

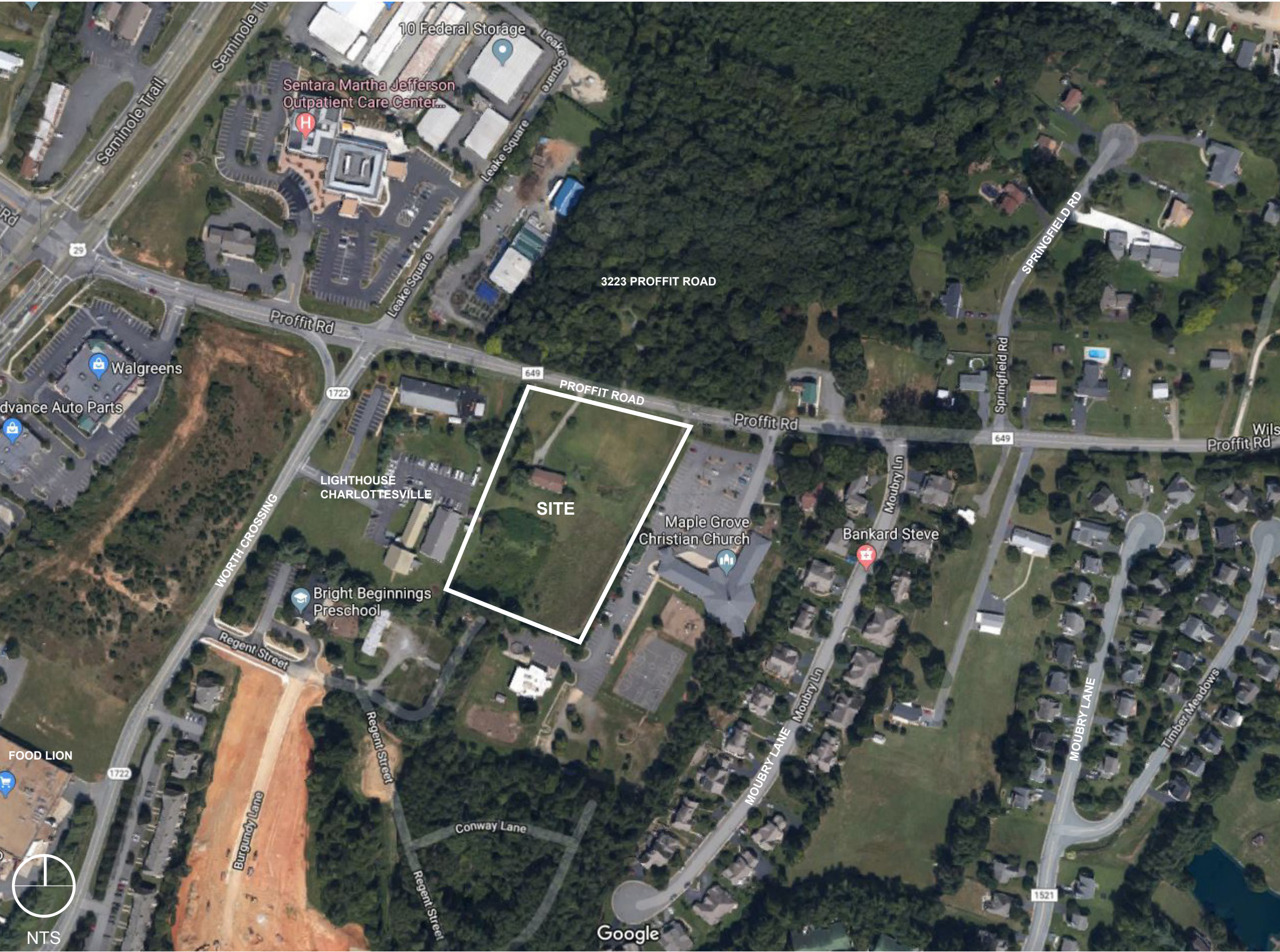
3226 Proffit Road

TMP 32-35

ZMA 2018-00019
project number: 18.041

Submitted 17 December 2018
Revised 18 March 2019
Revised 02 May 2019
Revised 24 JUNE 2019

