

# 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:

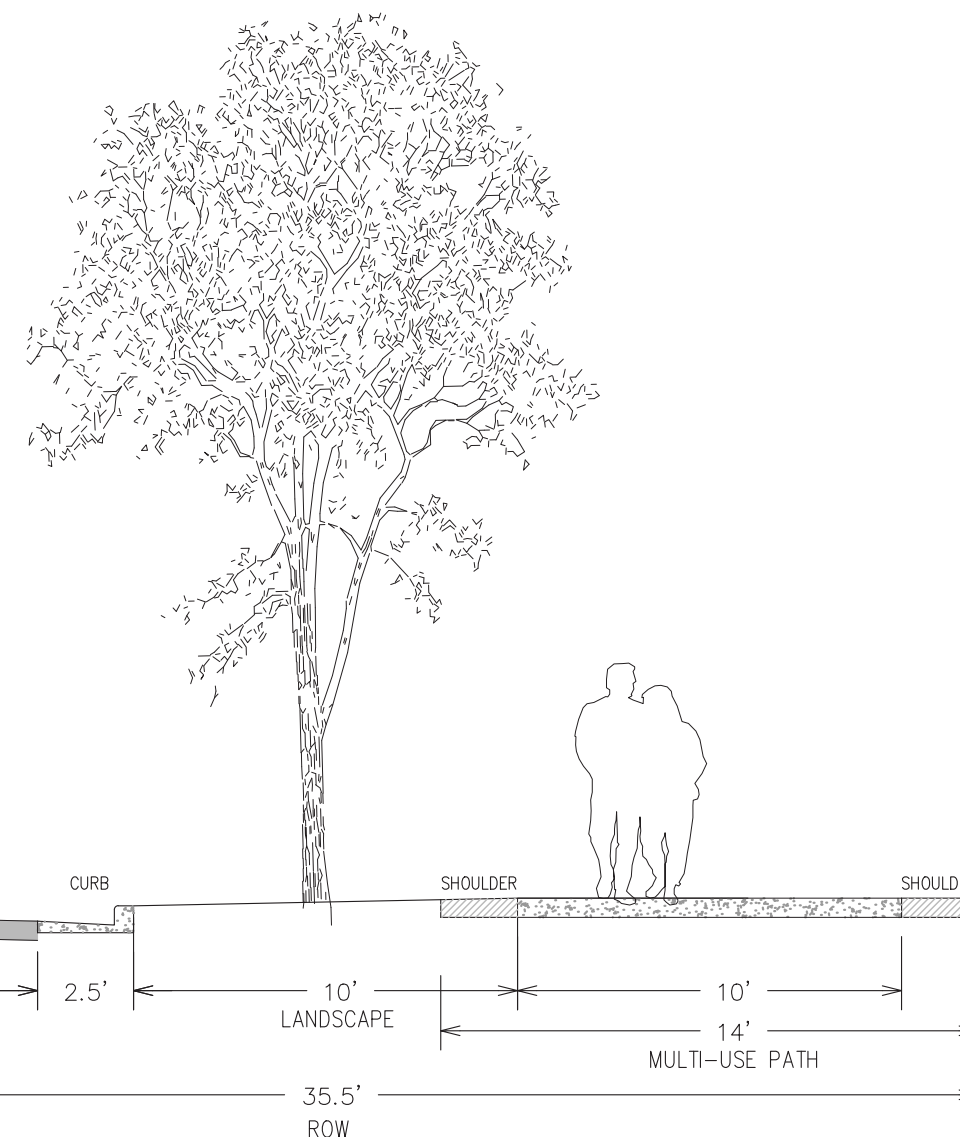
BUILDINGS: MAXIMUM 40 UNITS  
RECREATIONAL SPACE: 4,000 SF MINIMUM  
ROW DEDICATION: 35.5 FT FROM PROFFIT RD CENTER LINE.

