

# 3223 PROFFIT ROAD

TMP 32-A-02-2

project ID: 19.029

Submitted 17 June 2019

Revised 11 March 2020

**REVISED 12 MAY 2020**

## Context Map

Sheet 1 of 7



### INDEX OF SHEETS

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- 2 - Parcel / ZMA Info.
- 3 - Block Plan
- 4 - Conceptual Site Layout
- 5 - Conceptual Street Section
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- 7 - Conceptual Street Section

# 3223 PROFFIT ROAD

## SITE & ZMA DETAILS

Sheet 2 of 7

### OWNER/DEVELOPER

Albemarle Land Development LLC  
1949 Northside Dr  
Charlottesville, VA 22911

### PROPERTY ADDRESS

3223 Proffit Rd  
Charlottesville, VA 22911

### MAGISTERIAL DISTRICT

Rivanna

### STEEP SLOPES & STREAM BUFFER

The project area contains areas of managed slopes. There are no stream buffers within the project area.

### SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary and topographic survey for property provided by: Roger W. Ray & Associates, Inc. April 15, 2019  
Boundary and topographic information for adjacent parcels 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)

### PARKING

All parking shall comply with Sec. 4.12 of the Albemarle County Zoning Ordinance

### USE

EXISTING: Single-Family Residential  
COMPREHENSIVE PLAN: Urban Density Residential  
PROPOSED: R15 - Residential

### ZONING

EXISTING: R15 - Residential, Airport Impact Area (AIA) Overlay, Steep Slopes - Managed Overlay  
PROPOSED: R15

### SIGNS

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

### ACREAGE/LAND USE

TOTAL: 7.29 AC  
PROPOSED: Single-family attached, single-family detached, multifamily residential

### PROPOSED UNITS

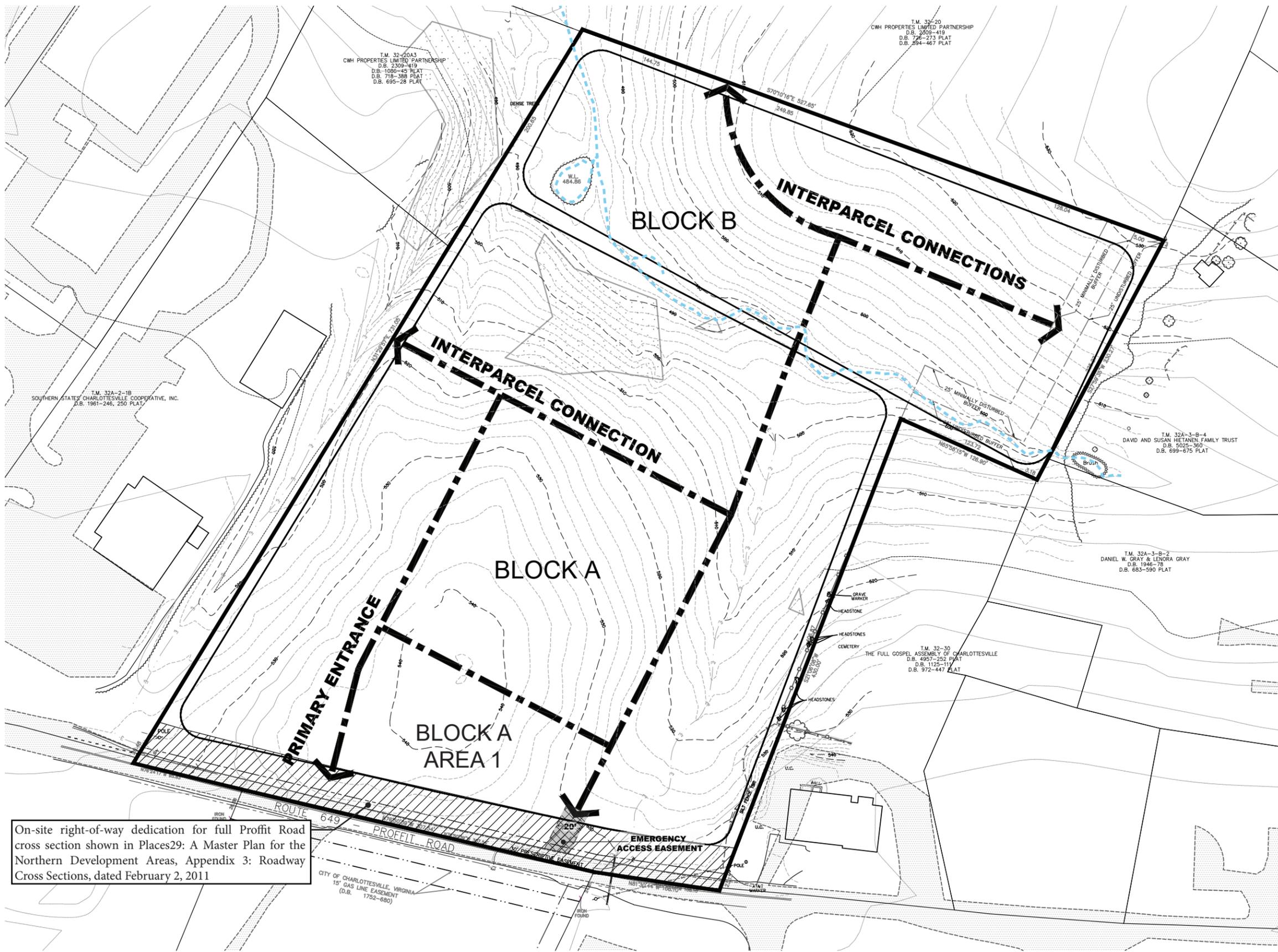
Maximum 80 units. Maximum gross and net density of 10 dwelling units per acre.

