

3223 PROFFIT ROAD

TMP 32-A-02-2

project ID: 19.029

Submitted 17 June 2019

Revised 11 March 2020

Revised 12 MAY 2020

Revised 23 JULY 2020

Revised 10 August 2020

REVISED 08 SEPTEMBER 2020

Context Map

Sheet 1 of 7

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3223 PROFFIT ROAD

SITE & ZMA DETAILS

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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

TOTAL: 7.29 AC

PROPOSED UNITS

Maximum 80 units. Maximum gross and net density of 11 dwelling units per acre.

OPEN SPACE + RECREATION REQUIREMENTS

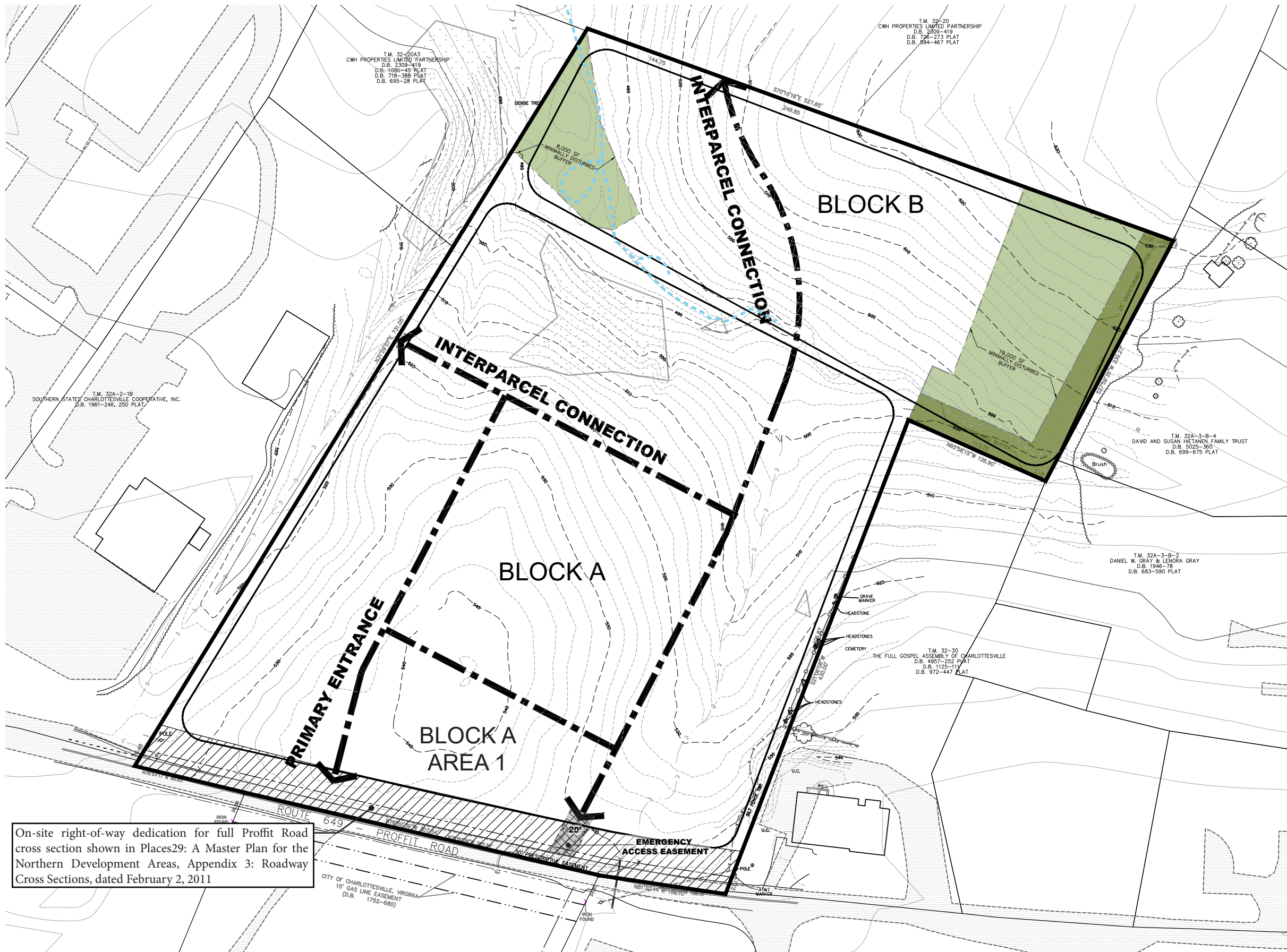
Open space area shall be provided in accordance with Sec. 4.7 of the Albemarle County Zoning Ordinance. The proposed open space area shall be privately owned. A minimum of 25% of the site shall be designated as open space.