### 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'

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project: 18.041

# 3226 Proffit Road

## Existing Condition

Sheet 3 of 5

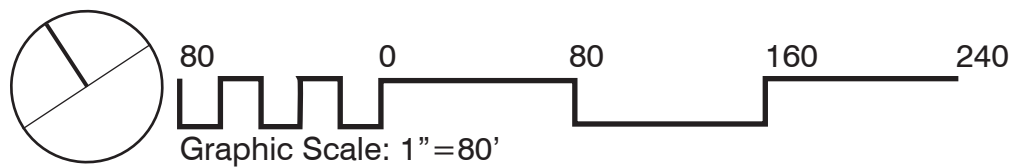


TMP 32-35

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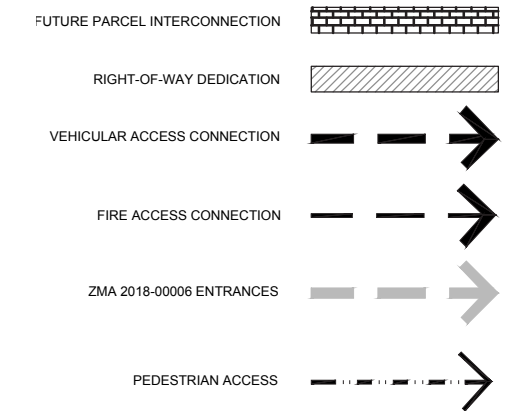
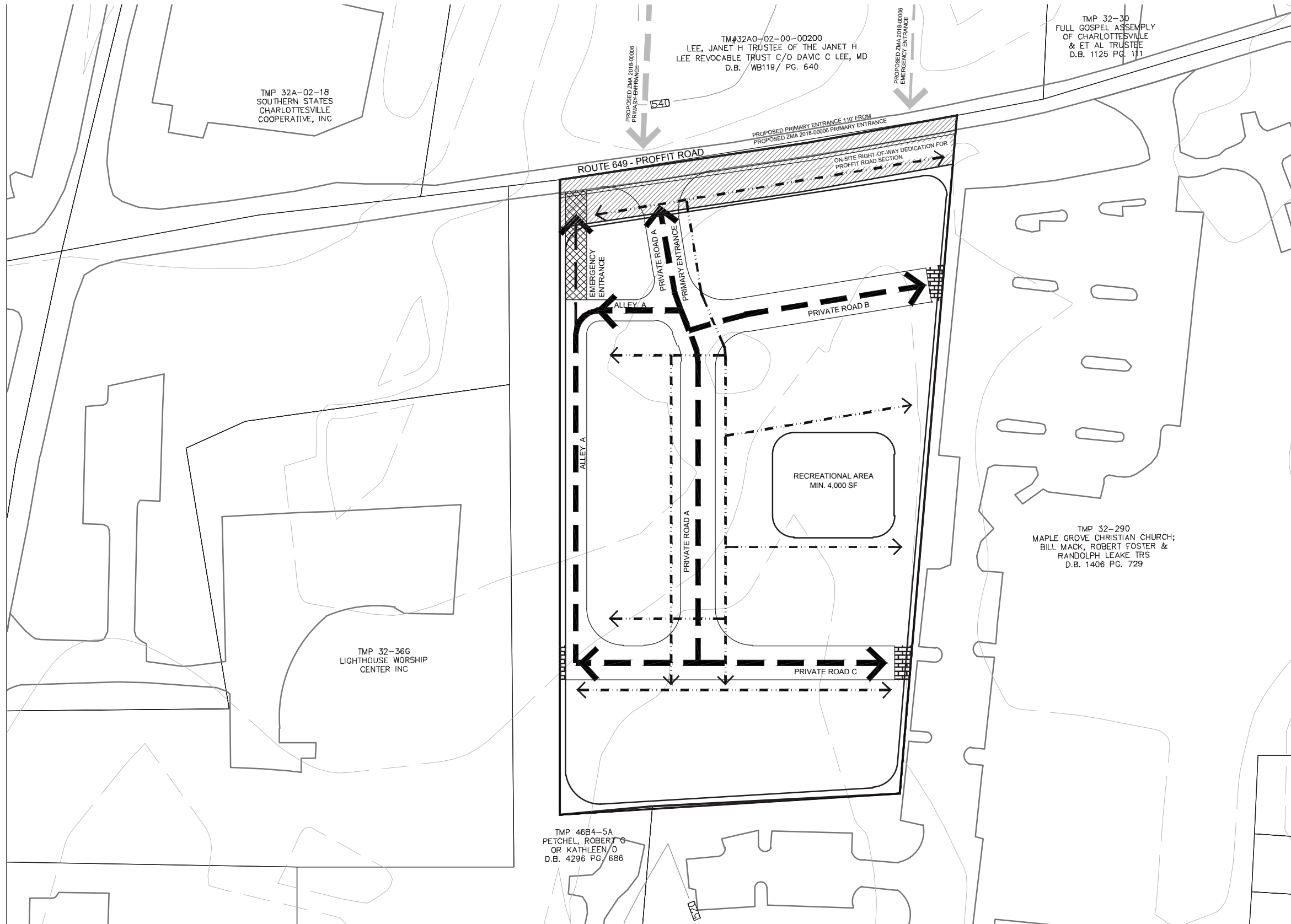
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# 3226 Proffit Road