Context Map
Sheet 1 of 5



INDEX OF SHEETS

- 1 - Cover Sheet & Context Map
- 2 - Parcel / ZMA Info. & ROW Section
- 3 - Existing Conditions
- 4 - Proposed Road Network
- 5 - Conceptual Site Layout

3226 Proffit Road
Parcel / ZMA Info. & ROW Section
Sheet 2 of 5

OWNER/DEVELOPER
ALBEMARLE LAND DEVELOPMENT LLC
1949 Northside Drive
Charlottesville, VA 22911

PROPERTY ADDRESS
3226 Proffit Rd
Charlottesville, VA 22911

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

SOURCE OF BOUNDARY AND TOPOGRAPHY
Compiled from the Albemarle County Office of Geographic Data Services GIS Data.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED
Non-Watershed Supply Watershed

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

USE
EXISTING: R1 - Residential
COMPREHENSIVE PLAN: Urban Density Residential
PROPOSED: R15 - Residential

ZONING
EXISTING: R1, Airport Impact Area (AIA)
PROPOSED: R15

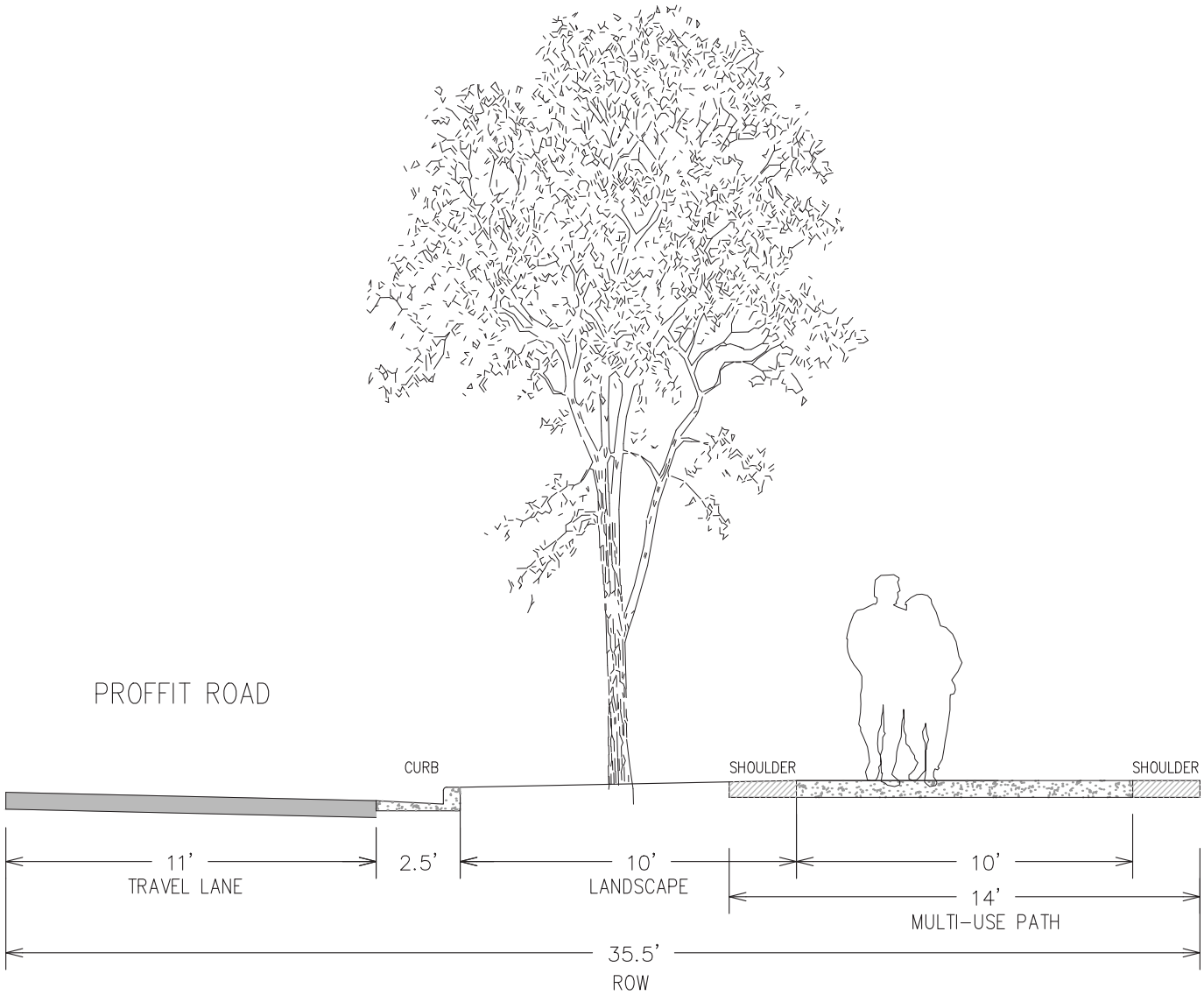
SIGNS
All signs and pavement markings shall conform with the latest edition of the MUTCD Guidelines.

