ZONING MAP AMENDMENT

CONCEPT PLAN + EXHIBITS

ZMA2022-00004

1906 AVON STREET EXTENDED

TMP 90-33, 90-33B & 90-33C

project ID: 21.018

Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

Context Map

Sheet 1 of 10



Image provided by Google Maps

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site & ZMA Details
3 - Existing Conditions
4 - Block Network
5 - Concept Plan
6 - Conceptual Grading + Utilities
7 - Circulation
8 - Circulation - Overview
9 - Illustrative Exhibit
10 - Conceptual Street Sections

SHIMP ENGINEERING, P.C.

1906 AVON STREET EXT.

SITE & ZMA DETAILS

OWNER/DEVELOPER

Jeannette D. Smith
125 Sundrops Court
Charlottesville, VA 22902

TMP(s)

90-33, 90-33B, 90-33C

ACREAGE

TMP 90-33	2.096 AC
TMP 90-33B	0.658 AC
TMP 90-33C	0.889 AC
Total	3.643 AC

MAGISTERIAL DISTRICT

Scottsville

STEEP SLOPES & STREAM BUFFER

There are no stream buffers within the project area. Managed steep slopes exist within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary shown per Albemarle County GIS.
Two (2) foot contour interval topography from Virginia LiDAR, Virginia Geographic Information Network, 2016

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0407D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Moores Creek (Non-Water Supply Watershed)

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

REQUEST FOR WAIVER

Pursuant to Sec. 14-422(e) and Sec. 14-422(f) of the Albemarle County Subdivision Ordinance, requirements for sidewalk and/or planting strip may be waived for portions of Public Road "A" (Hathaway Street) and Private Road "A," if a waiver to permit Private Road "A" is approved pursuant to Sec. 14-233(B) of the Subdivision Ordinance.

ZONING

EXISTING: R-1 Residential
OVERLAY: Entrance Corridor, Steep Slopes - Managed
PROPOSED: R-15 Residential w/ proffers

USE

EXISTING: Single Family Residential
COMPREHENSIVE PLAN DESIGNATION: Neighborhood Density Residential
PROPOSED: Single Family Attached & Multifamily

DENSITY

Maximum 38 units
Gross/Net Density = 11 DUA
Block 1 Density:
1.8 AC / 22 units = 13 DUA
Block 2 Density:
1.8 AC / 16 units = 9 DUA

ITE TRIP GENERATION

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Low-Rise Multifamily	220	22 dwelling units	2	9	11	9	6	15	125
Mid-Rise Multifamily	221	16 dwelling units	1	5	6	4	3	7	85
		38 dwelling units	3	14	17	13	9	22	210

OPEN SPACE

Per Sec. 2.2 of the Albemarle County Zoning Ordinance, a minimum of 25 percent of the total land area of the cluster development shall be in common open space, subject to Sec. 4.7, regulations governing open space

RECREATIONAL AREA

Recreational area shall comply with Sec. 4.16 of the Albemarle County Zoning Ordinance
Per Sec. 4.16.1, a minimum of 200 square feet per unit (7,600 sf of recreational area if maximum density of 38 units is achieved) shall be provided in common area or open space on the site, not to exceed five percent of the gross site area

TMP 90-33, 90-33B & 90-33C

Revised 13 January 2023
Revised 03 October 2022
Submitted 11 May 2022

project: 21.018

SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.