## Proposed Road Network

Sheet 4 of 5

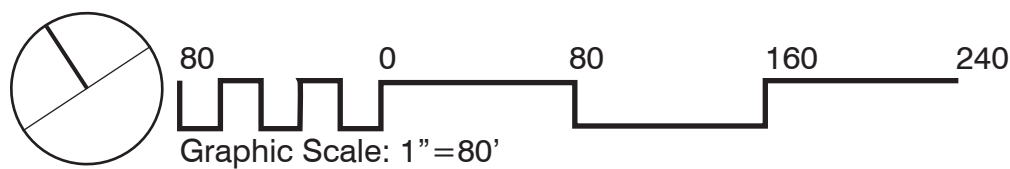


TMP 32-35

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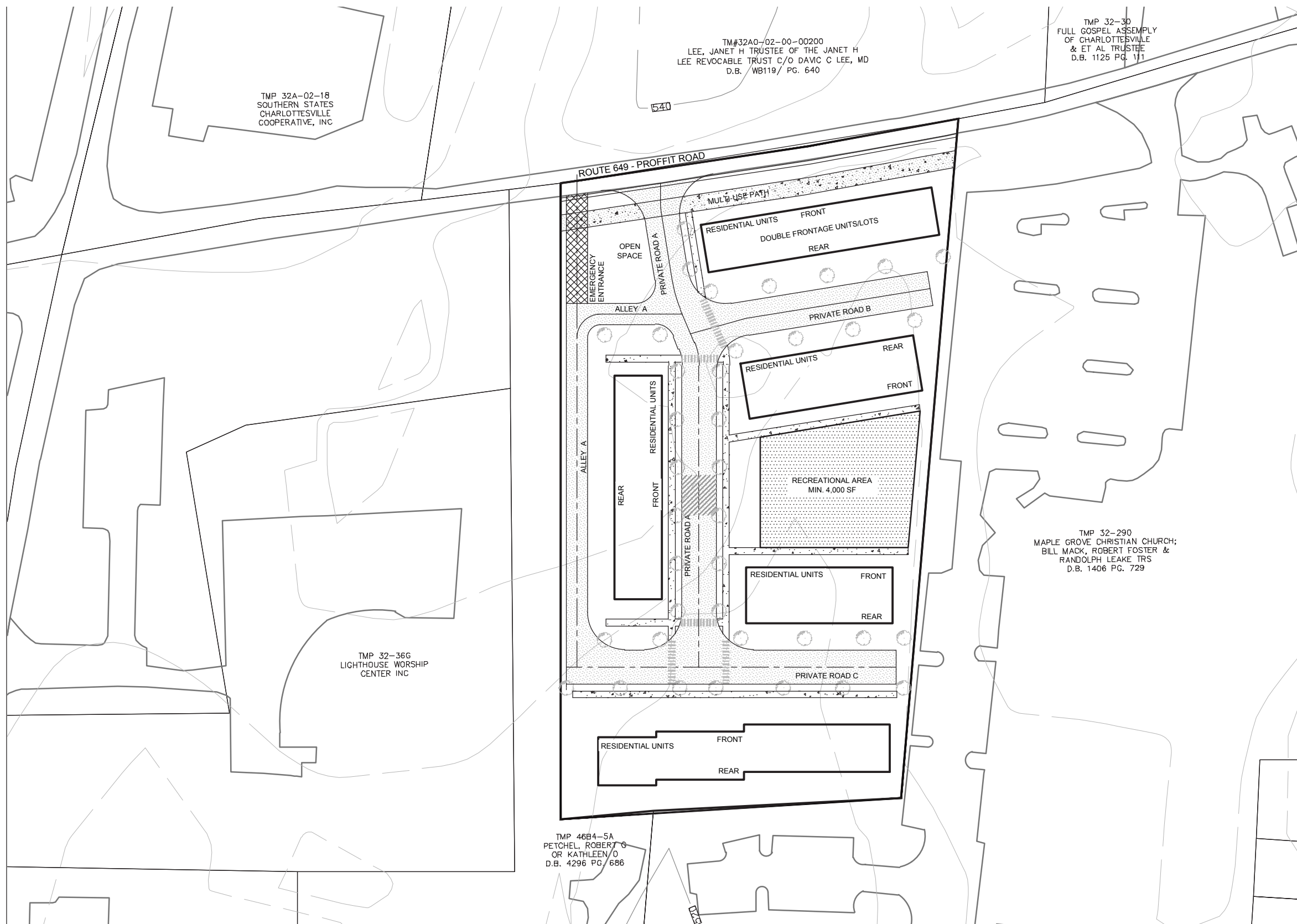
ZMA 2018-00019  
project: 18.041

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# 3226 Proffit Road Conceptual Site Layout

Sheet 5 of 5



TMP 32-30  
FULL GOSPEL ASSEMBLY  
OF CHARLOTTESVILLE  
& ET AL TRUSTEE  
D.B. 1125 PG. 111

TMP 32A-02-18  
SOUTHERN STATES  
CHARLOTTESVILLE  
