

PROJECT INFORMATION

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

ZONING
ZMA202200004 was approved by the Board of Supervisors on February 7, 2024, which established R-10 zoning on the property subject to proffered conditions.
OVERLAY: Entrance Corridor, Steep Slopes - Managed

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
Field Survey dated 10.21.24 - See drawing S2

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)

MAXIMUM BUILDING HEIGHT
BLOCK 1: 40 FT
BLOCK 2: 35FT

ZONING OVERLAY: Entrance Corridor, Steep Slopes - Managed

PERMITTED USES - SEE TABLE 1 this sheet for proposed uses
BLOCK 1: Multifamily & single family attached
BLOCK 2: Single family attached and detached

DENSITY	AREA	DENSITY
Block 1:	1.8 acres	12 units = 7 DU / A
Block 2:	1.8 acres	9 units = 5 DU / A

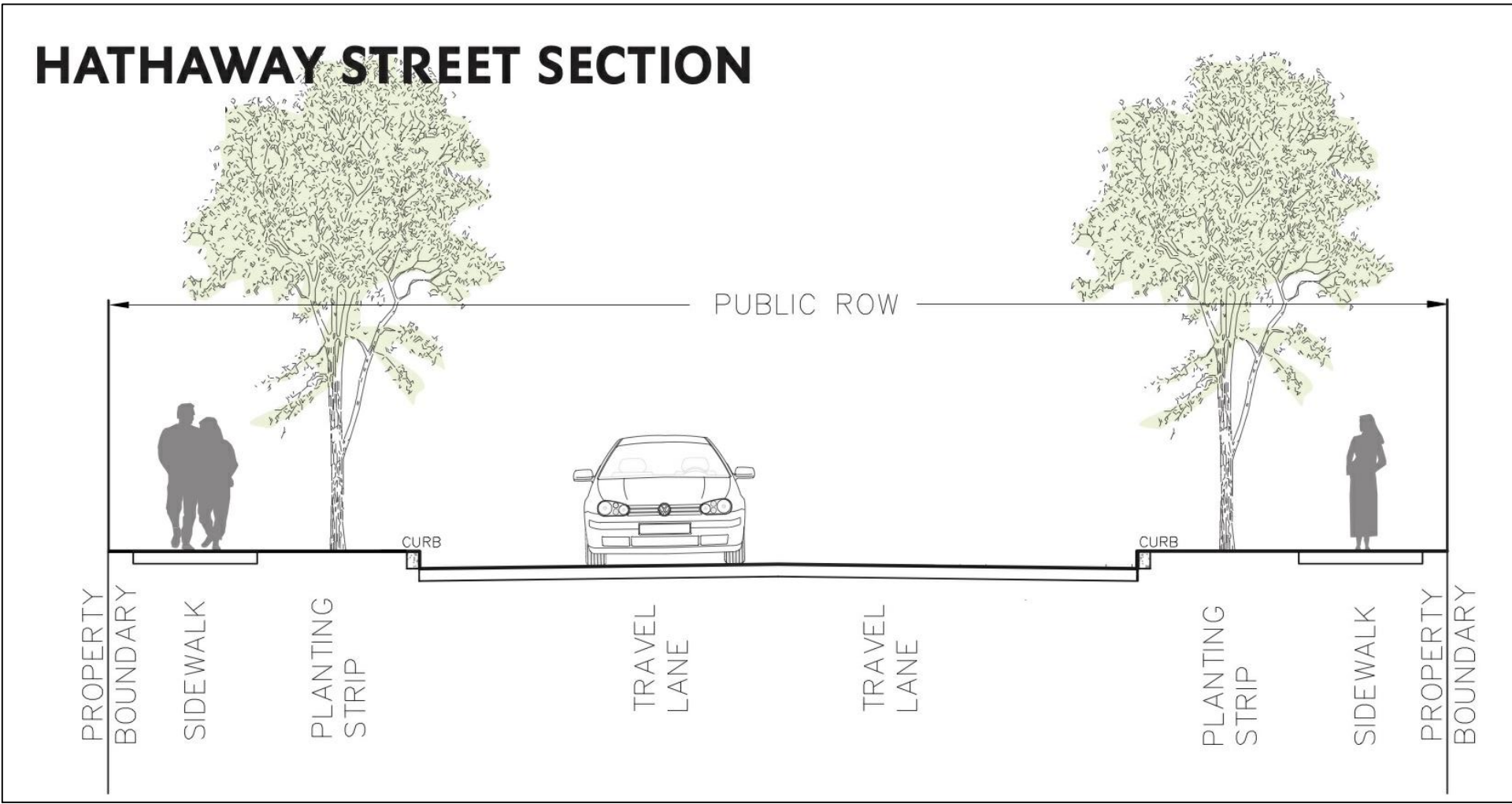
Site total: 3.6 acres 21 units = 6 DU / A
Site Maximum: 21 units / 6 DU / A

SITE AREAS
SEE TABLE 2 THIS SHEET

PROFFERS
Pedestrian connection is provided between Avon St Extended and internal street network is provided in public access easement as noted on drawings S12 and S13.

