

# COMMUNITY CHRISTIAN ACADEMY

TMP 61-127

Project ID: 23.024  
Submitted 15 APRIL 2024  
Revised 06 MAY 2024  
Revised 06 June 2024

## Context Map

Sheet 1 of 4

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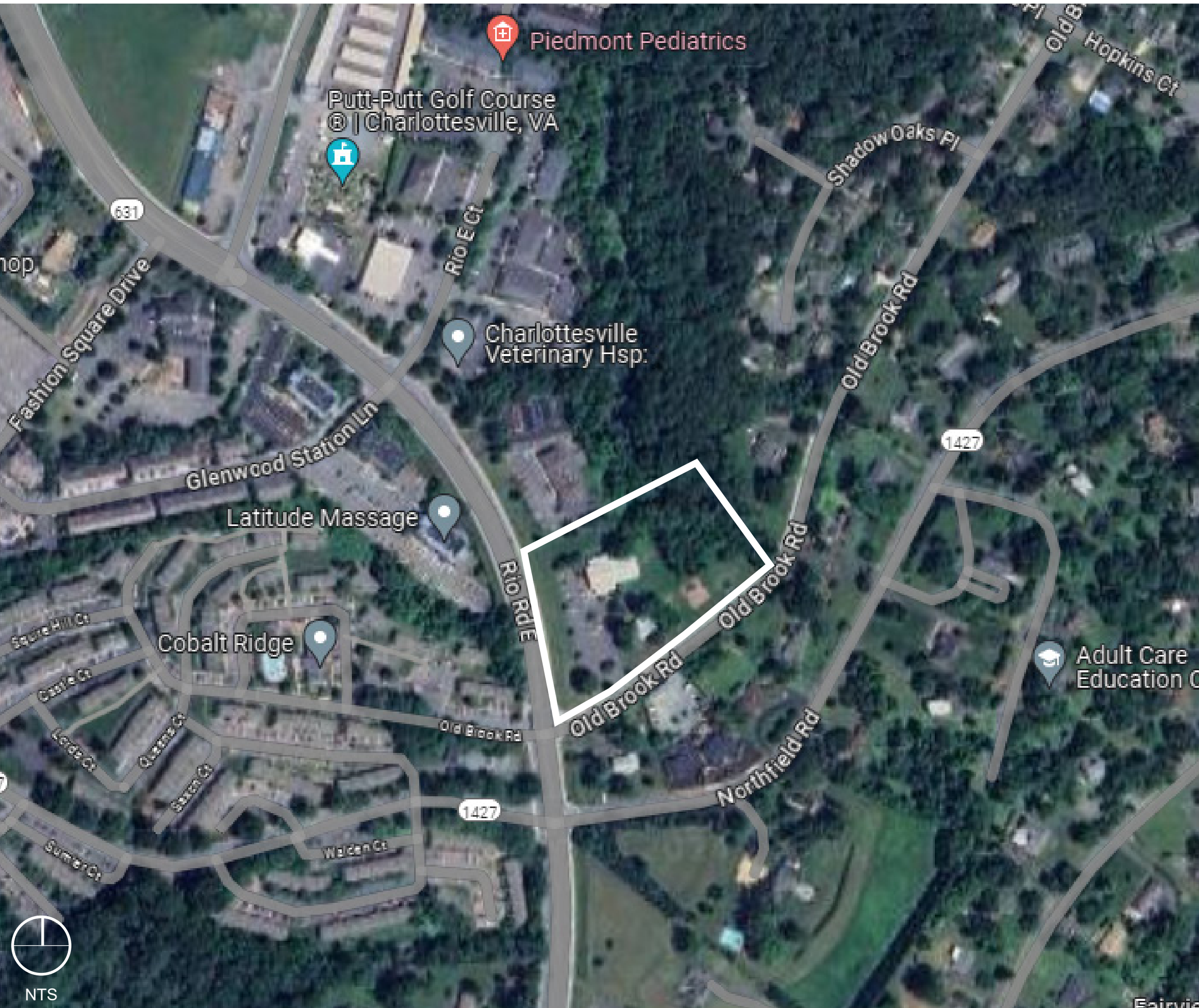


Image provided by Google Maps

# COMMUNITY CHRISTIAN ACADEMY SITE & SP DETAILS

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## OWNER

Alliance Bible Church of Charlottesville Etal, Trustees

## TMP(S)

TMP 61-127

## ACREAGE

3.141 Acres

## MAGISTERIAL DISTRICT

Rio

## STEEP SLOPES & WATER PROTECTION

Steep slopes are not present within project area. A water protection ordinance buffer is not present on the property.

## SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary shown per plat record D.B. 919-212.

Topography obtained from Albemarle County GIS.

## FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0279D), this property does not lie within a Zone A 100-year flood plain.

## WATER SUPPLY WATERSHED

The property is not within a water supply watershed.

## USE

Private School

## ZONING

R2 Residential

## COMPREHENSIVE PLAN DESIGNATION

Neighborhood Density Residential

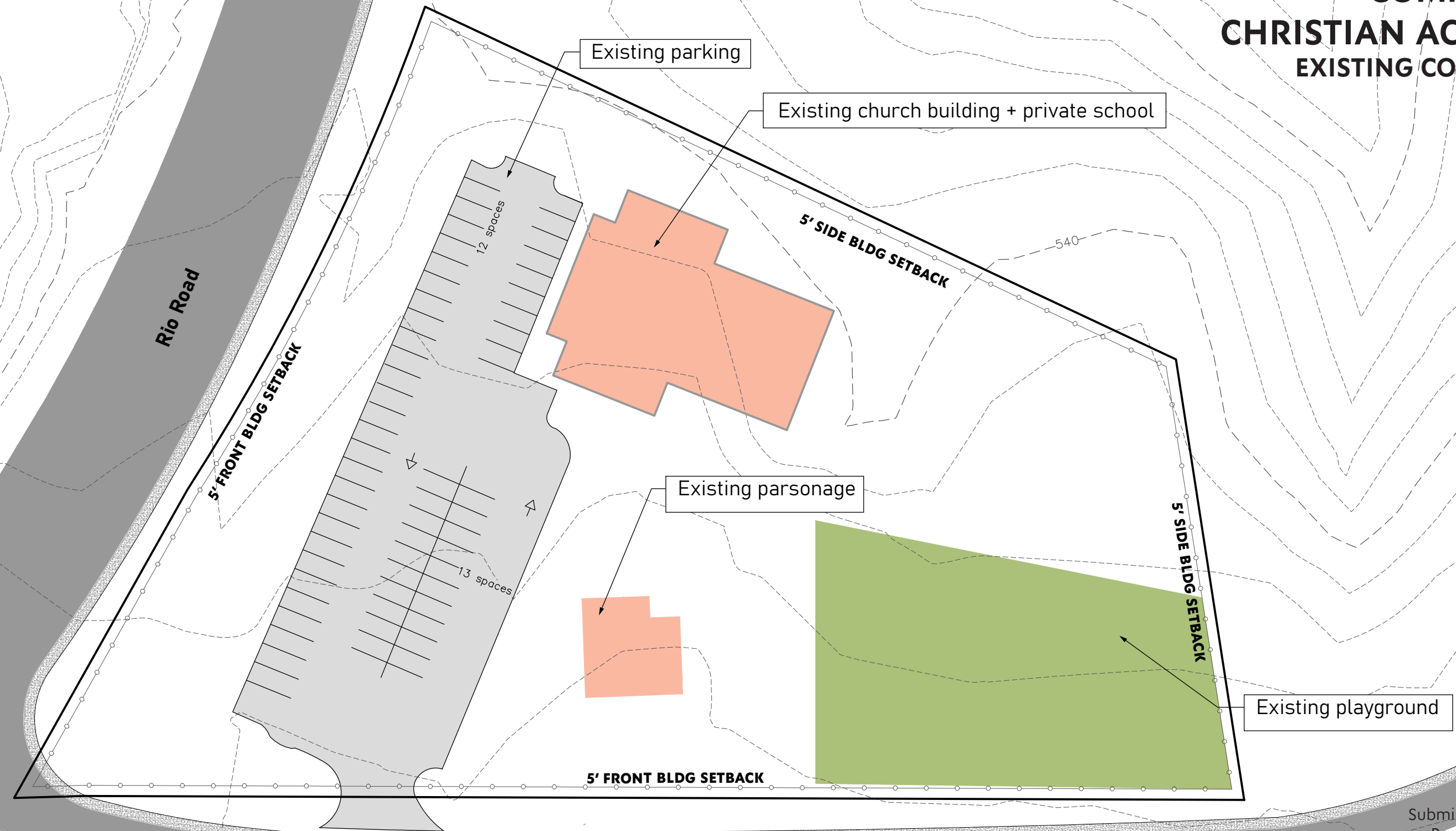
## WATER AND SANITARY SERVICES

The property is served by public water and sanitary services.

