

ZMA Application Plan for 2511 Avinity Drive

TMP 09000-00-00-035LO

0.910 Acres

CURRENT ZONING: R1-Residential

Entrance Corridor

PROPOSED ZONING: Planned Residential District

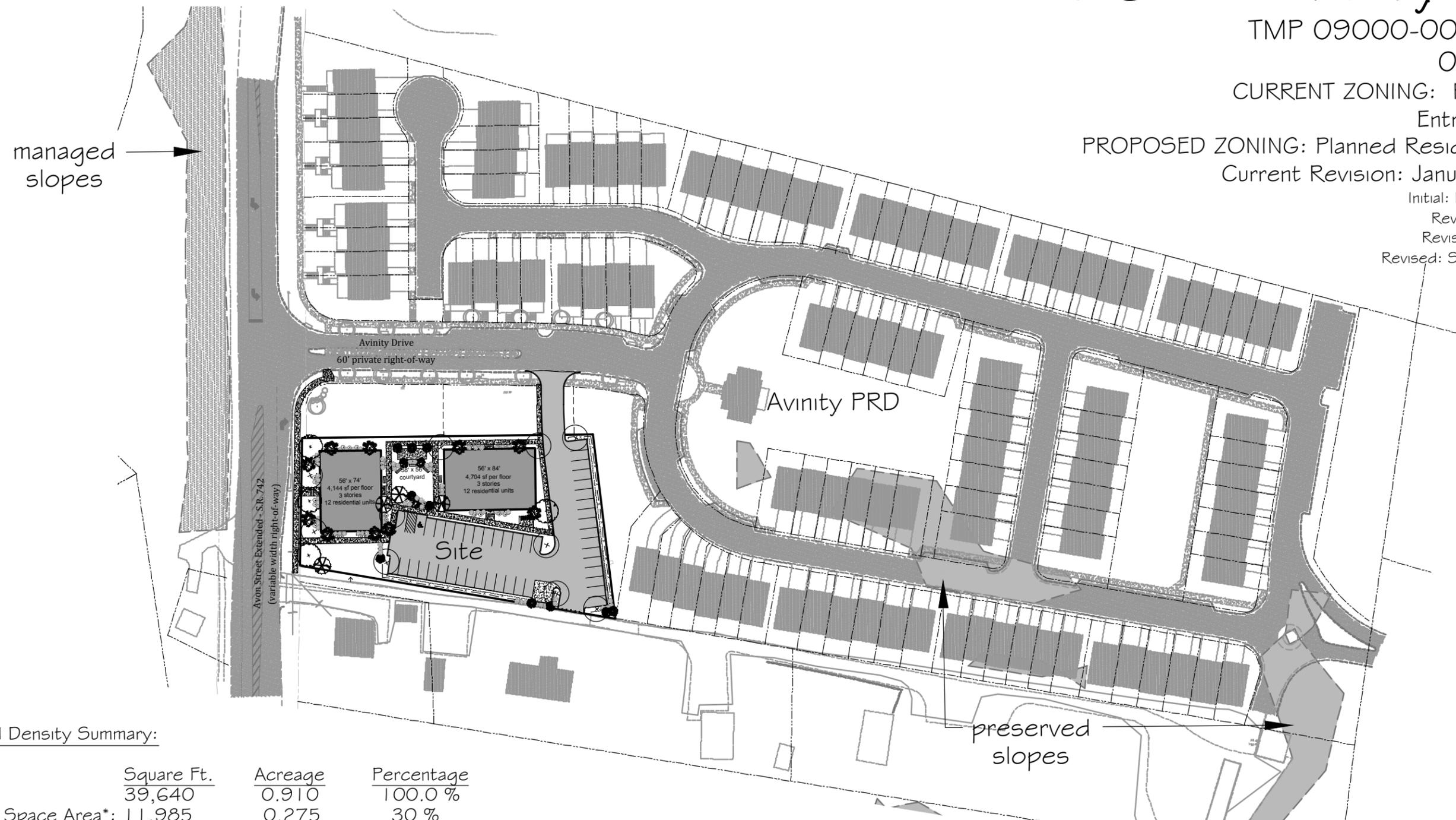
Current Revision: January 8, 2019

Initial: December 12, 2016

Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018



Area / Proposed Density Summary:

	Square Ft.	Acreage	Percentage
Total Site Area:	39,640	0.910	100.0 %
Proposed Open Space Area*:	11,985	0.275	30 %

- * A minimum of 25% Open Space is required per Section 19.6.1 of the County Zoning Ordinance.
- See Sheet 5 Exhibit for location of Open Space.