### OPEN SPACE + RECREATION REQUIREMENTS

Open space area shall be provided in accordance with Sec. 4.7 of the Albemarle County Zoning Ordinance. The proposed open space area shall be privately owned. Recreational areas and facilities shall be provided in accordance with Sec. 4.16 of the Albemarle County Zoning Ordinance.

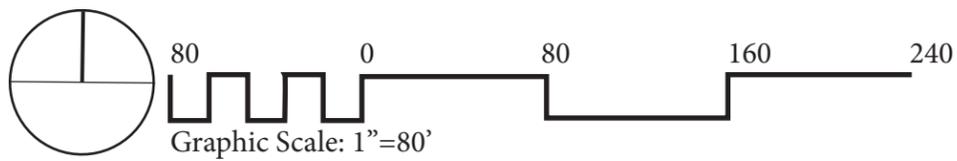
USE TABLE			
BLOCK	BLOCK A	BLOCK B	TOTAL
ALLOWED USES	All uses listed under section 18.2.1 of the Albemarle County Zoning Ordinance will be permitted by right within Block A. All uses listed under Section 18.2.2 of the Albemarle County Zoning Ordinance will be permitted through approval of a special use permit within Block A.	All uses listed under Section 18.2.1 of the Albemarle County Zoning Ordinance will be permitted by right within Block B. All uses listed under Section 18.2.2 of the Albemarle County Zoning Ordinance will be permitted through approval of a special use permit within Block B.	
MAXIMUM BUILDING HEIGHT	45'/4-Stories whichever is less	45'/4-Stories whichever is less	
SETBACKS	FRONT MINIMUM: 5' from Right-of-way	FRONT MINIMUM: 5' from Right-of-way	
	FRONT MAXIMUM: 25' from Right-of-way	FRONT MAXIMUM: 25' from Right-of-way	
	SIDE: 5' feet, unless the building shares a common wall; provided that (a) in the R-10 and R-15 districts if the abutting lot is zoned residential other than R-10 and R-15, Rural Areas, or the Monticello Historic district, any dwelling unit that exceeds 35 feet in height shall be set back five feet plus one foot for each foot the dwelling unit exceeds 35 feet in height; and (b) any minimum side setback otherwise required by this section may be reduced in accordance with section 4.11.3	SIDE: 5' feet, unless the building shares a common wall; provided that (a) in the R-10 and R-15 districts if the abutting lot is zoned residential other than R-10 and R-15, Rural Areas, or the Monticello Historic district, any dwelling unit that exceeds 35 feet in height shall be set back five feet plus one foot for each foot the dwelling unit exceeds 35 feet in height; and (b) any minimum side setback otherwise required by this section may be reduced in accordance with section 4.11.3	
	REAR: 20'	REAR: 20'	
FRONT STEPBACKS	For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	
DRIVEWAY STANDARDS AND GARAGE SETBACKS	Single-family attached and single-family detached units in Block A, Area 1 on Sheet 4 shall be subject to the following: driveways shall be rear-loaded and only enter onto internal "Road B." Block A Area 1 may permit double frontage lots without screening or with a modification to screening of double frontage lots required by 32.7.9.7, as permitted by the agent. Waivers and/or exceptions from the prohibition of double frontage lots and screening of double frontage lots may be pursued during site plan or subdivision plat.	Single-family attached and single-family detached units located outside of Block A, Area 1, on Sheet 4 shall be subject to the following: front-loading garages shall be setback a minimum of 3 feet from the building facade of which the garage is located or porch/deck on the facade of which the garage is located.	
	GARAGE MAXIMUM: None	GARAGE MAXIMUM: None	
PROPOSED AREA OF BLOCK	5.2 AC	2.09 AC	7.29 AC
MINIMUM NUMBER OF DWELLING UNITS	44	0	44
MINIMUM DENSITY BASED UPON AREA	8 DUA	0 DUA	6 DUA
MAXIMUM NUMBER OF DWELLING UNITS	80	30	80*
MAXIMUM DENSITY BASED UPON AREA	15 DUA	14 DUA	10 DUA
*Total number of dwelling units in the development not to exceed 80			