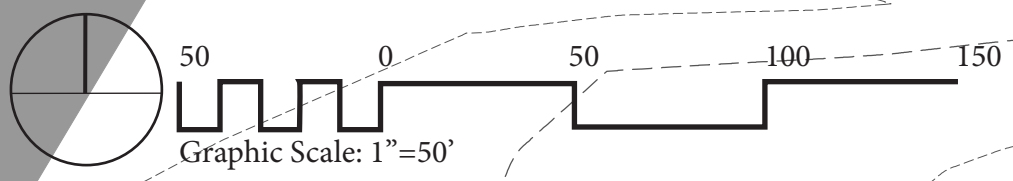
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# COMMUNITY CHRISTIAN ACADEMY EXISTING CONDITIONS

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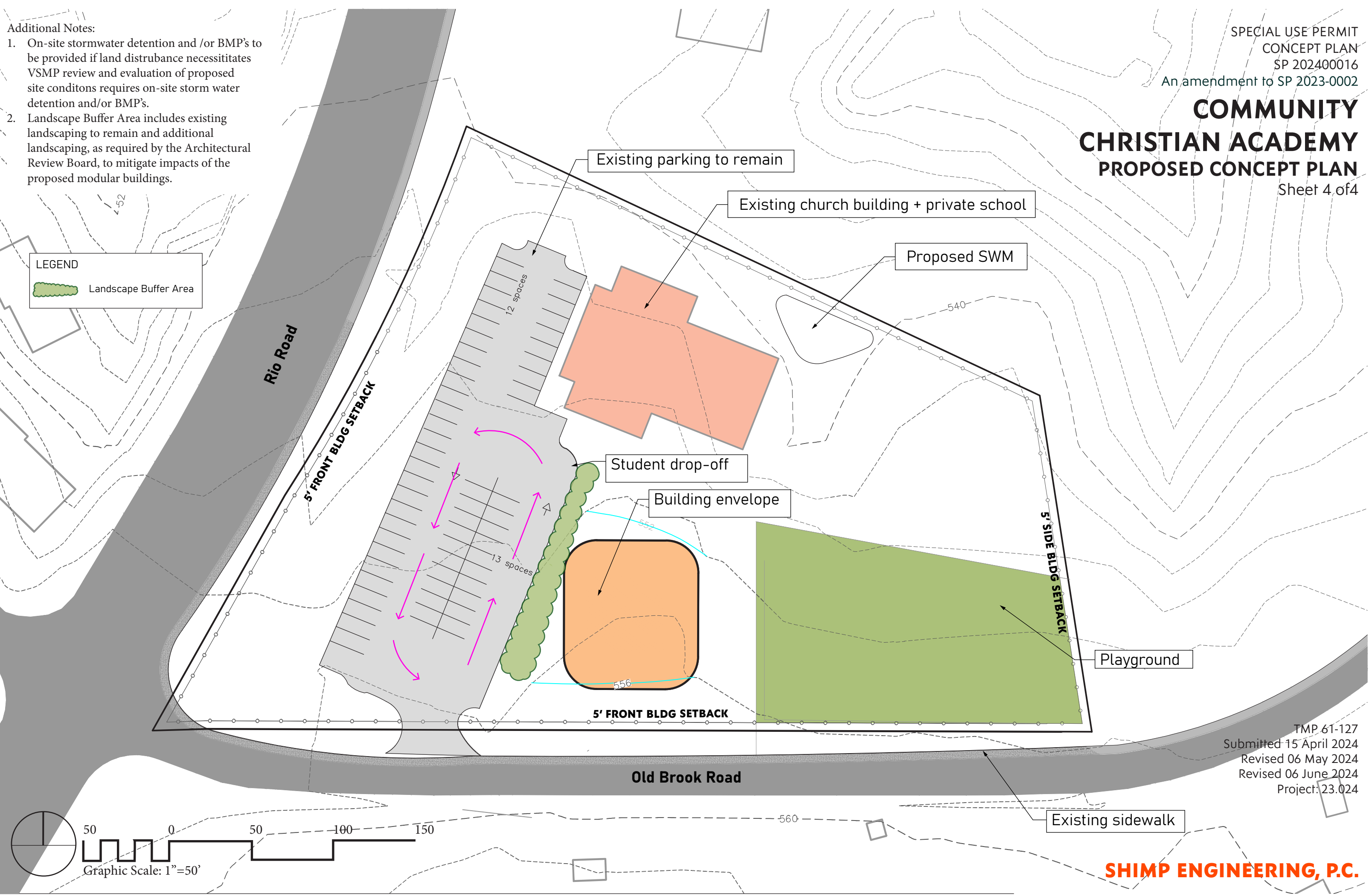


# COMMUNITY CHRISTIAN ACADEMY PROPOSED CONCEPT PLAN

- Additional Notes:
1. On-site stormwater detention and /or BMP's to be provided if land disturbance necessitates VSMP review and evaluation of proposed site conditons requires on-site storm water detention and/or BMP's.
  2. Landscape Buffer Area includes existing landscaping to remain and additional landscaping, as required by the Architectural Review Board, to mitigate impacts of the proposed modular buildings.

**LEGEND**

 Landscape Buffer Area



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