Recreational areas and facilities shall be provided in accordance with Sec. 4.16 of the Albemarle County Zoning Ordinance.

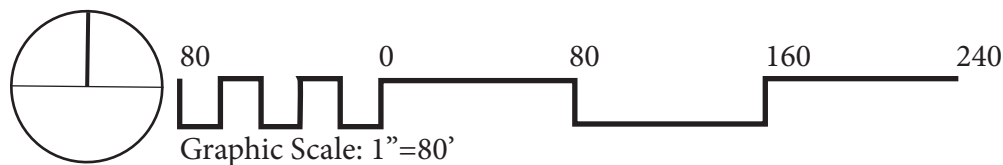
USE TABLE			
BLOCK	BLOCK A	BLOCK B	TOTAL
ALLOWED USES	All uses listed under section 18.2.1 of the Albemarle County Zoning Ordinance will be permitted by right within Block A. All uses listed under Section 18.2.2 of the Albemarle County Zoning Ordinance will be permitted through approval of a special 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 STEPBCKS	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	9 DUA	0 DUA	6 DUA
MAXIMUM NUMBER OF DWELLING UNITS	80	30	80*
MAXIMUM DENSITY BASED UPON AREA	16 DUA	15 DUA	11 DUA
*Total number of dwelling units in the development not to exceed 80			

3223 PROFFIT ROAD 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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3223 PROFFIT ROAD CONCEPTUAL SITE LAYOUT

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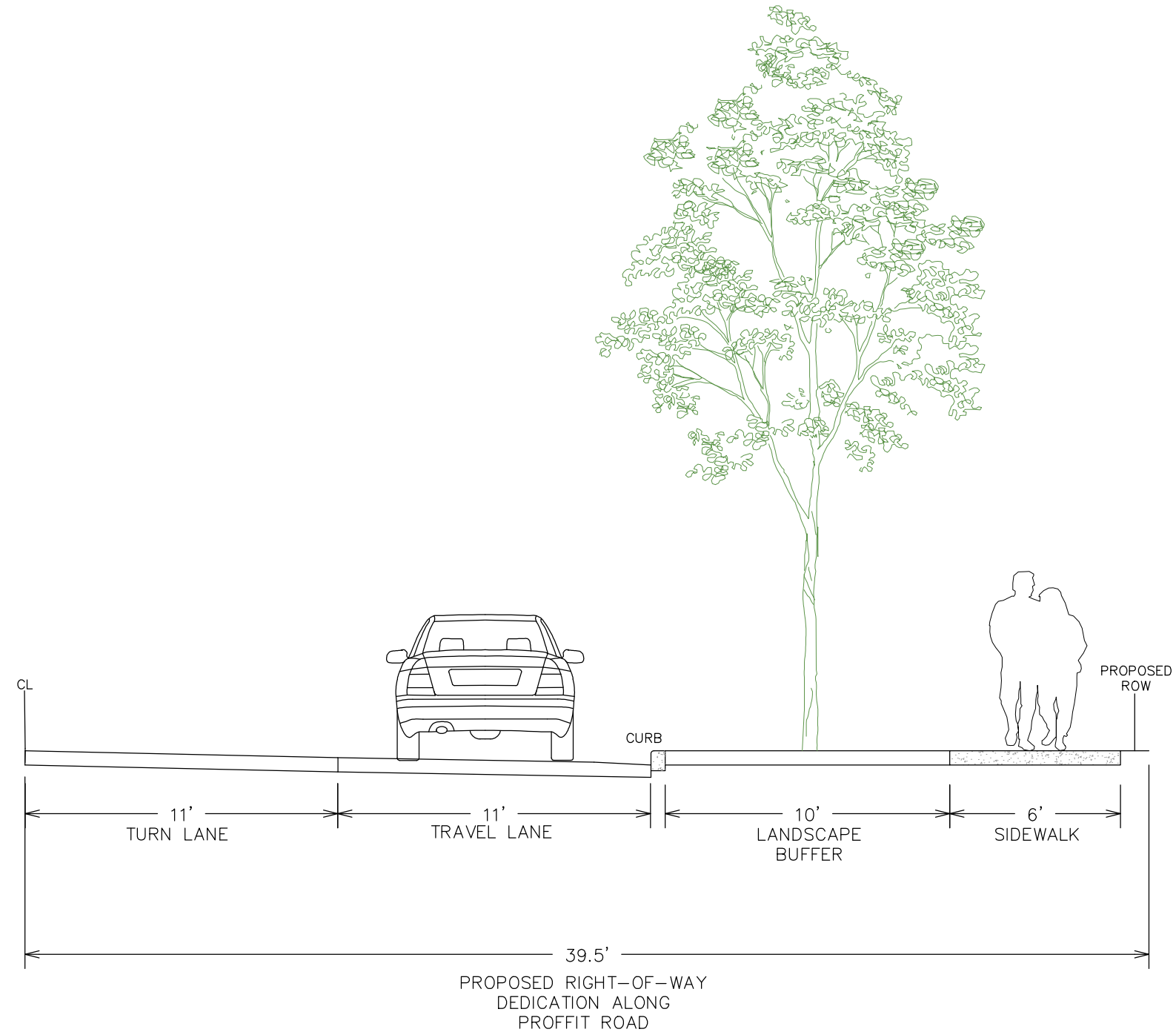
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SHIMP ENGINEERING, P.C.