EXISTING CONDITIONS



TMP 90-33, 90-33B & 90-33C

Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

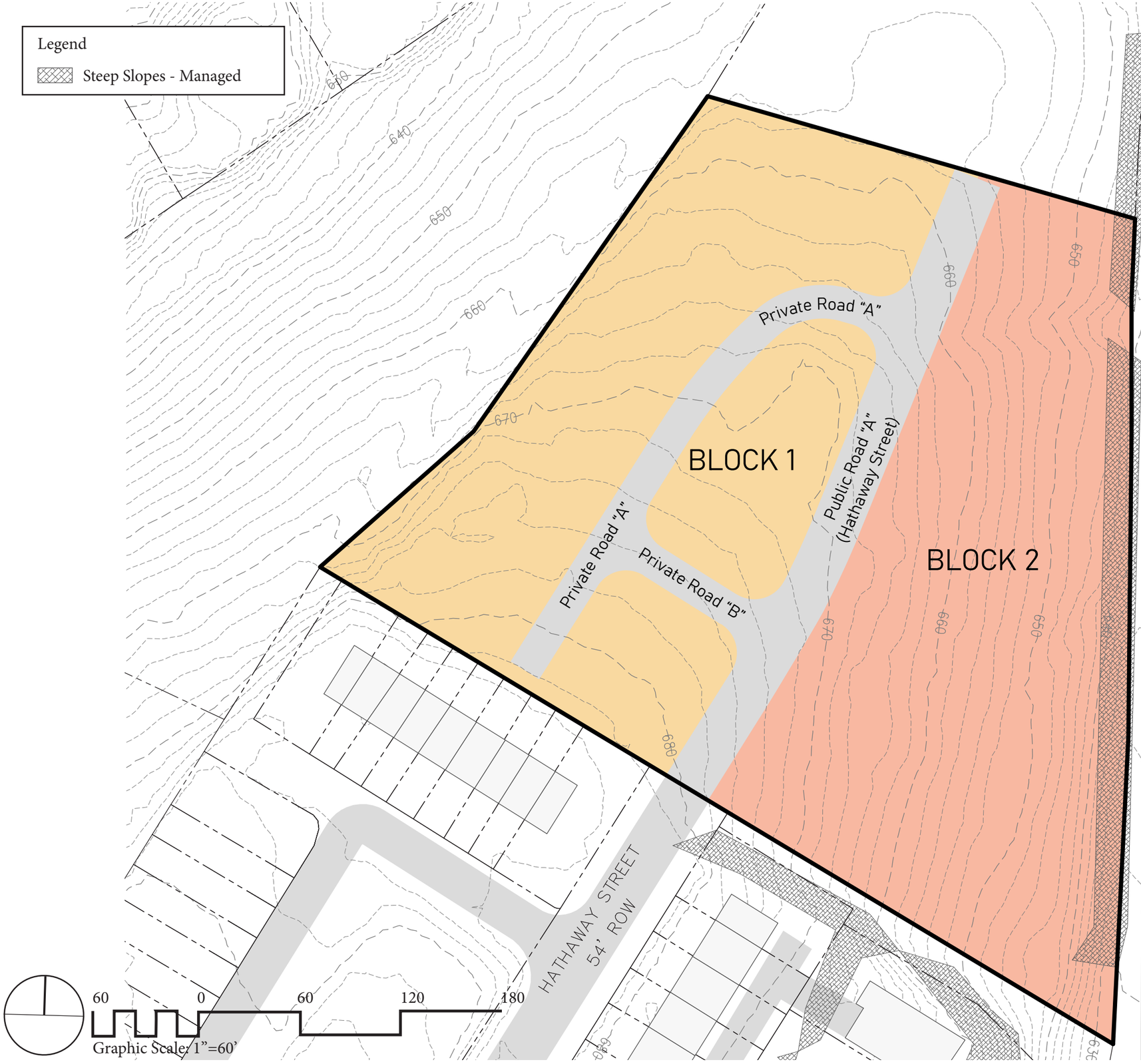
project: 21.018

SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.

