

3226 Proffit Road

TMP 32-35

project number: 18.041

Submitted 17 December 2018  
Revised 18 March 2019  
Revised 02 MAY 2019

Context Map  
Sheet 1 of 5



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**3226 Proffit Road**  
**Parcel / ZMA Info. & ROW Section**  
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**OWNER/DEVELOPER**

MERMAC LLC  
300 Panorama Rd  
Earlysville, VA 22936

**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:**

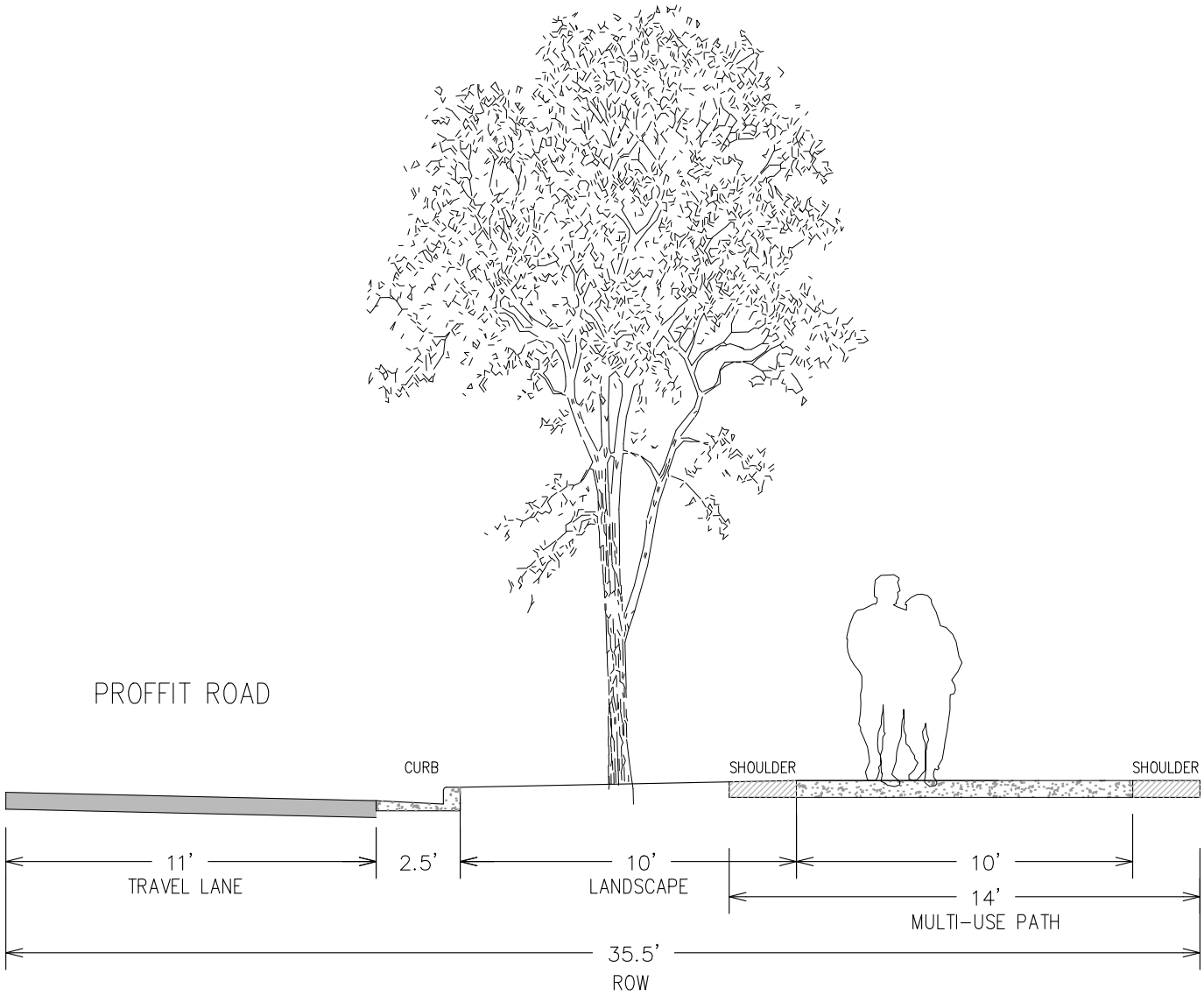
BUILDINGS: MAXIMUM 40 UNITS  
RECREATIONAL SPACE: 4,000 SF MINIMUM  
ROW DEDICATION: 35.5 FT FROM PROFFIT RD CENTER LINE.