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**BLOCK PLAN**  
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On-site right-of-way dedication for full Proffit Road cross section shown in Places29: A Master Plan for the Northern Development Areas, Appendix 3: Roadway Cross Sections, dated February 2, 2011

Key	
Vehicular circulation	
Managed slopes	
Emergency Access Easement	
Right-of-way dedication	
Existing Channel	

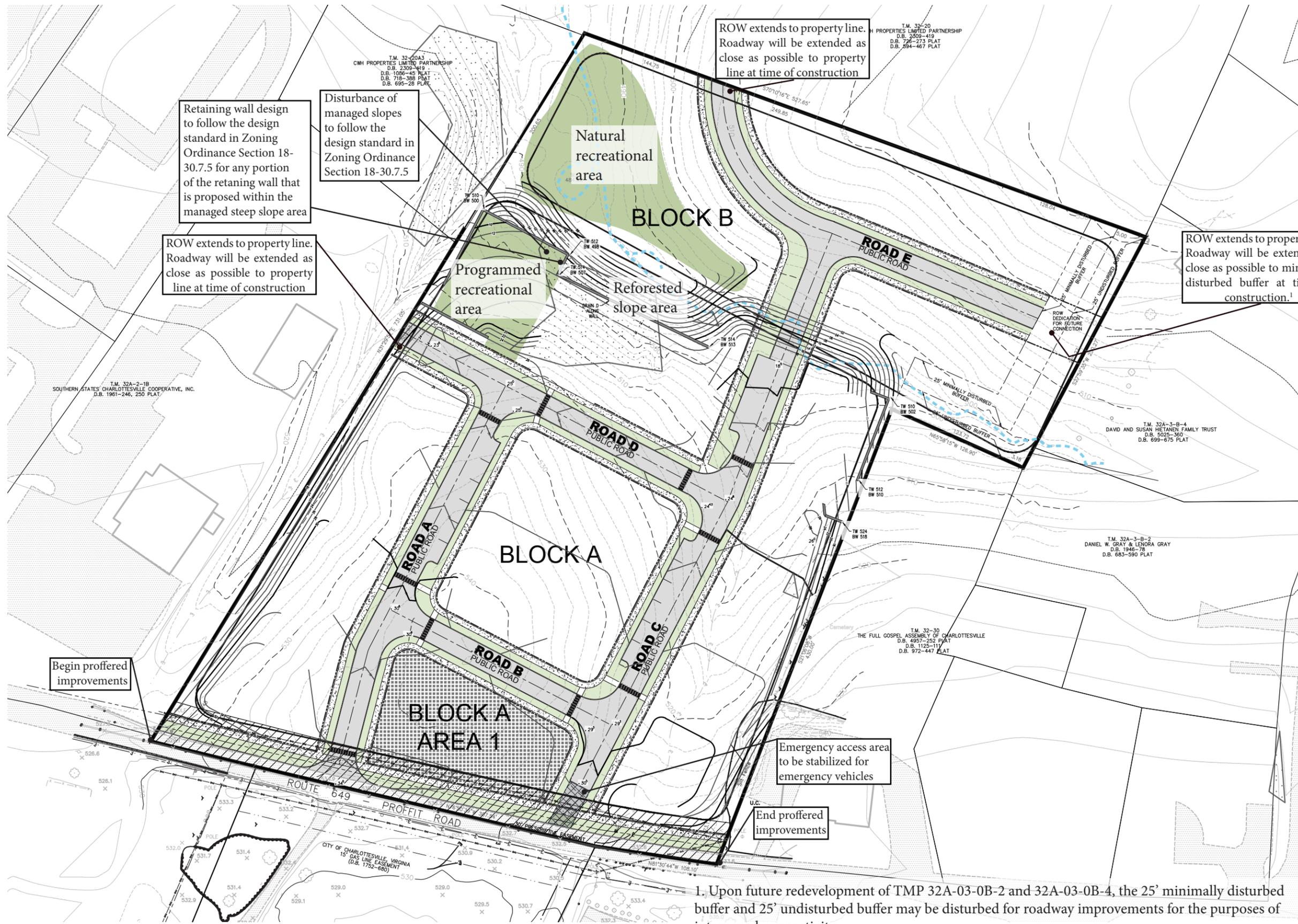


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**CONCEPTUAL SITE LAYOUT**  
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Retaining wall design to follow the design standard in Zoning Ordinance Section 18-30.7.5 for any portion of the retaining wall that is proposed within the managed steep slope area

Disturbance of managed slopes to follow the design standard in Zoning Ordinance Section 18-30.7.5

ROW extends to property line. Roadway will be extended as close as possible to property line at time of construction

ROW extends to property line. Roadway will be extended as close as possible to property line at time of construction