BLOCK NETWORK



	Block 1	Block 2
Housing Type	Single-family attached	Multifamily dwelling
Density	22 units / 1.8 AC[1] = 13 DUA	16 units / 1.8 AC[1] = 9 DUA
Maximum # of Units[2]	26 units	20 units
	Total number of dwelling units not to exceed 38 units within the development	
Maximum Building Height	40'	40'
Setbacks		
Front Minimum	5' from ROW or exterior edge of sidewalk, if sidewalk outside of ROW	
Front Maximum	25' from ROW or exterior edge of sidewalk, if sidewalk outside of ROW	
Side Minimum	5'	
Side Maximum	None	
Rear Minimum	15', except for lots fronting on Private Road "B" that are adj. to Avon Park development shall have a rear setback of 20'	20'
Rear Maximum	None	

1. The areas of Blocks 1 and 2 may vary by 10%.
2. Total number of dwelling units not to exceed 38 units within the development. For instance, if 26 units are proposed within Block 1, then only 12 units may be constructed within Block 2.

TMP 90-33, 90-33B & 90-33C

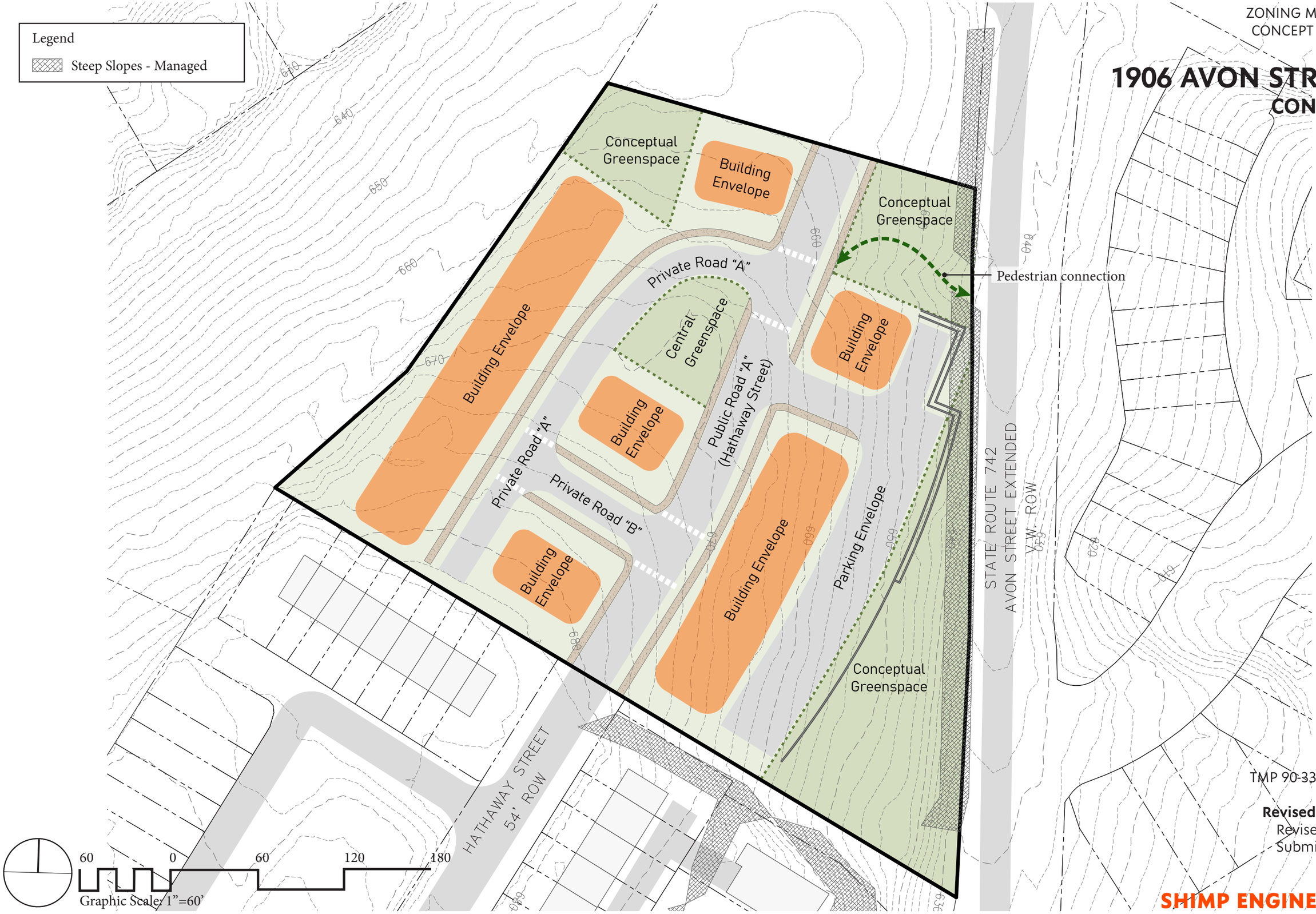
Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