**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'

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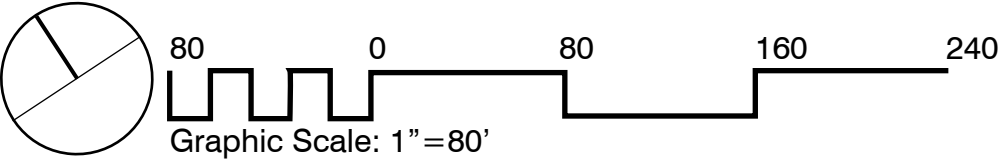
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Existing Condition  
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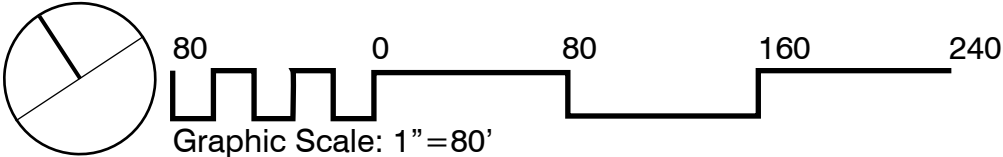
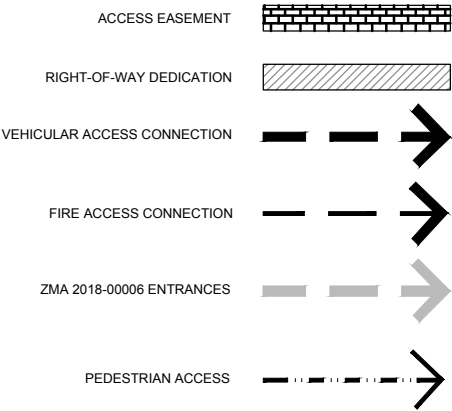
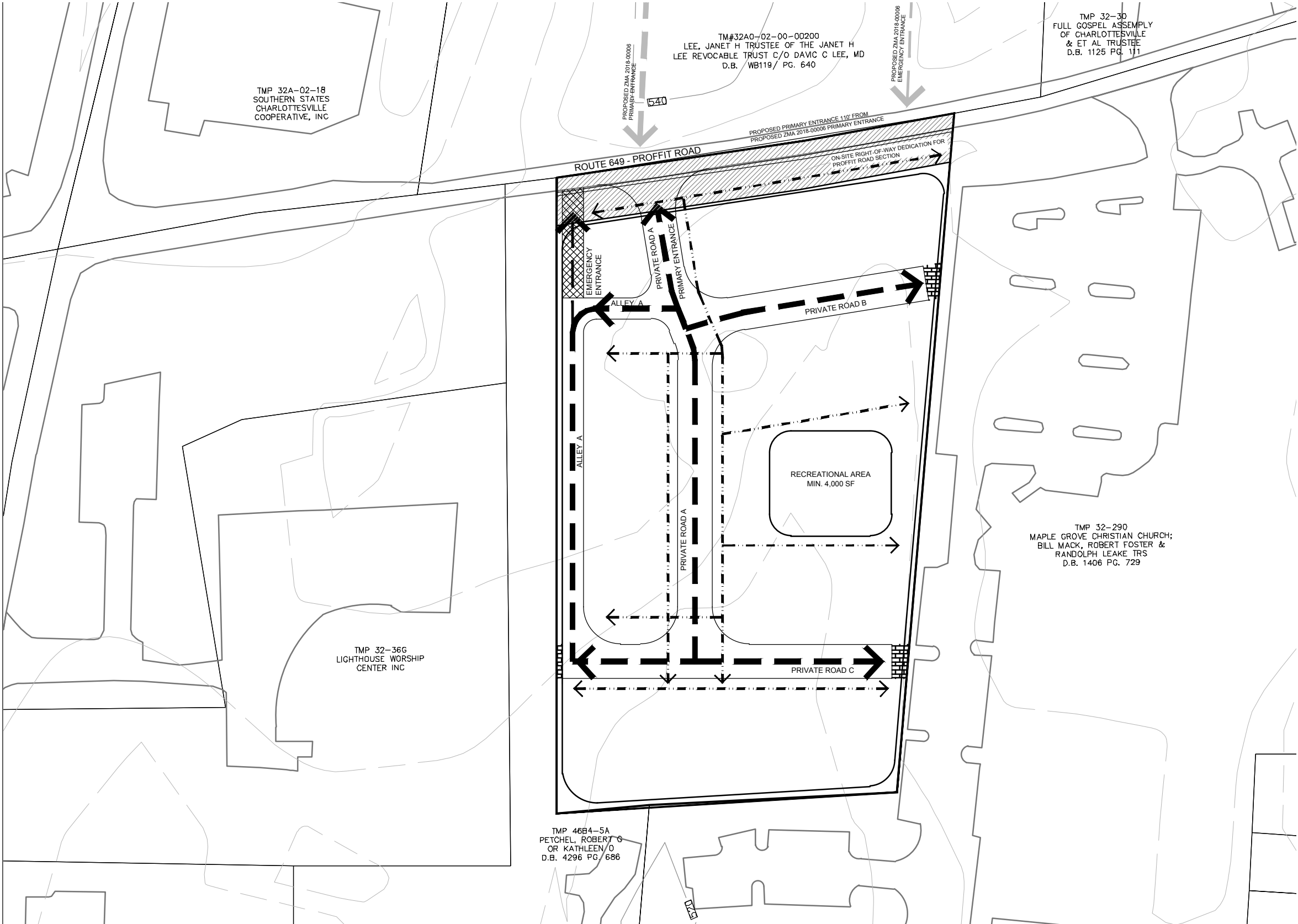
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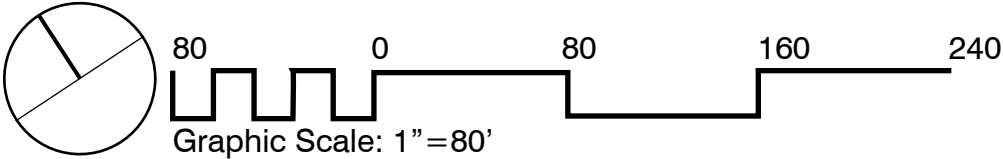
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