ROW extends to property line. Roadway will be extended as close as possible to minimally disturbed buffer at time of construction.<sup>1</sup>

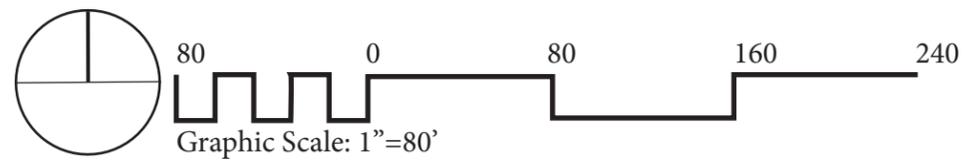
Begin proffered improvements

Emergency access area to be stabilized for emergency vehicles

End proffered improvements

Key	
Managed slopes	
Emergency Access	
Right-of-way dedication	
Sidewalk	
Planting strip	
Open space	
Existing Channel	
Block A Area 1	

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1. Upon future redevelopment of TMP 32A-03-0B-2 and 32A-03-0B-4, the 25' minimally disturbed buffer and 25' undisturbed buffer may be disturbed for roadway improvements for the purposes of interparcel connectivity.
2. "Block A Area 1" may permit double frontage lots without screening or with a modification to screening of double frontage lots required by 32.7.9.7, as permitted by the agent. Waivers and/or exceptions from the prohibition of double frontage and screening of double frontage lots may be pursued during site plan or subdivision plat.