ACREAGE/LAND USE
All 3.198 AC
EXISTING:
BUILDING 1984 SF
OPEN SPACE 137,301 SF

PROPOSED:
BUILDINGS: MAXIMUM 40 UNITS
RECREATIONAL SPACE: 4,000 SF MINIMUM
ROW DEDICATION: 35.5 FT FROM PROFFIT RD CENTER LINE.

PROPOSED UNITS
40 Units. 40 Gross and net density.

OPEN SPACE
Open space area shall be provided in accordance with Sec. 4.16.1 of the Albemarle County Zoning Ordinance.



RIGHT-OF-WAY DEDICATION SECTION Scale: 1" = 5' TMP 32-35

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3226 Proffit Road
Existing Condition
Sheet 3 of 5



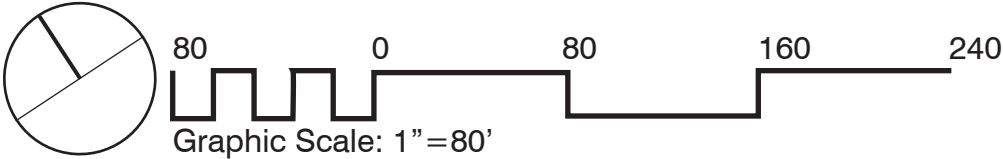
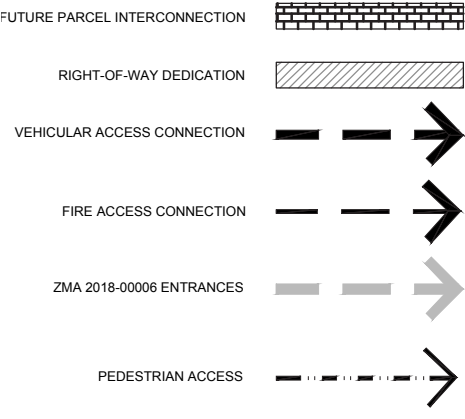
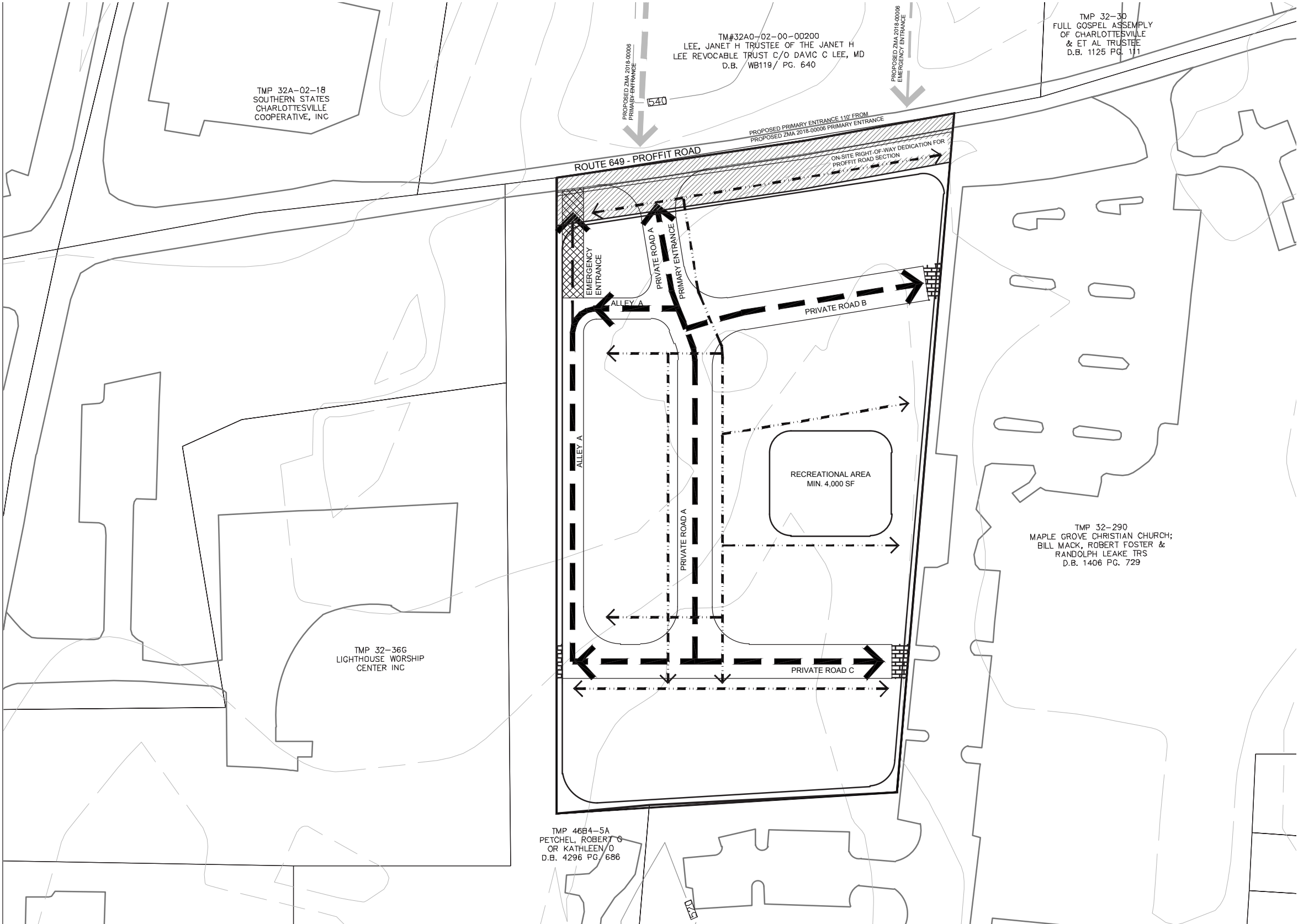
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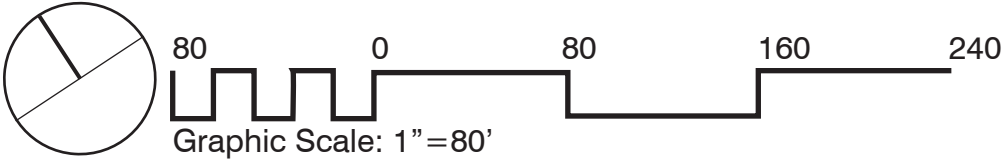