TABLE 1: USE & PARKING SUMMARY							
LOT NO	USE	UNITS			PARKING		NOTES
		PROPOSED	ALLOWED	BEDROOMS	REQ'D	PROVIDED	
BLOCK 1 - MULTIFAMILY							
1	2 FAM - UNIT A	1		3	2	4	
	2 FAM - UNIT B	1		1	1.5		
2	1 FAM	1		3	2	4	SHARED PARKING
3	1 FAM	1		3	2	4	SHARED PARKING
4	2 FAM - UNIT A	1		3	2	0	
	2 FAM - UNIT B	1		1	1.5		
5	2 FAM - UNIT A	1		3	2	0	
	2 FAM - UNIT B	1		1	1.5		
6	1 FAM	1		3	2	4	SHARED PARKING
7	1 FAM	1		3	2	4	SHARED PARKING
8	2 FAM - UNIT A	1		3	2		
	2 FAM - UNIT B	1		1	1.5	4	
TOTAL		12	14		22	24	
BLOCK 2 - SINGLE FAMILY DETACHED							
9	SF	1		3	2	2	
10	SF	1		3	2	2	
11	SF	1		3	2	2	
12	SF	1		3	2	2	
13	SF	1		3	2	2	
14	SF	1		3	2	2	EXISTING
15	SF	1		3	2	1	
16	SF	1		3	2	1	
17	SF	1		3	2	2	EXISTING
TOTAL		9	10		18	16	2 SPACES PROVIDED IN BLOCK 1
PROJECT TOTAL		21	21		40	40	21 UNITS MAX FOR PROJECT

TABLE 2: 1906 - 1920 AVON ST EXTENDED - SITE AREA SUMMARY (ACRES)					
LOTS		COMMON AREA (OPEN SPACE)		ROADS AND ALLEYS	
1	0.21	1	0.38	PUBLIC ROAD	0.14
2	0.07	2	0.15	PRIVATE ROAD	0.29
3	0.07	3	0.05	ALLEY	0.13
4	0.07				
5	0.08				
6	0.09				
7	0.09				
8	0.20				
9	0.21				
10	0.16				
11	0.16				
12	0.17				
13	0.19				
14	0.23				
15	0.05				
16	0.07				
17	0.36				
TOTAL		2.48	0.58		0.56
PCT		68.5%	16.0%		15.5%
TOTAL SITE		3.62	ACRES		



NOT TO SCALE

NOTES:
(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.

