

OUR NEIGHBORHOOD CHILD DEVELOPMENT CENTER

TMP 78-58K

project ID: 19.064

Submitted 18 November 2019

Revised 10 February 2020

Revised 04 March 2020

REVISED 06 MARCH 2020

Context Map

Sheet 1 of 5

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- 3 - Existing Conditions
- 4 - Concept Plan
- 5 - Circulation



Image provided by Google Maps

OUR NEIGHBORHOOD CHILD DEVELOPMENT CENTER

SITE & ZMA DETAILS

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OWNER

Detton, 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

3.59

MAGISTERIAL DISTRICT

Rivanna

STEEP SLOPES & STREAM BUFFER

There are no steep slopes or stream buffers on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary and physical survey prepared by: Timothy Ray Miller, Meridian Planning Group, LLC, on December 10, 2019, revised February 5, 2020. Base flood elevation near the south facade of the metal garage & overhang drawn in per field elevation shots, taken March 6, 2020 (Field elevation shots provided by Meridian Planning Group, LLC).

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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SHIMP ENGINEERING, P.C.

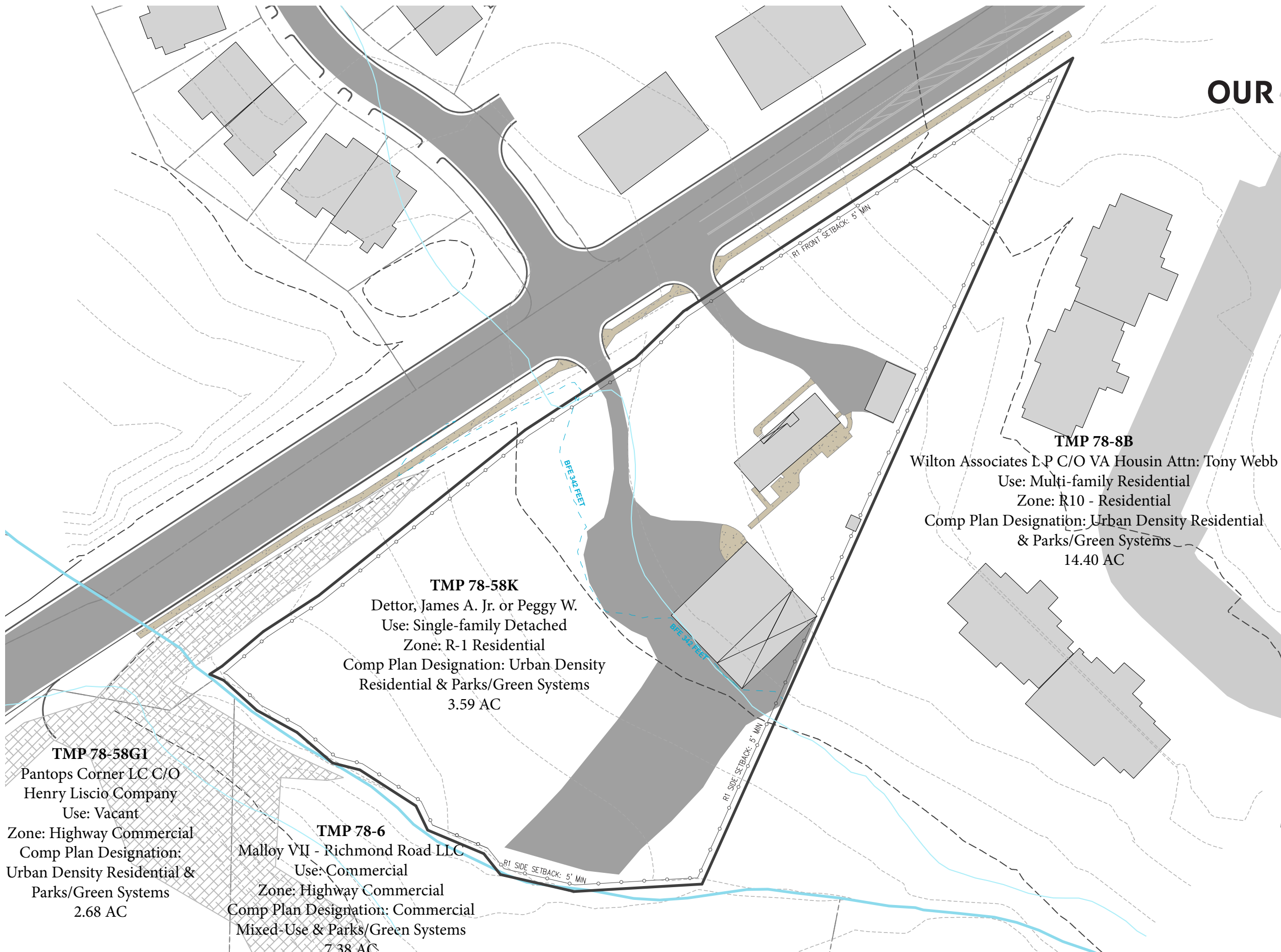
OUR NEIGHBORHOOD CDC

EXISTING CONDITIONS

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Additional Notes:

1. Source of adjacent parcel boundaries: Albemarle County GIS (shown in gray)
2. Source of physical and boundary survey for TMP 78-58K: completed by Timothy Ray Miller, Meridian Planning Group, LLC (shown in black), revised February 5, 2020
3. Source of building footprints within TMP 78-58K: survey completed by Meridian Planning Group, revised February 5, 2020
4. Source of Stony Point Road (State Route 20): Riverside Village As-Built by Shimp Engineering, P.C.



TMP 78-8B
 Wilton Associates LP C/O VA Housin Attn: Tony Webb
 Use: Multi-family Residential
 Zone: R10 - Residential
 Comp Plan Designation: Urban Density Residential
 & Parks/Green Systems
 14.40 AC

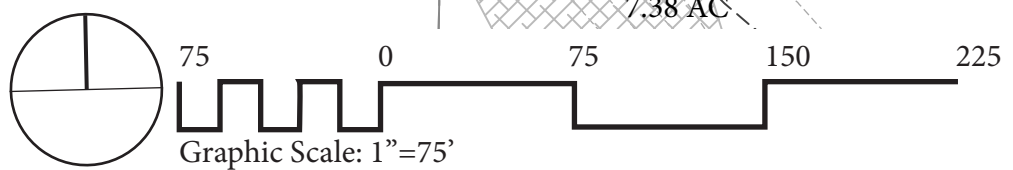
TMP 78-58K
 Dettor, James A. Jr. or Peggy W.
 Use: Single-family Detached
 Zone: R-1 Residential
 Comp Plan Designation: Urban Density
 Residential & Parks/Green Systems
 3.59 AC

TMP 78-58G1
 Pantops Corner LC C/O
 Henry Liscio Company
 Use: Vacant
 Zone: Highway Commercial
 Comp Plan Designation:
 Urban Density Residential &
 Parks/Green Systems
 2.68 AC

TMP 78-6
 Malloy VII - Richmond Road LLC
 Use: Commercial
 Zone: Highway Commercial
 Comp Plan Designation: Commercial
 Mixed-Use & Parks/Green Systems
 7.38 AC

Key

- GIS Parcel Boundary
- Stream
- 100-Year Floodplain per Albemarle GIS
- FEMA Base Flood Elevation
- Existing Buildings³
- Surveyed Road
- GIS Road
- Sidewalk
- Steep Slopes: Managed

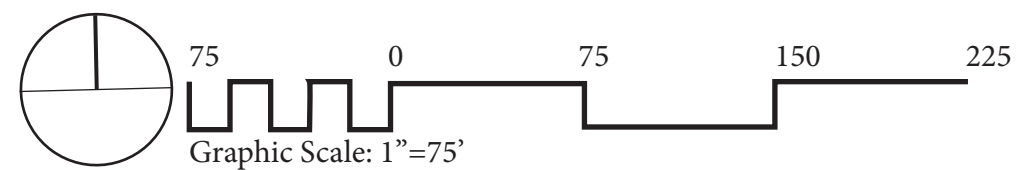


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OUR NEIGHBORHOOD CDC CONCEPT PLAN