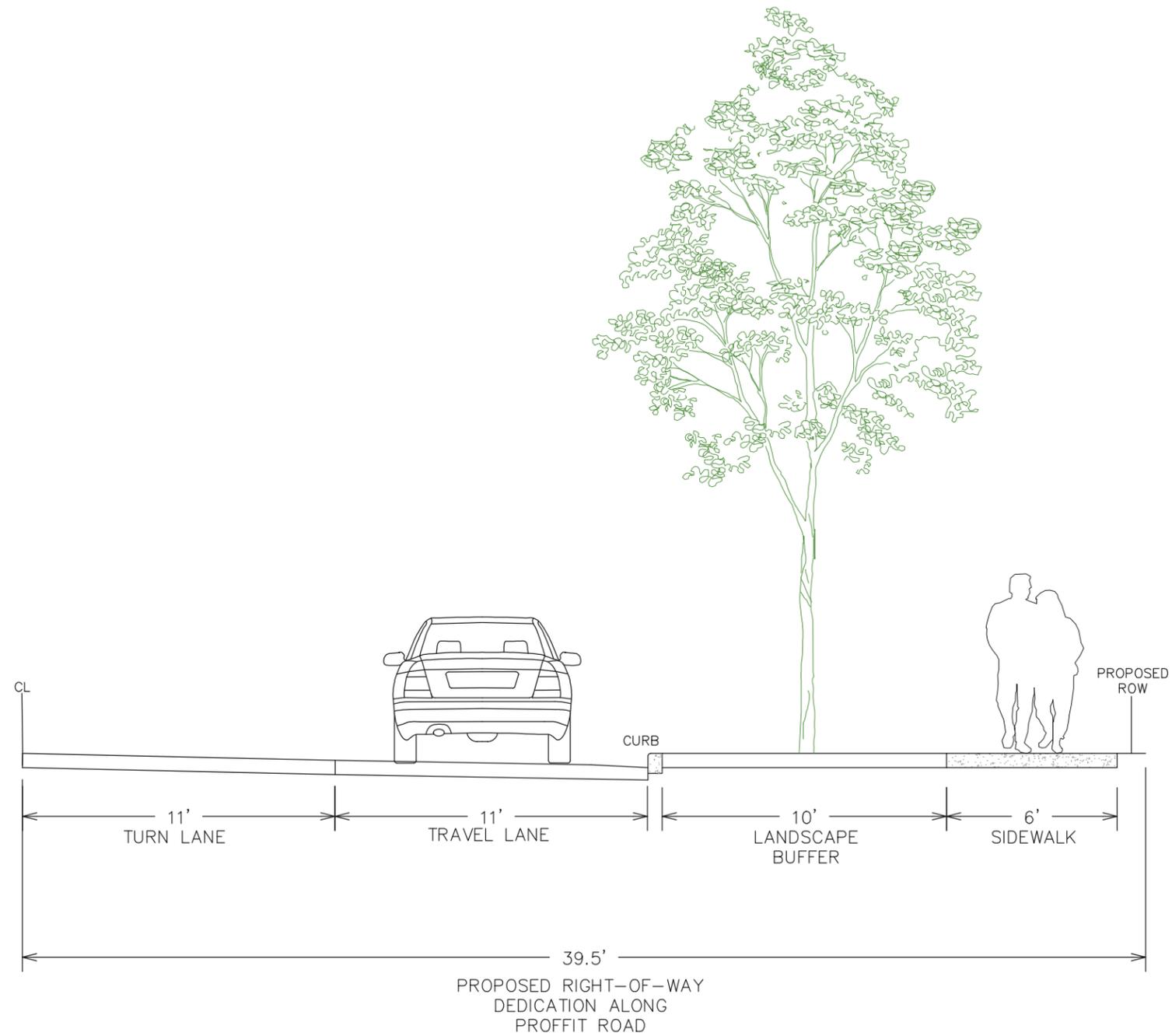
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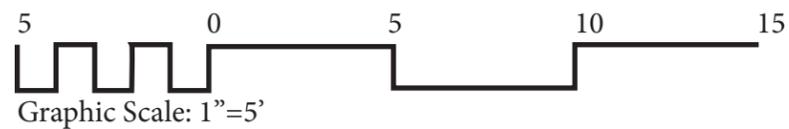
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## TYPICAL STREET SECTION

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Turn lane to be provided if warranted by final use