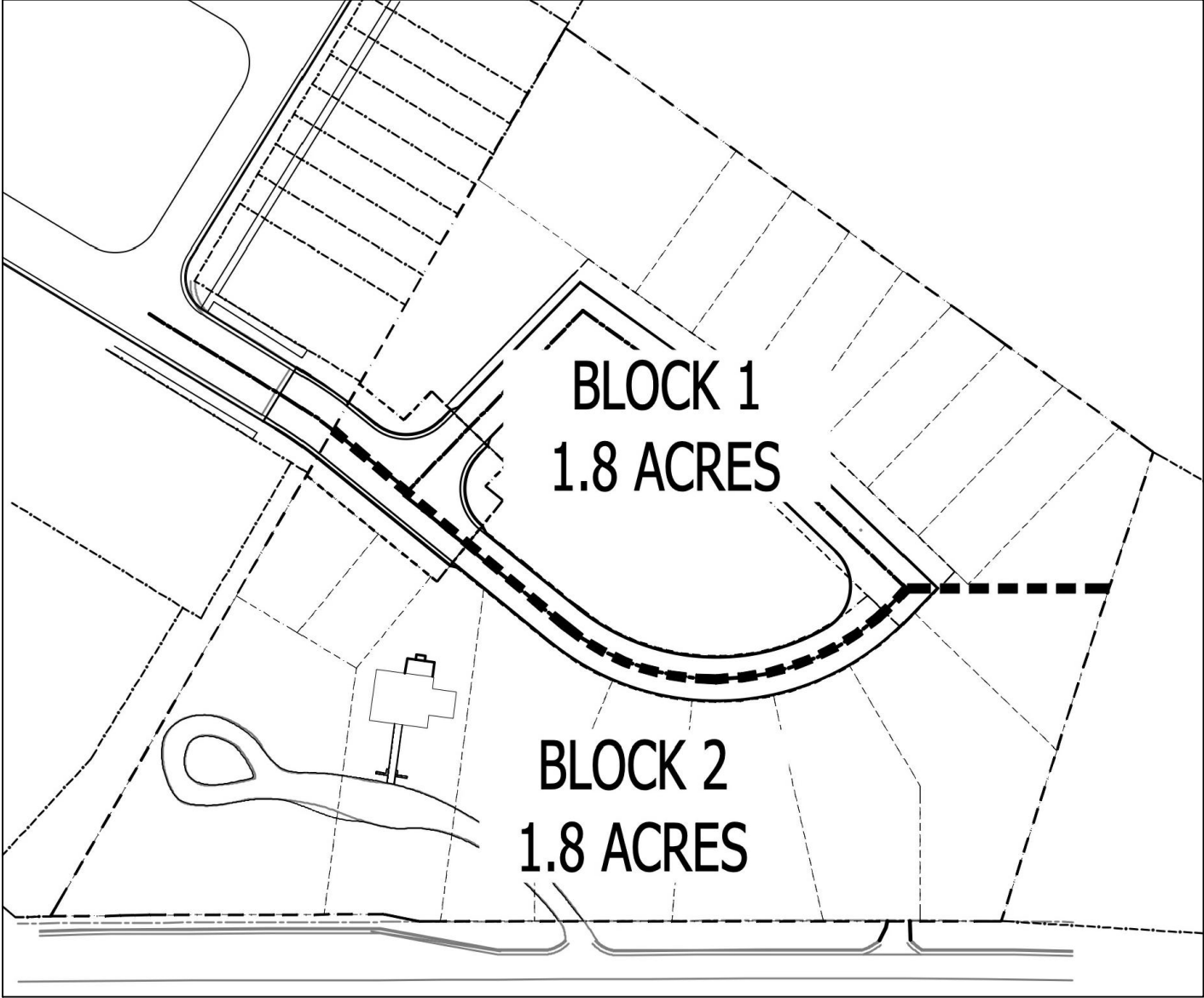
INITIAL SITE PLAN SUBMITTAL

1906 - 1920 AVON STREET EXTENDED



CONCEPTUAL IMAGE

ZONING BLOCK DESIGNATIONS



NOT TO SCALE

LOCATION PLAN



NOT TO SCALE

DRAWING LIST

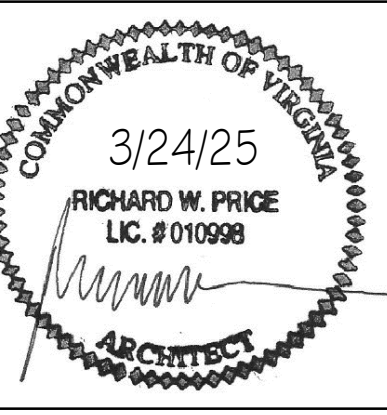
- S1 COVER, LOCATION PLAN, ZONING INFORMATION
- S2 SURVEY
- S11 DEMOLITION PLAN
- S12 LAYOUT PLAN
- S13 SITE PLAN
- S14 GRADING PLAN
- S15 UTILITY PLAN
- S16 STORMWATER MANAGEMENT PLAN

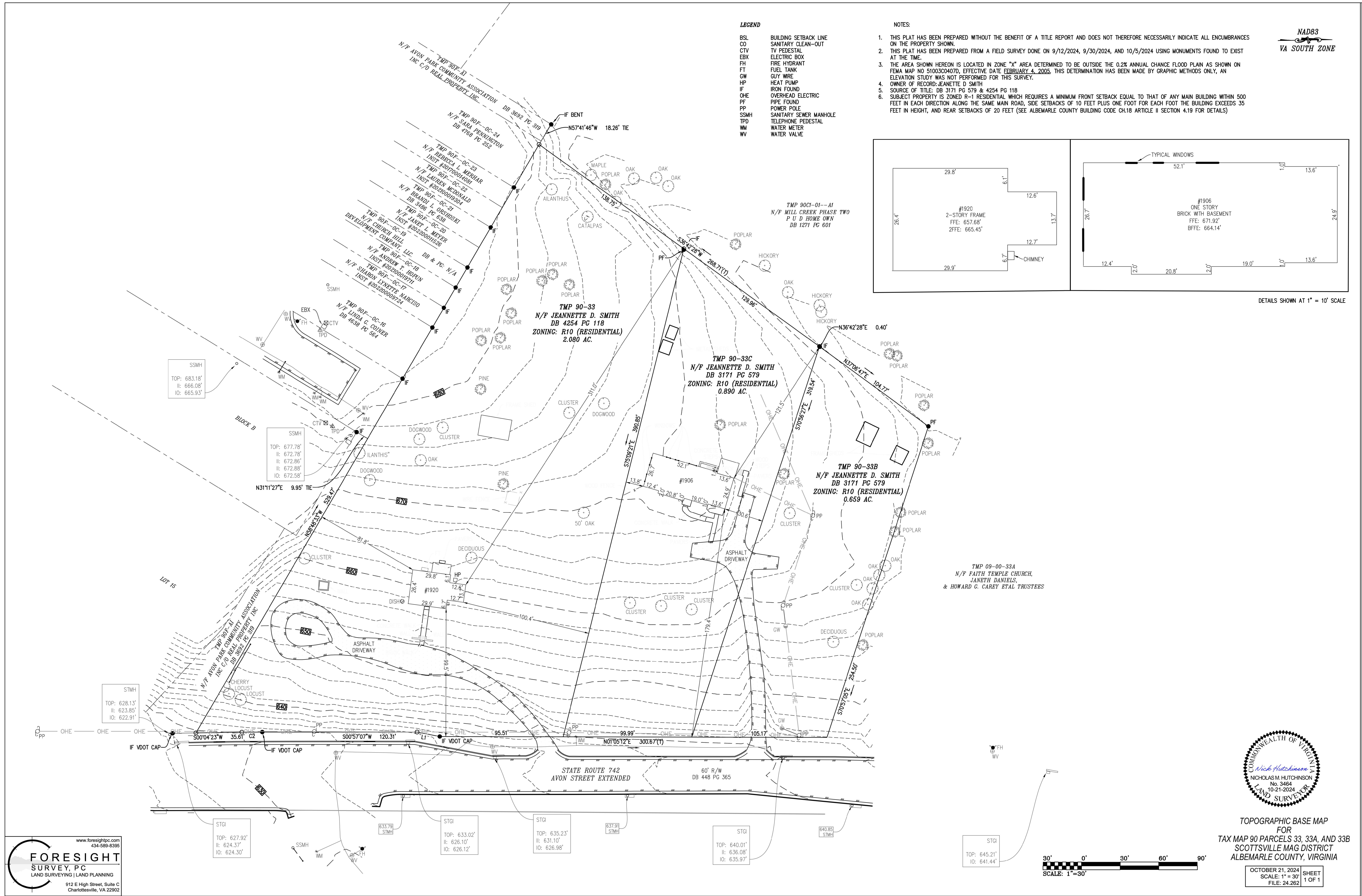
INITIAL SITE PLAN
1906 - 1920 Avon St Extended
Charlottesville, VA
Parcels 90-33, 90-33B, 90-33C