project: 21.018

SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.
CONCEPT PLAN



60 0 60 120 180
Graphic Scale: 1"=60'

TMP 90-33, 90-33B & 90-33C

Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

project: 21.018

SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.

CONCEPTUAL GRADING & UTILITIES

Sheet 6 of 10

Legend

Steep Slopes - Managed

Building Envelope

Private Road "A"

Private Road "B"

Public Road "A" (Hathaway Street)

Central Greenspace

Parking Envelope

SWM

STATE ROUTE 742
AVON STREET EXTENDED
V.W. ROW

HATHAWAY STREET
54' ROW

6' WALL

6' WALL

3' WALL

6' WALL

3' WALL

10' WALL

Connect to existing waterline in Hathaway Street

Retaining wall max height 10'

Connect to existing sanitary within existing ACSA easement

60 0 60 120 180

Graphic Scale: 1"=60'

TMP 90-33, 90-33B & 90-33C

Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

project: 21.018

SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.

CIRCULATION

Sheet 7 of 10

Legend

- Buildings - Existing
- Steep Slopes - Managed
- Proposed Building Envelope
- Vehicular Circulation
- Pedestrian Circulation

Private Road "A"

Private Road "A"

Private Road "A"

Private Road "B"

Public Road "A" (Hathaway Street)

HATHAWAY STREET
54' ROW

STATE ROUTE 742
AVON STREET EXTENDED
V.W. ROW

Existing sidewalk along Hathaway Street

Existing sidewalk along Avon St. Ext.

650 640 650 660 670 660 650 640 630 620 610 600 590 580

60 0 60 120 180

Graphic Scale: 1"=60'

TMP 90-33, 90-33B & 90-33C

Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

project: 21.018

SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.

CIRCULATION - OVERVIEW

Sheet 8 of 10



TMP 90-33, 90-33B & 90-33C

Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

project: 21.018

SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.

ILLUSTRATIVE EXHIBIT

Sheet 9 of 10

Legend

Steep Slopes - Managed

Approx. 5,000 SF

Approx. 7,500 SF[1]

Approx. 4,600 SF[1]

Approx. 24,300 SF[1]

Private Road "A"

Private Road "A"

Private Road "B"

Central Greenspace

Public Road "A" (Hathaway Street)

Pedestrian connection

SWM

HATHAWAY STREET
54' ROW

STATE ROUTE 742
AVON STREET EXTENDED
V.W. ROW

650
640
660
670
630
620

60 0 60 120 180

Graphic Scale: 1"=60'