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TYPICAL STREET SECTION

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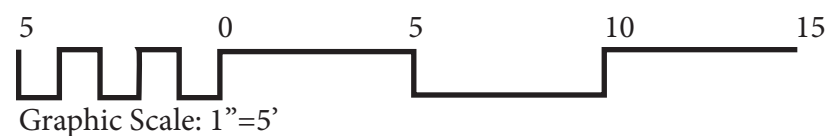


Turn lane to be provided if warranted by final use

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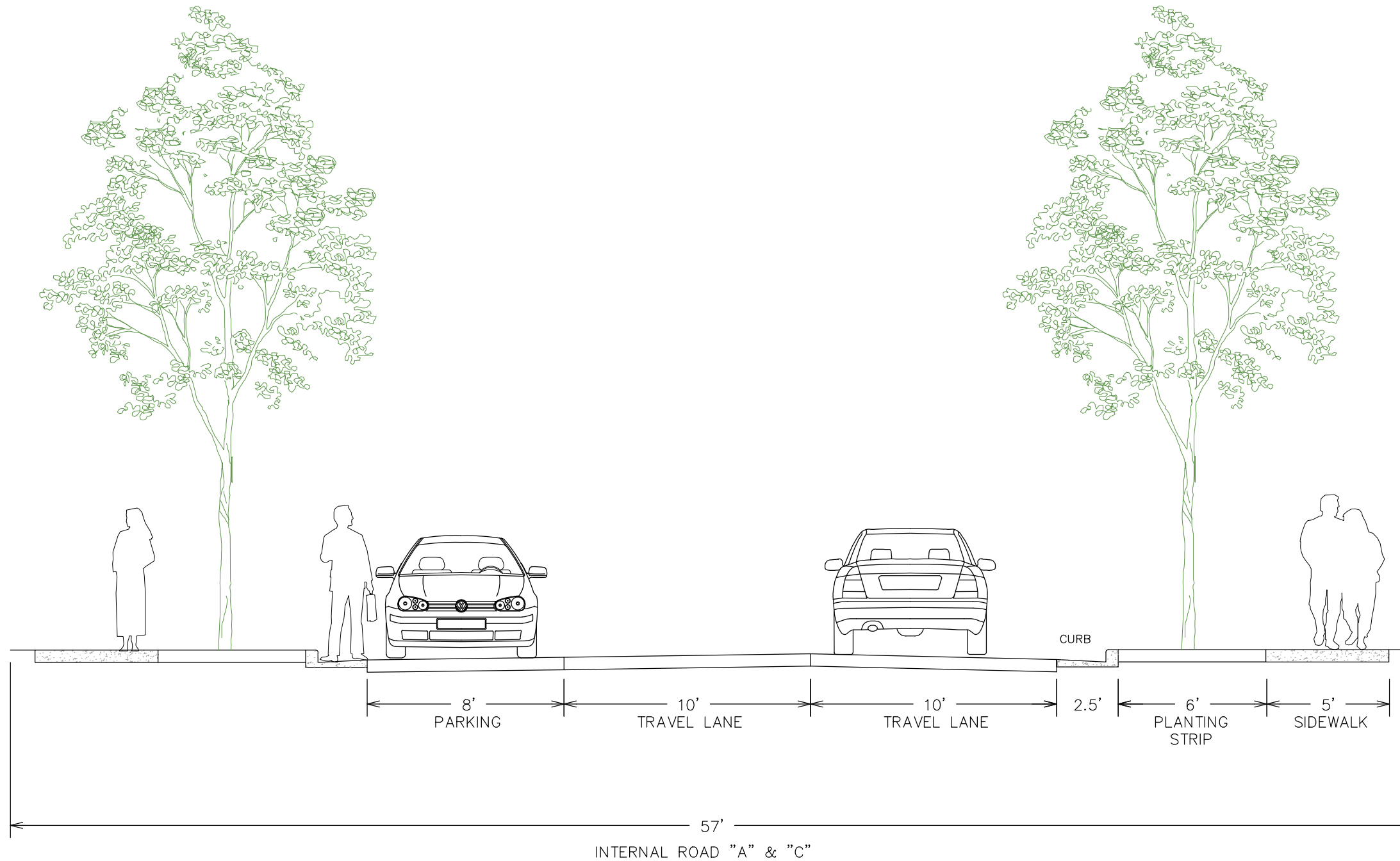
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TYPICAL STREET SECTION