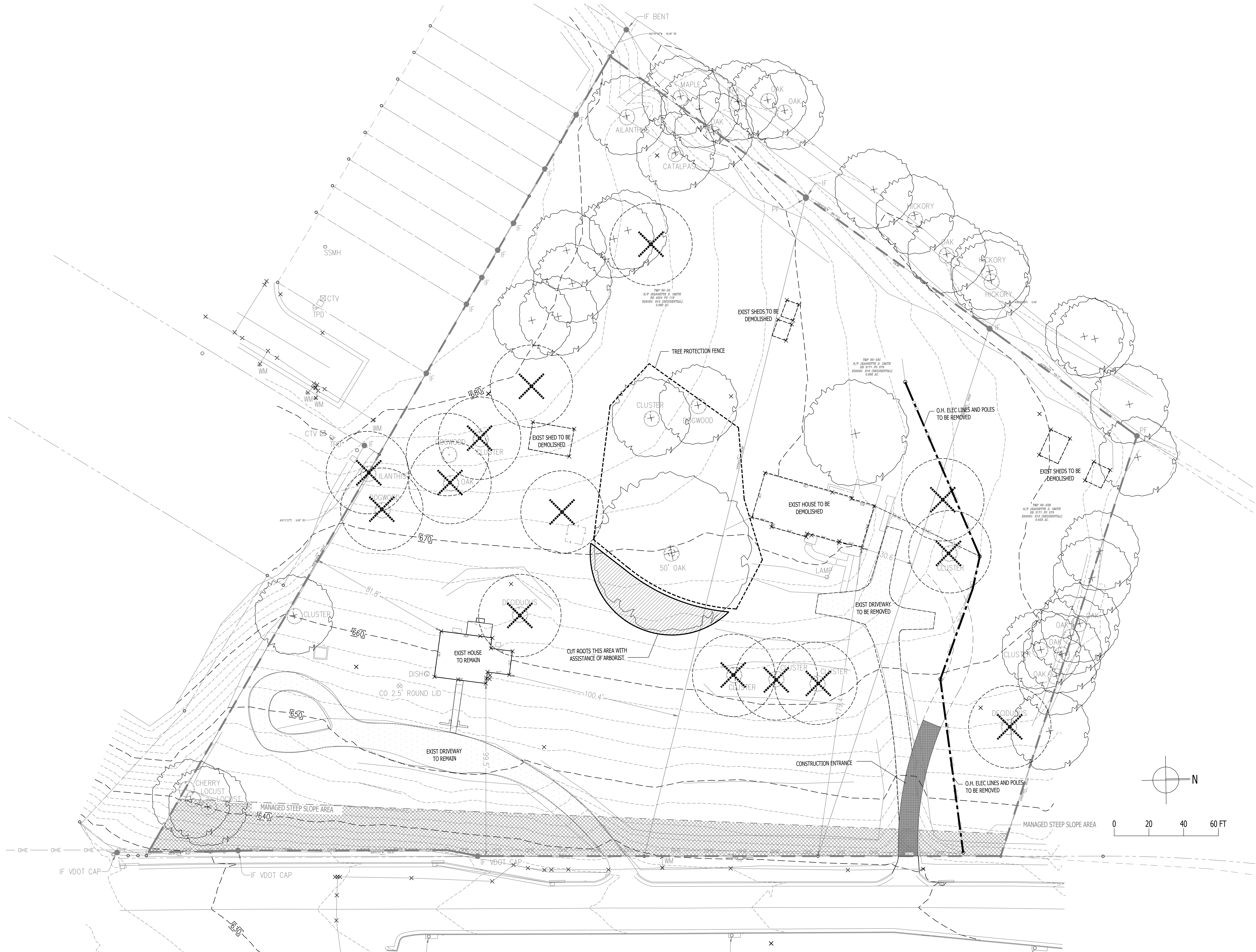
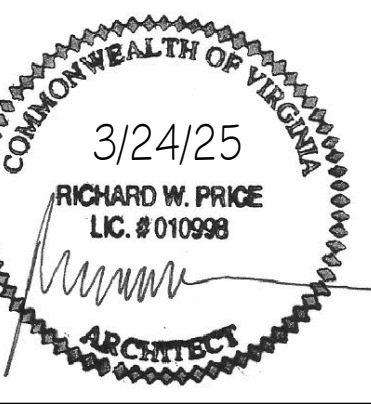
Owner / Developer:
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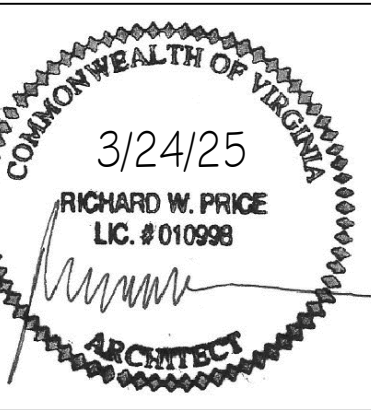
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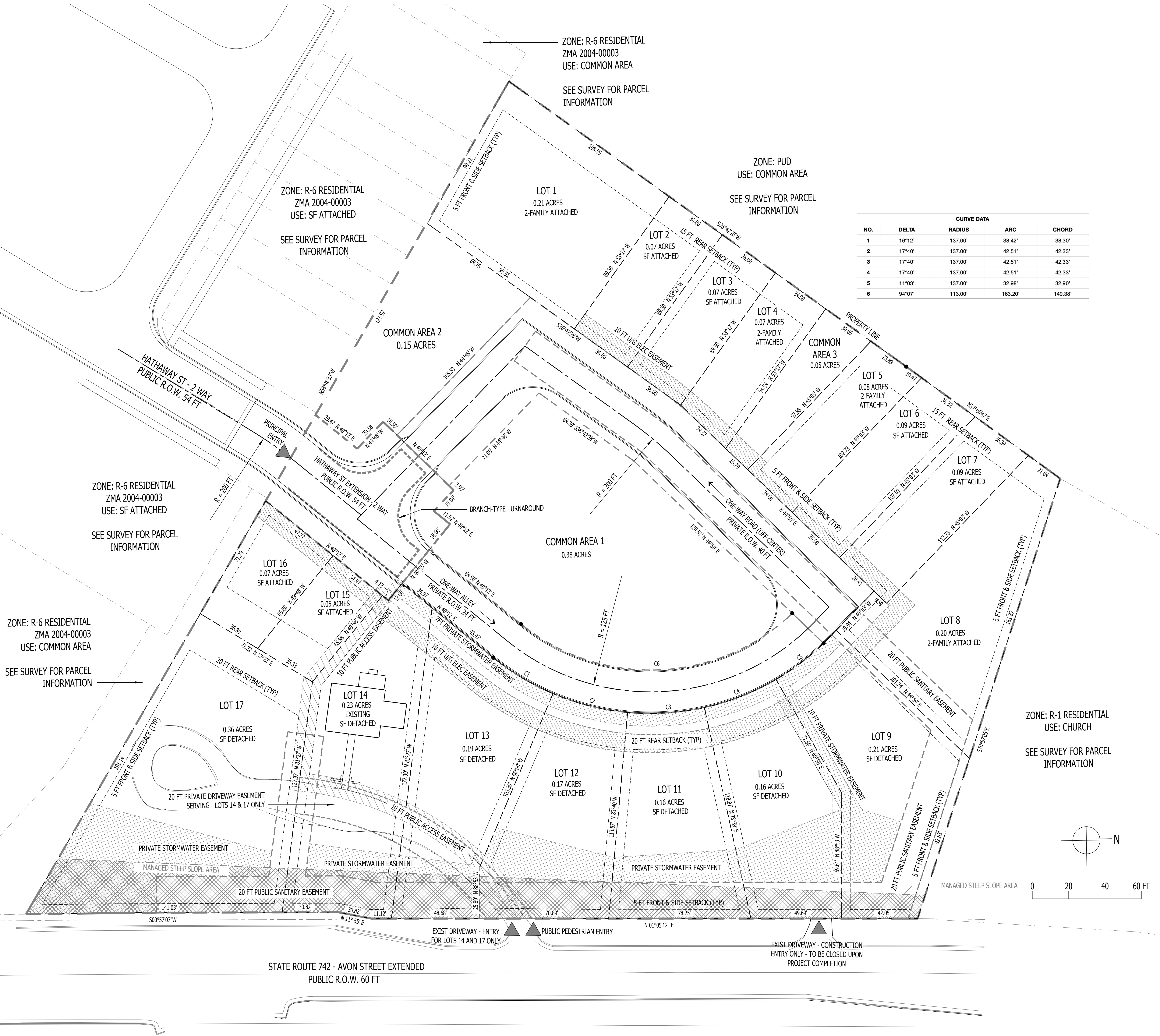