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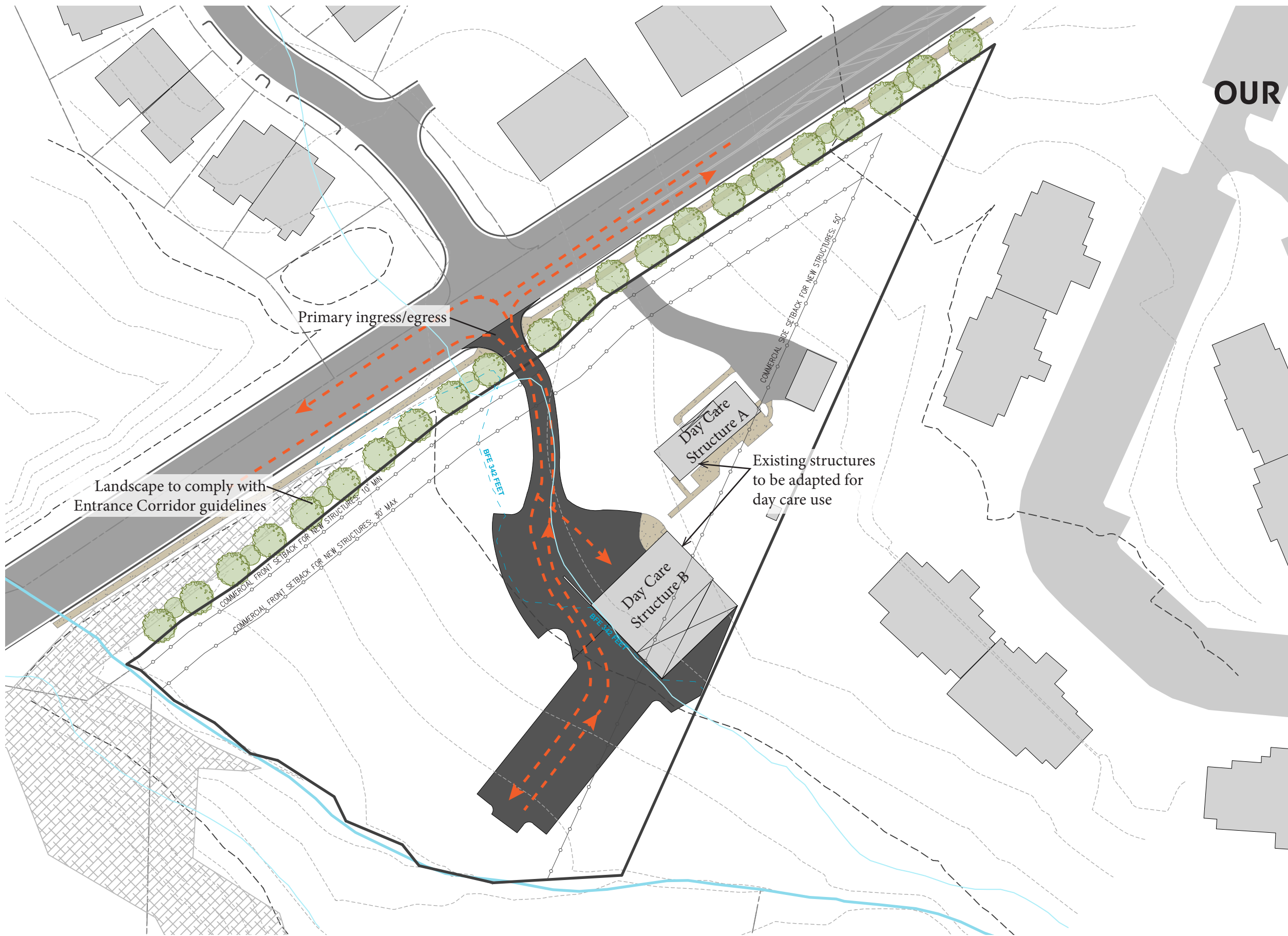
SHIMP ENGINEERING, P.C.

OUR NEIGHBORHOOD CDC CIRCULATION

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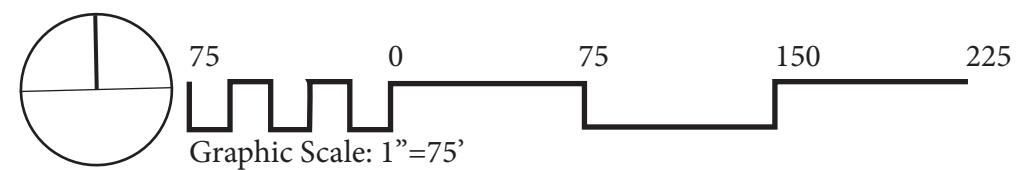
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2. Source of physical and boundary survey for TMP 78-58K: completed by Timothy Ray Miller, Meridian Planning Group, LLC (shown in black), revised February 5, 2020
3. Source of building footprints within TMP 78-58K: survey completed by Meridian Planning Group, revised February 5, 2020
4. Source of Stony Point Road (State Route 20): Riverside Village As-Built by Shimp Engineering, P.C.
5. Setbacks for existing structures to comply with proffered setbacks for existing structures



Key

- - - Vehicular Circulation
- GIS Parcel Boundary
- Stream
- 100-Year Floodplain per Albemarle GIS
- FEMA Base Flood Elevation
- Existing Buildings³
- Surveyed Road
- GIS Road
- Proposed Paved Area
- Sidewalk
- Steep Slopes: Managed

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