCIAL

TMP 32-9K
N/F C A OR RUBY S MORRIS
ZONING: RA
USE: RESIDENTIAL

TMP 32-9
N/F KENNETH L & GAY N LOFTIN
ZONING: RA
USE: RESIDENTIAL

TMP 32-19E
N/F UNIVERSITY OF VIRGINIA
FOUNDATION
ZONING: PD-IP
USE: OFFICE

TMP 32-19A
N/F HARMONY HOLDINGS LLC
ZONING: LI
USE: COMMERCIAL

TMP 32-9J1
N/F DTG ENTERPRISES LLC
ZONING: LI
USE: OFFICE

SITE DATA:

OWNER/APPLICANT: 4102 DICKERSON LLC
310 KEY WEST DRIVE
CHARLOTTEVILLE VA, 22911

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES
999 SECOND ST. SE
CHARLOTTEVILLE, VA, 22902
(434) 977-0205

TAX MAP PARCEL NO: 03200-00-00-009H0

PARCEL AREA: 2.22 ACRES

EXISTING ZONING: RA (RURAL AREAS)
AIRPORT IMPACT AREA

PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

EXISTING USE: RESIDENTIAL

SETBACKS: FRONT: 10' MINIMUM / NO MAXIMUM
SIDE/REAR: 50' MINIMUM FOR STRUCTURES IF ABUT RA
OR RESIDENTIAL ZONING DISTRICT
30' MINIMUM OFF-STREET PARKING IF
ABUTS RA OR RESIDENTIAL ZONING
DISTRICT
MINIMUM CURRENT BUILDING CODE FOR
STRUCTURE SEPARATION IF ABUTS
COMMERCIAL/INDUSTRIAL ZONING DISTRICT

BOUNDARY: INST. #202200013098
DB 1503 PG 594 (PLAT)

DATUM: HORIZONTAL NAD 83

WATERSHED: CHRIS GREENE LAKE

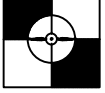
FLOODPLAIN: THE SUBJECT PARCEL APPEARS TO BE LOCATED WITHIN
FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF
MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP
COMMUNITY MAP PANEL NO. 51003C0140D, EFFECTIVE
FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN
MADE BY GRAPHIC METHODS ONLY. AN ELEVATION
STUDY HAS NOT BEEN PERFORMED AS A PORTION OF
THIS PROJECT.

THE WATER PROTECTION ORDINANCE BUFFER IS NOT LOCATED ON THE
SUBJECT PROPERTY.

SUBJECT PARCEL IS NOT LOCATED WITHIN THE AGRICULTURAL-FORESTAL
DISTRICT.

SUBJECT PARCEL IS LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER
SUPPLY RESERVOIR.



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

999 SECOND ST. SE
CHARLOTTEVILLE VA, 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS	
NO.	DATE

DESIGNED BY:	AG
DRAWN BY:	AG
CHECKED BY:	DF

CONCEPT PLAN
4102 DICKERSON ROAD
TAX MAP 32 PARCEL 9H

WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS

DATE:	12-18-2023
SCALE:	1"=30'
JOB:	22.3521
FILE:	22.3521



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TMP 32-9H
4102 DICKERSON ROAD

DICKERSON ROAD
(STATE ROUTE 606)

SITE DATA:
PROPOSED 1-STORY WAREHOUSE 2,500 SF (50'x50')

ROUDABUSH, GALE & ASSOC., INC.
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899 SECOND ST. SE
CHARLOTTEVILLE, VA 23002
PHONE 434-977-0305 WWW.ROUDABUSH.COM

REVISIONS	
NO.	DESCRIPTION

DESIGNED BY:	AG
DRAWN BY:	AG
CHECKED BY:	DF

CONCEPT PLAN
4102 DICKERSON ROAD
TAX MAP 32 PARCEL 9H
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL LAYOUT

DATE:	12-18-2023
SCALE:	1"=30'
JOB:	22.3521
FILE:	22.3521