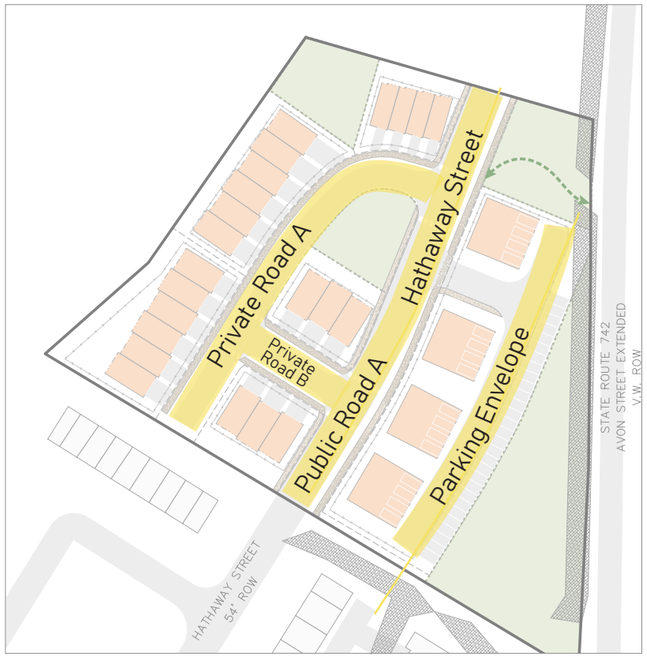
1. Green and open space shown for feasibility purposes only and may be revised at site plan. Per Sec. 2.2 of the Albemarle County Zoning Ordinance, a minimum of 25 percent of the total land area of the cluster development shall be in common open space, subject to Sec. 4.7, regulations governing open space

TMP 90-33, 90-33B & 90-33C

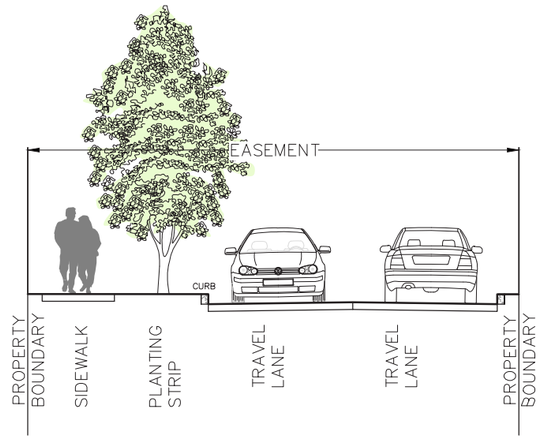
Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

project: 21.018

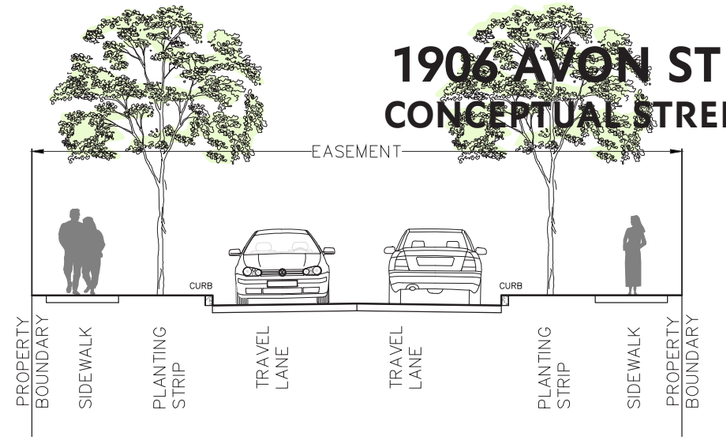
SHIMP ENGINEERING, P.C.



Private Road A[1]



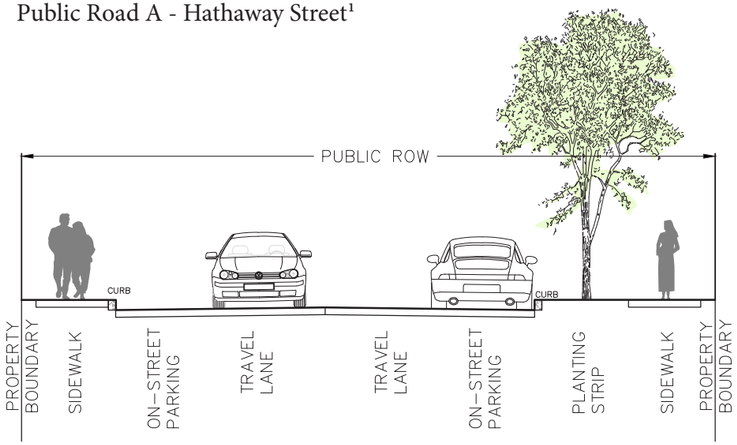
Private Road B[1]