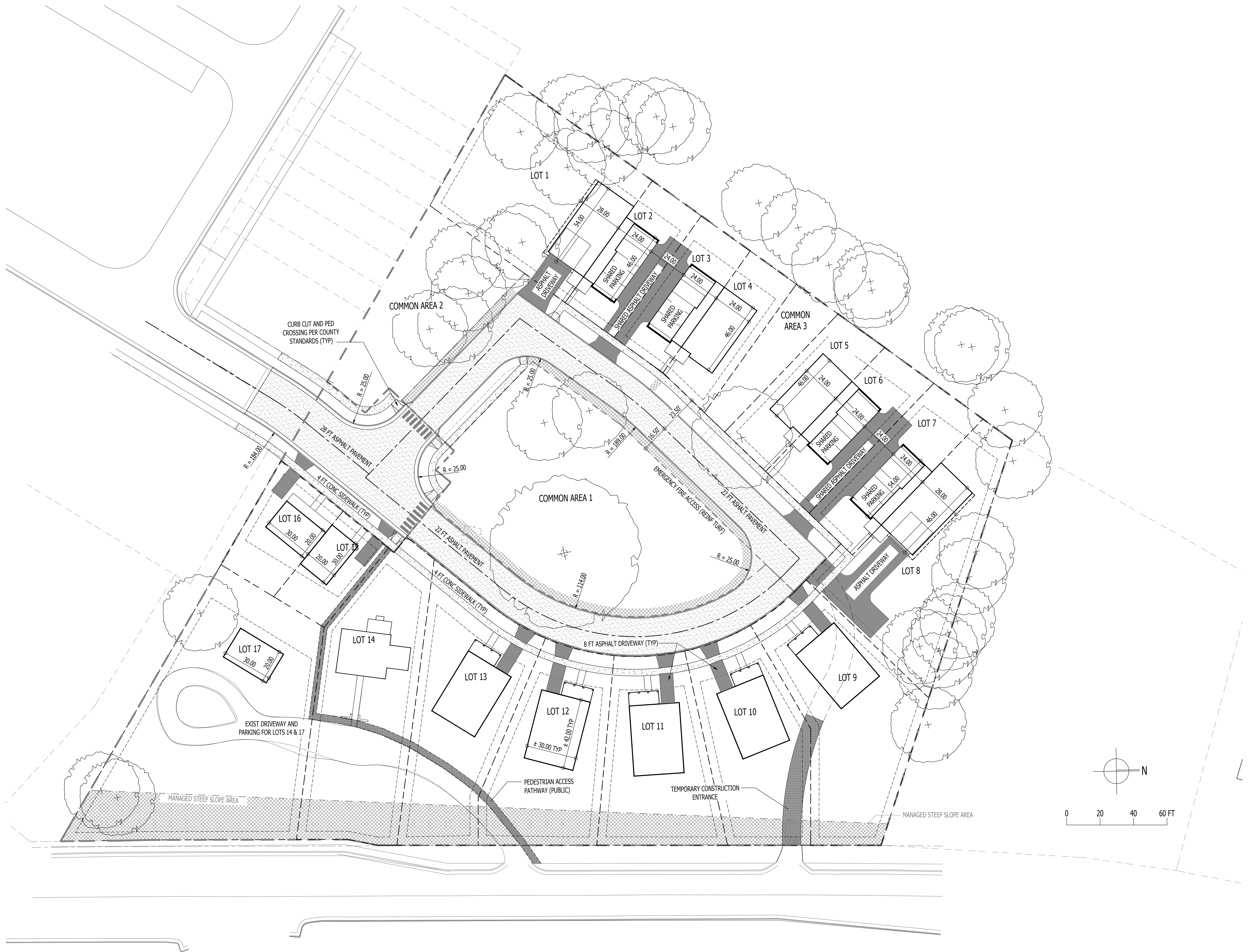
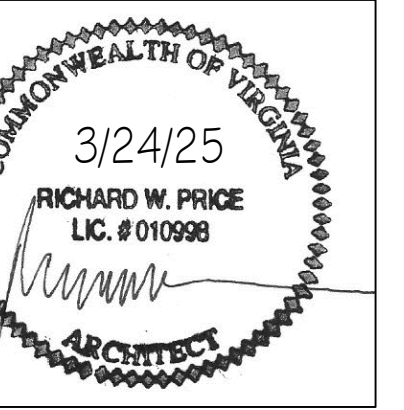