COOPERATIVE, INC

TM#32A0-02-00-00200  
LEE, JANET H TRUSTEE OF THE JANET H  
LEE REVOCABLE TRUST C/O DAVIC C LEE, MD  
D.B. WB119/ PG. 640

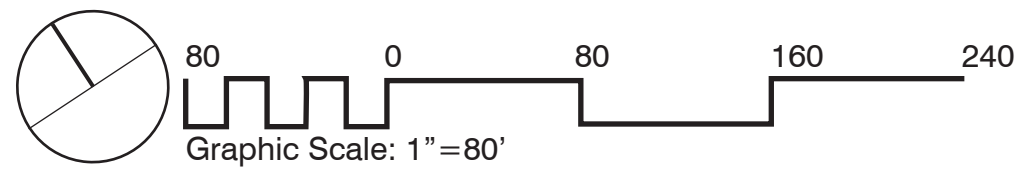
TMP 32-290  
MAPLE GROVE CHRISTIAN CHURCH;  
BILL MACK, ROBERT FOSTER &  
RANDOLPH LEAKE TRS  
D.B. 1406 PG. 729

TMP 32-366  
LIGHTHOUSE WORSHIP  
CENTER INC

TMP 46B4-5A  
PETCHEL, ROBERT O  
OR KATHLEEN O  
D.B. 4296 PG. 686

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