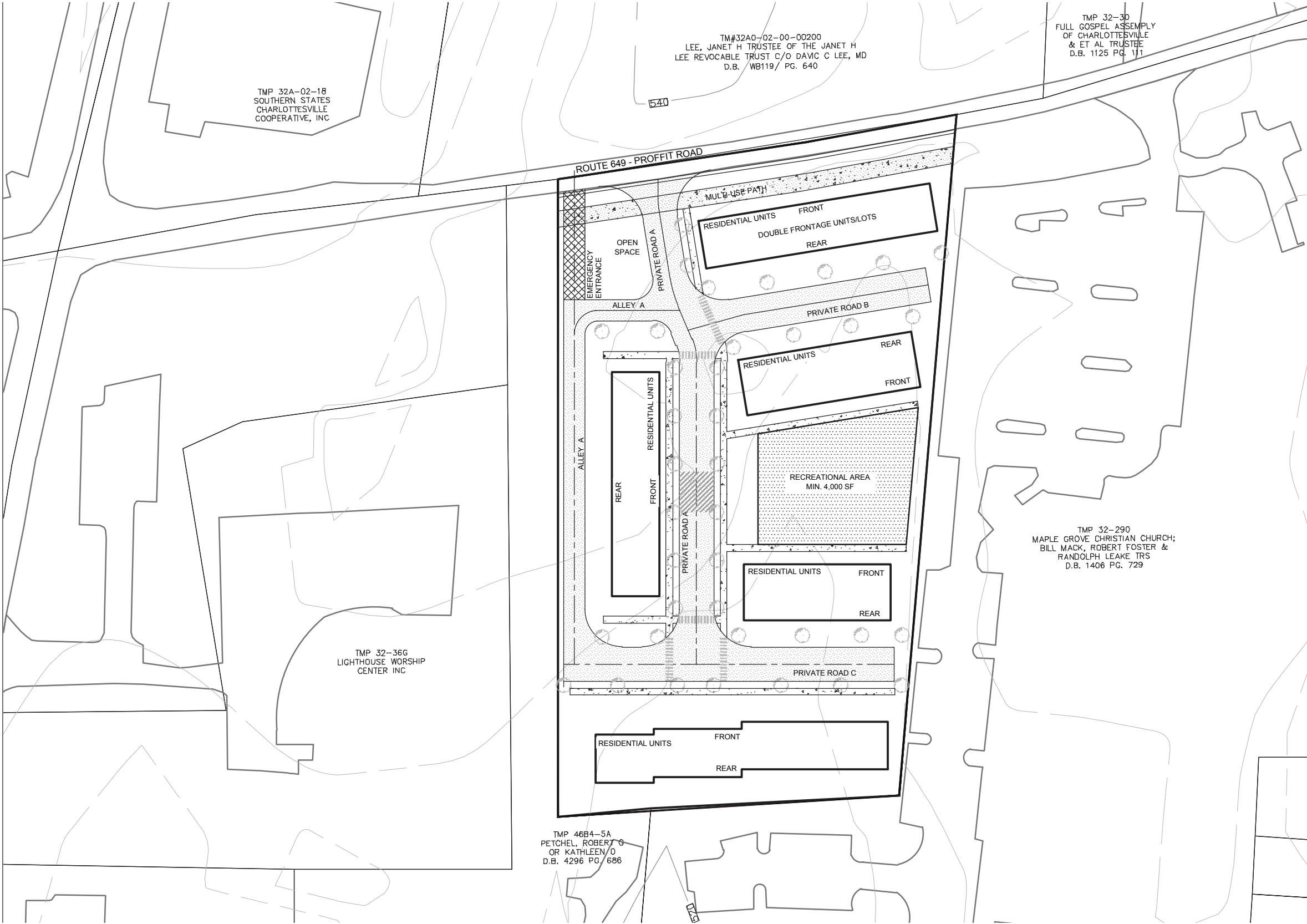
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3226 Proffit Road
Proposed Road Network
Sheet 4 of 5



TMP 32-35
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3226 Proffit Road
Conceptual Site Layout
Sheet 5 of 5



TMP 32-35

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