CURVE DATA				
NO.	DELTA	RADIUS	ARC	CHORD
1	16°12'	137.00'	38.42'	38.30'
2	17°40'	137.00'	42.51'	42.33'
3	17°40'	137.00'	42.51'	42.33'
4	17°40'	137.00'	42.51'	42.33'
5	11°03'	137.00'	32.98'	32.90'
6	94°07'	113.00'	163.20'	149.38'



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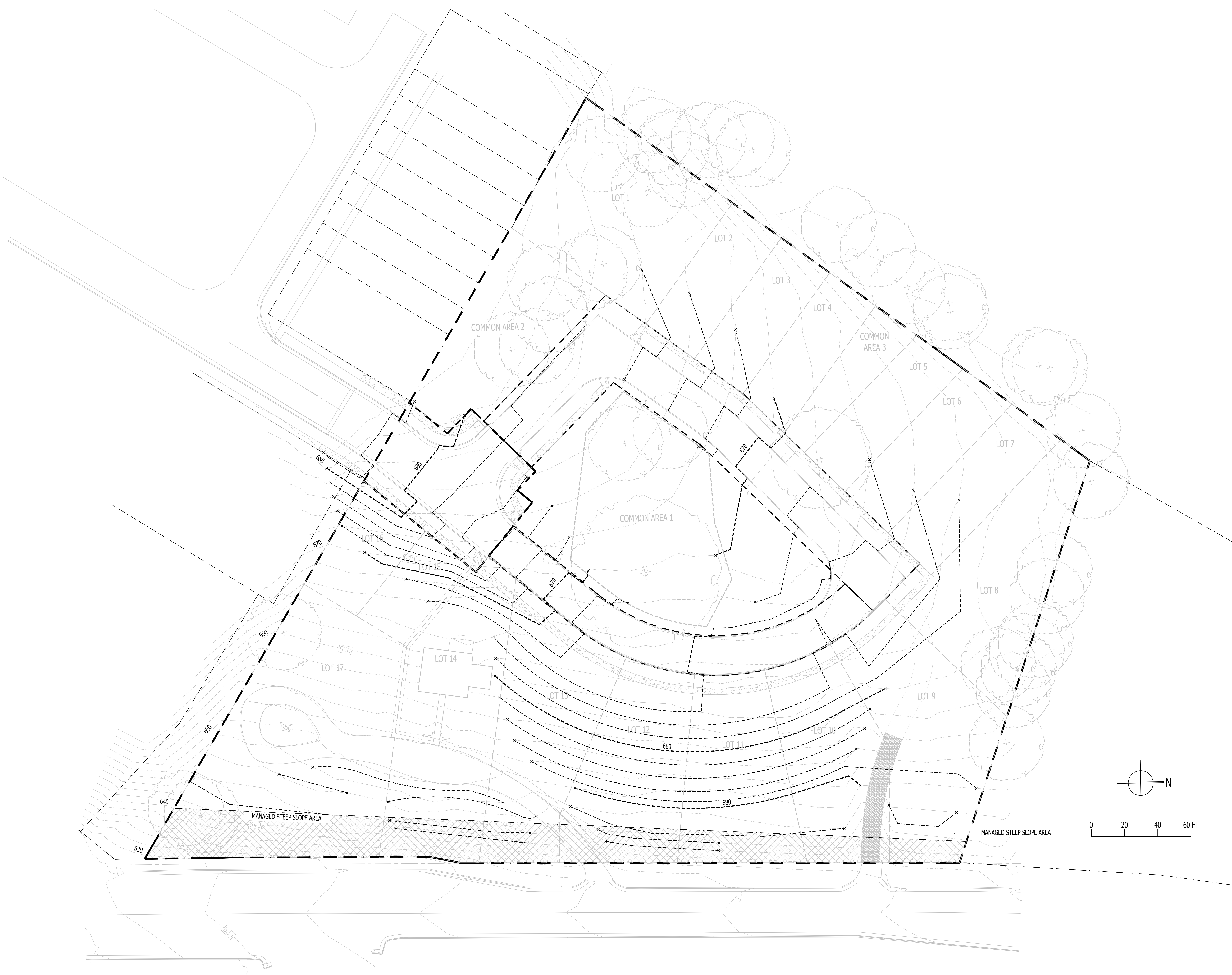


7/25	REVIEW
TE	ISSUE

SITE PLAN

DATE 1* = 20'
TE 3/24/25

S13



INITIAL SITE PLAN
1906 - 1920 Avon St Extended
Charlottesville, VA
Parcels 90-33, 90-33B, 90-33C