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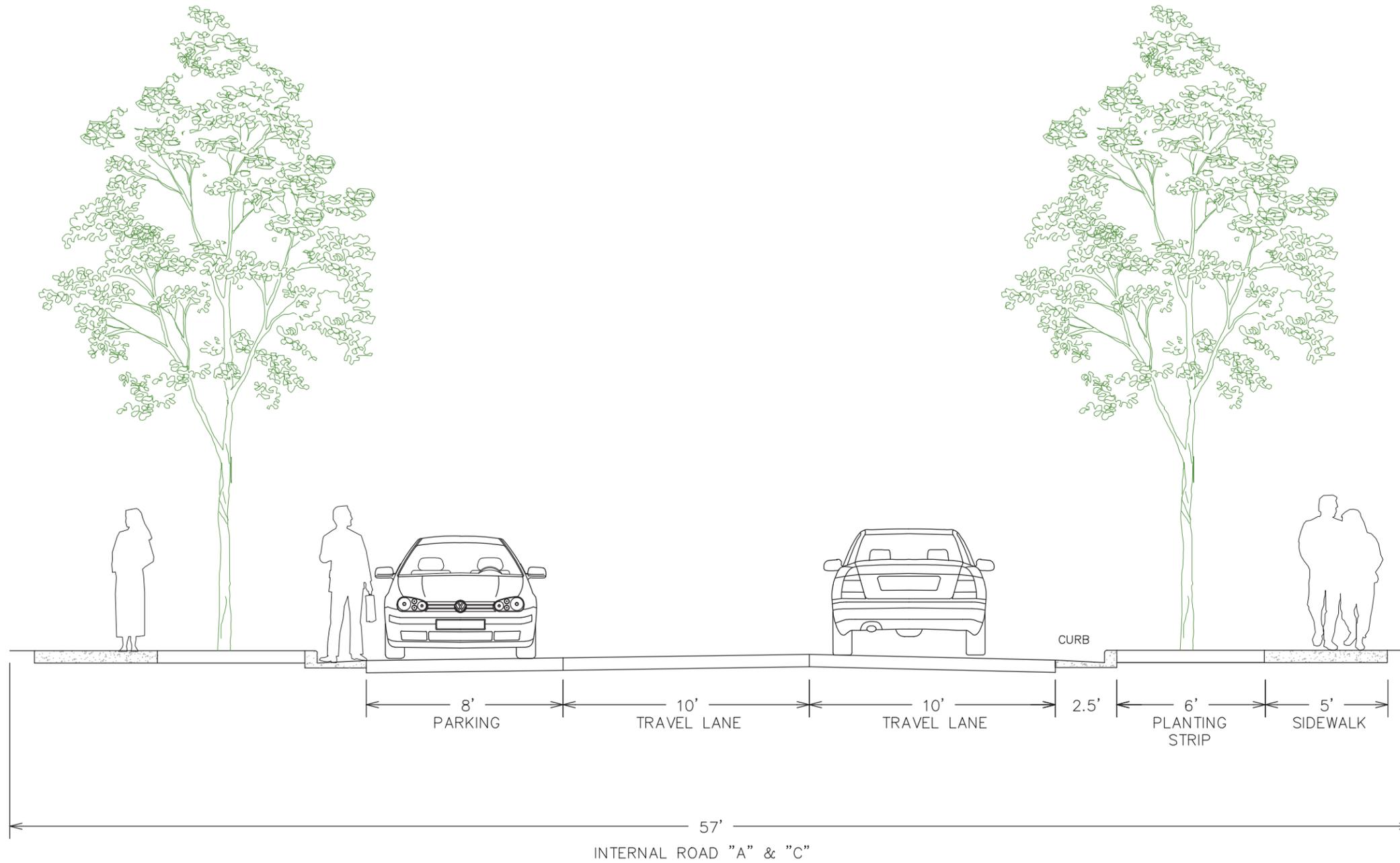
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## TYPICAL STREET SECTION