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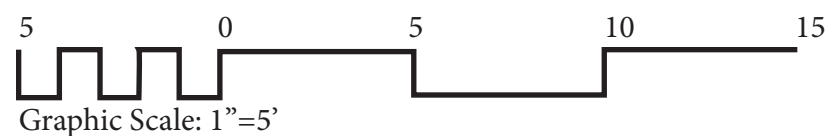


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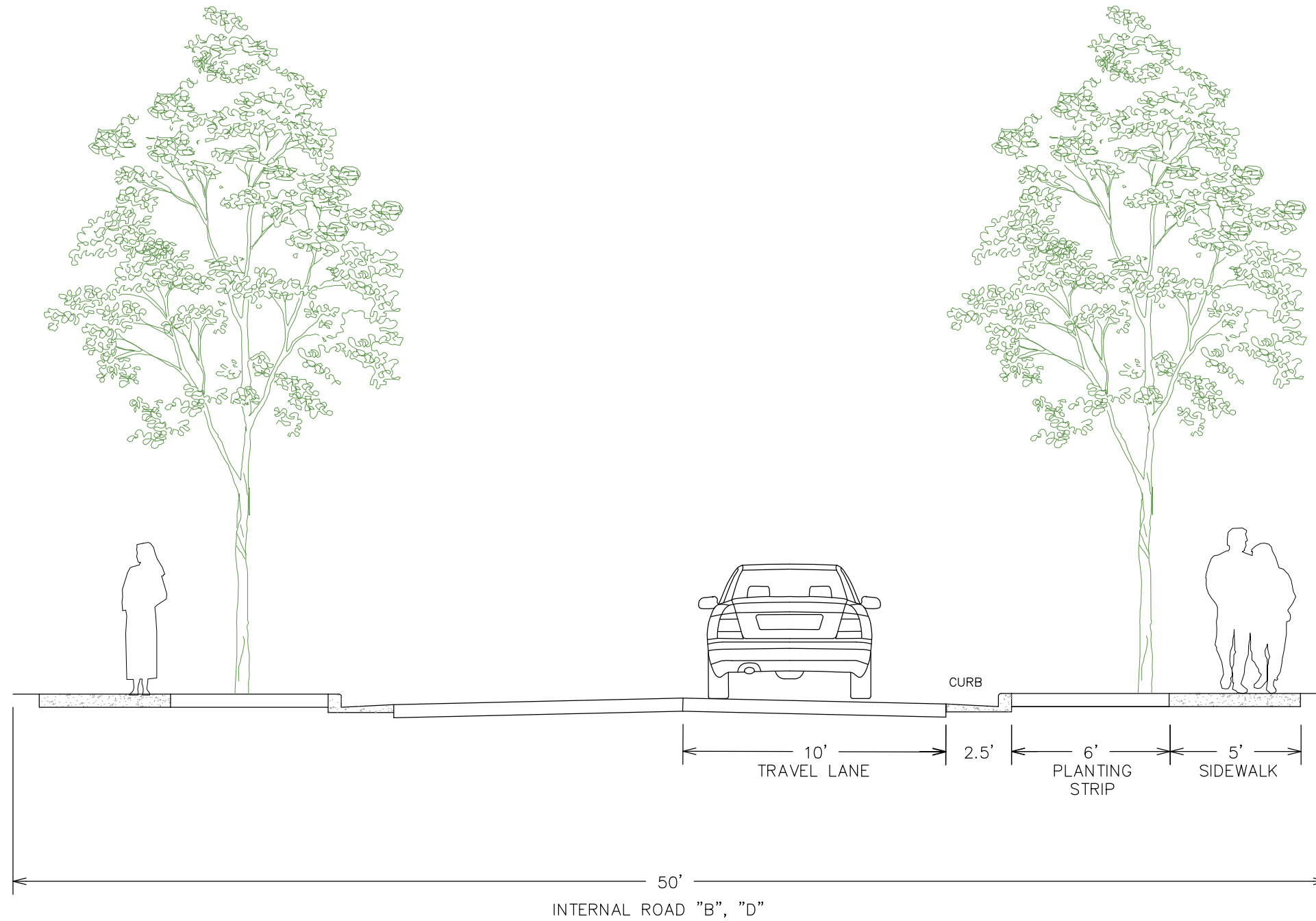
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TYPICAL STREET SECTION

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