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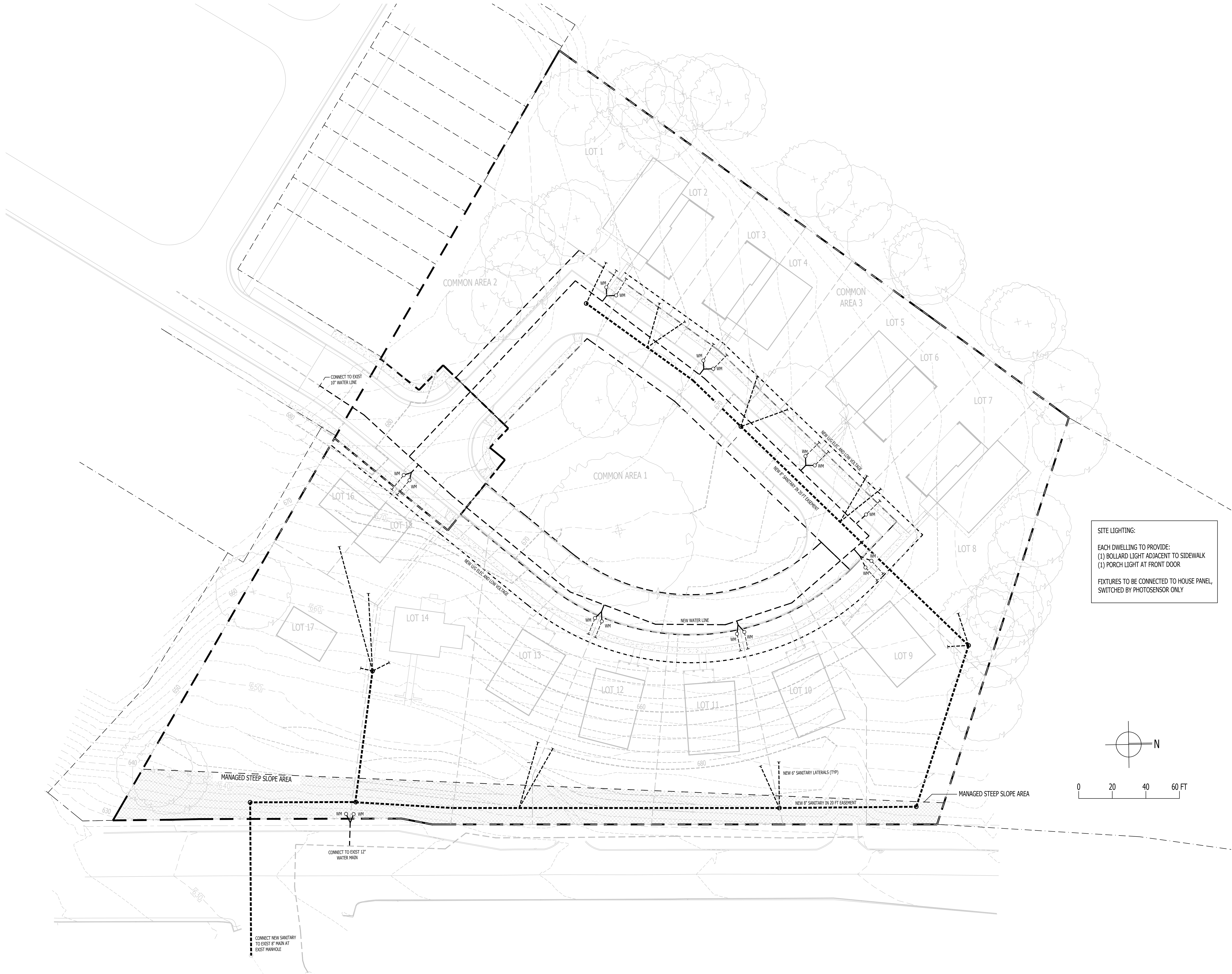
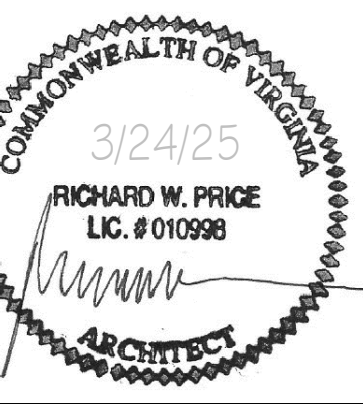


DATE	REVIEW
2/27/25	ISSUE

GRADING PLAN

SCALE 1" = 20'
DATE 3/24/25

S14

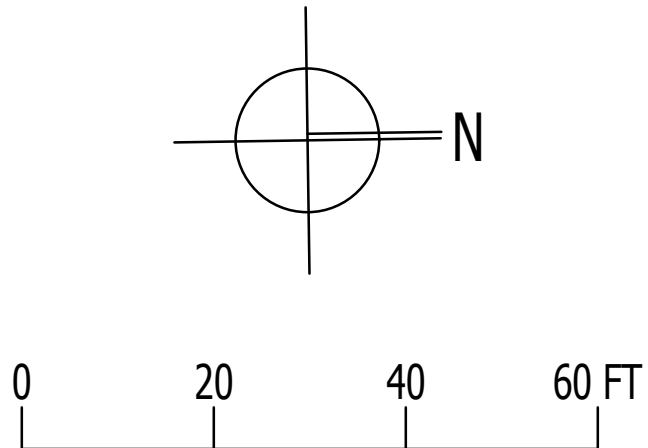


SITE LIGHTING:

EACH DWELLING TO PROVIDE:

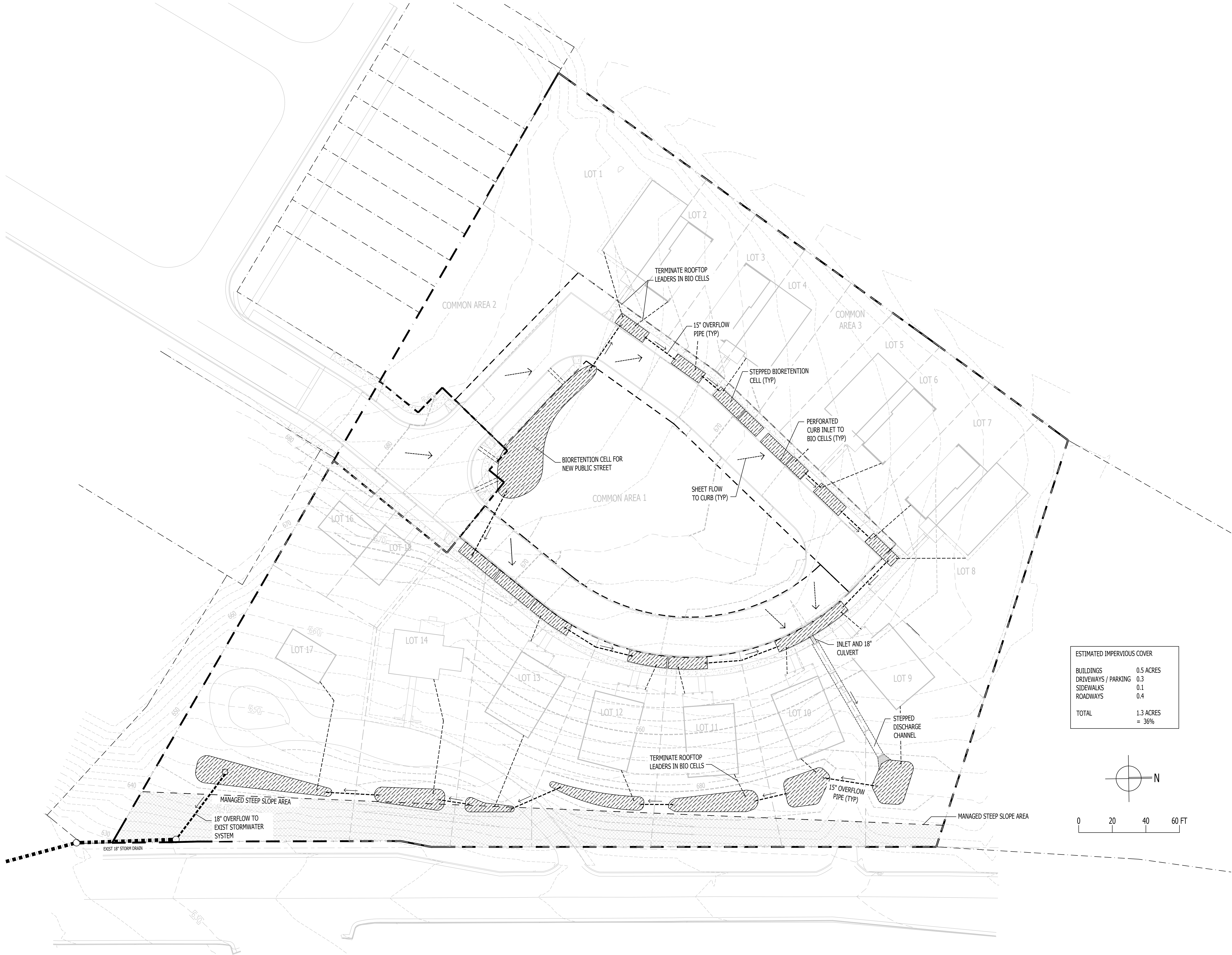
- (1) BOLLARD LIGHT ADJACENT TO SIDEWALK
- (1) PORCH LIGHT AT FRONT DOOR

FIXTURES TO BE CONNECTED TO HOUSE PANEL,
SWITCHED BY PHOTOSENSOR ONLY

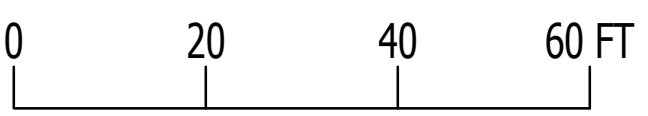
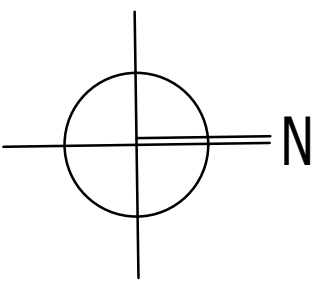


2/27/25	REVIEW
DATE	ISSUE

UTILITY PLAN



ESTIMATED IMPERVIOUS COVER	
BUILDINGS	0.5 ACRES
DRIVEWAYS / PARKING	0.3
SIDEWALKS	0.1
ROADWAYS	0.4
TOTAL	1.3 ACRES = 36%

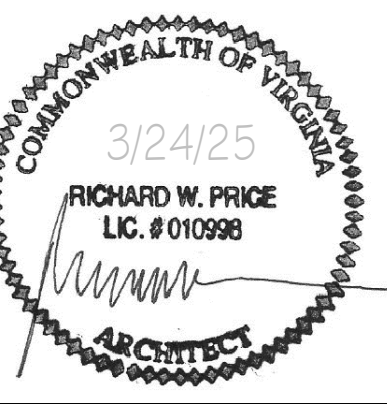


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2/27/25 REVIEW
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STORMWATER
MANAGEMENT PLAN

SCALE 1" = 20'
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