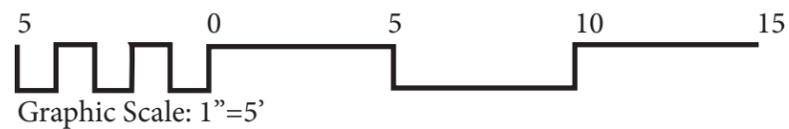
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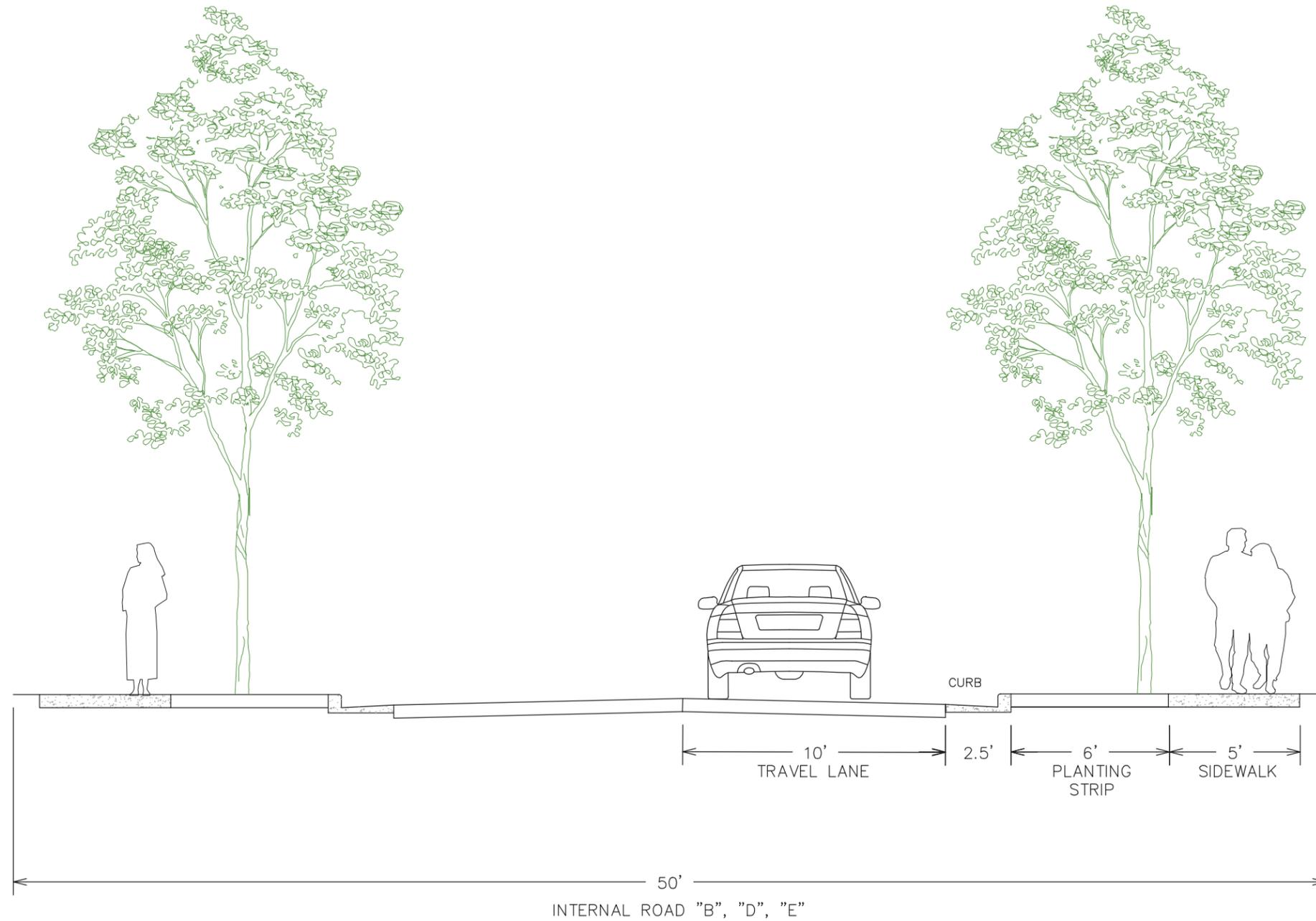
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## TYPICAL STREET SECTION

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