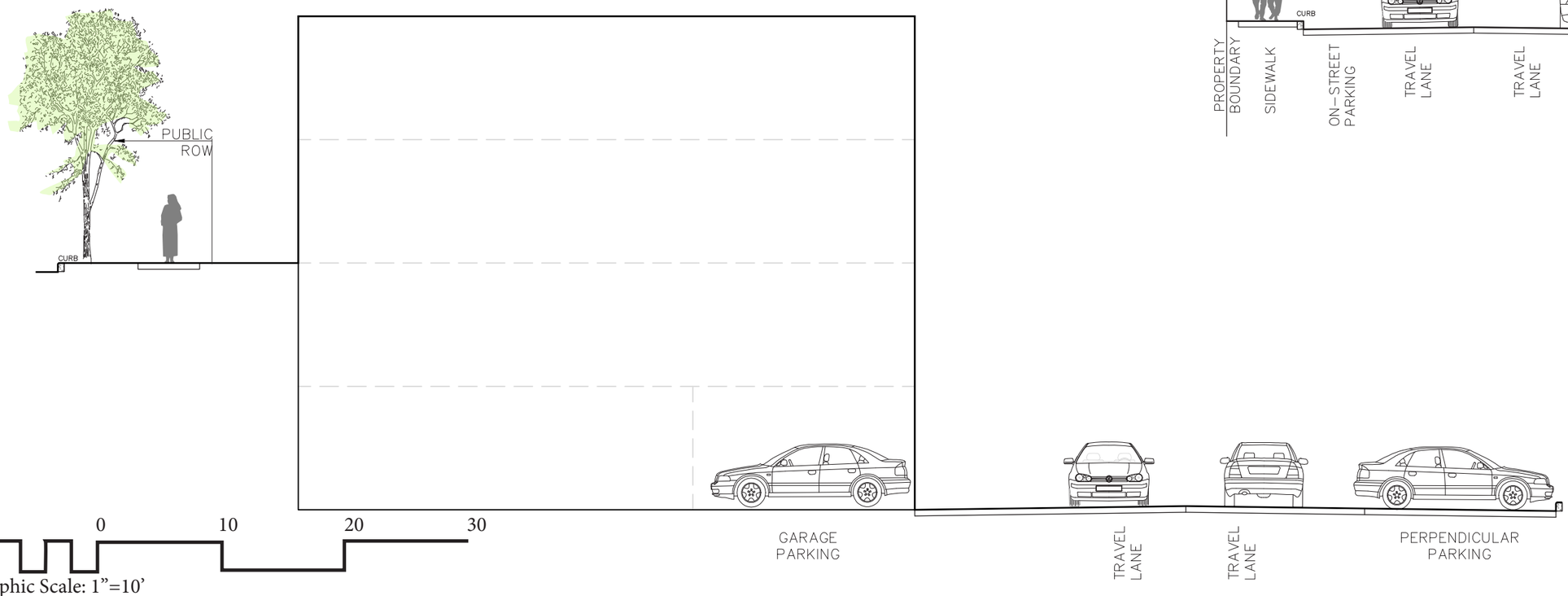
ZONING MAP AMENDMENT
CONCEPT PLAN + EXHIBITS
ZMA2022-00004

1906 AVON STREET EXT.
CONCEPTUAL STREET SECTIONS

Public Road A - Hathaway Street[1]



Block 2 - Parking Envelope[1]



10 0 10 20 30

Graphic Scale: 1"=10'

1. Street sections shown for conceptual purposes only. All streets, travelways, parking areas, etc. to comply with applicable VDOT and County regulations, unless waivers from design standards are approved.
2. Parking to be prohibited within sight distance lines at intersections.

TMP 90-33, 90-33B & 90-33C

Revised 13 January 2023
Revised 3 October 2022
Submitted 11 May 2022

project: 21.018

SHIMP ENGINEERING, P.C.