Current Residential Density: 1 dwelling unit / 0.910 acres = 1.1 DUA
 Proposed Residential Density: 24 dwelling units / 0.910 acres = 26.4 DUA



Sheet 1 of 6:
 Overview Exhibit
 ZMA201600022

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

912 E HIGH ST SUITE A
 CHARLOTTESVILLE, VA 22902

PHONE: (434) 227-5140
 JUSTIN@SHIMP-ENGINEERING.COM

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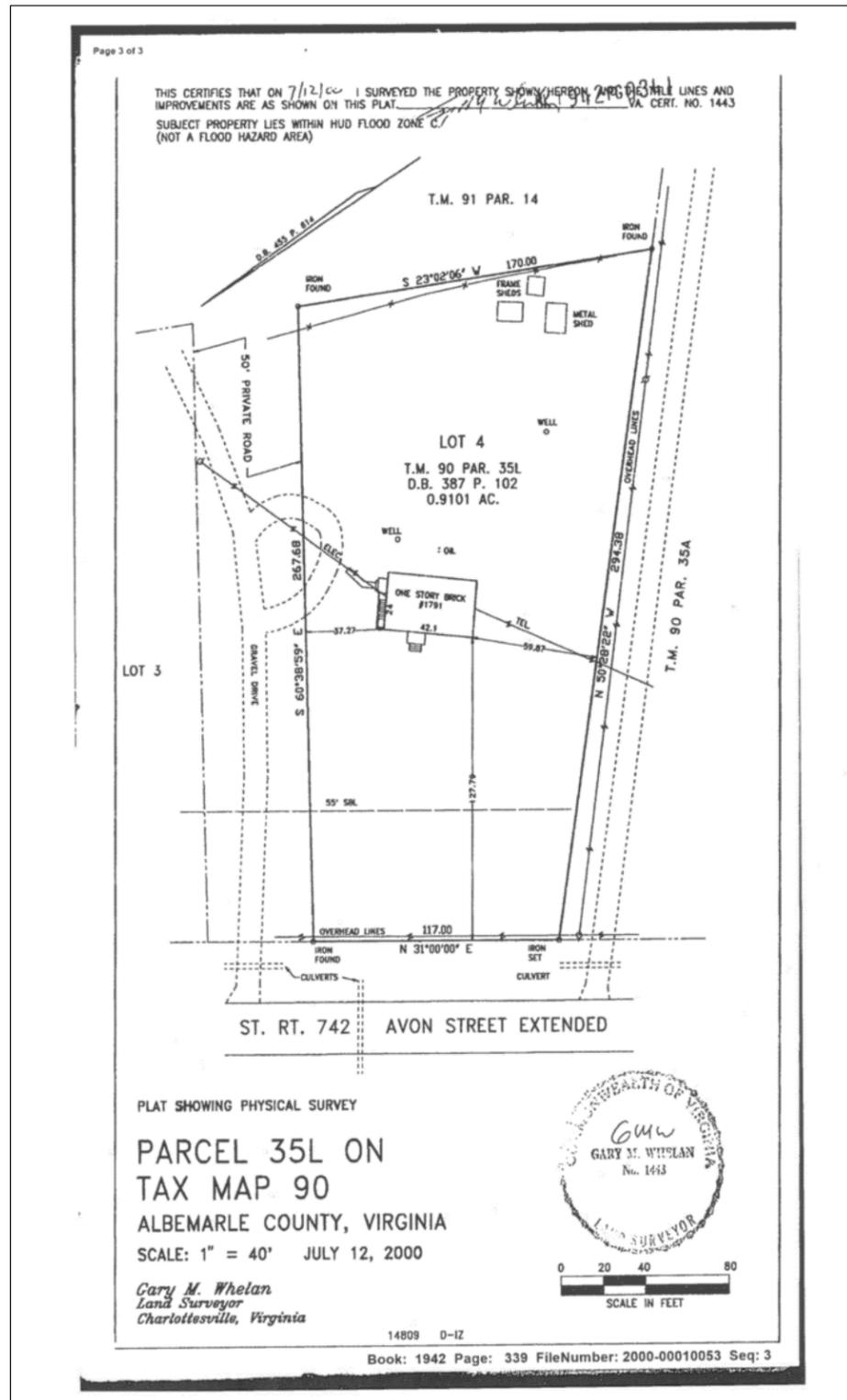
Current Revision: January 8, 2019

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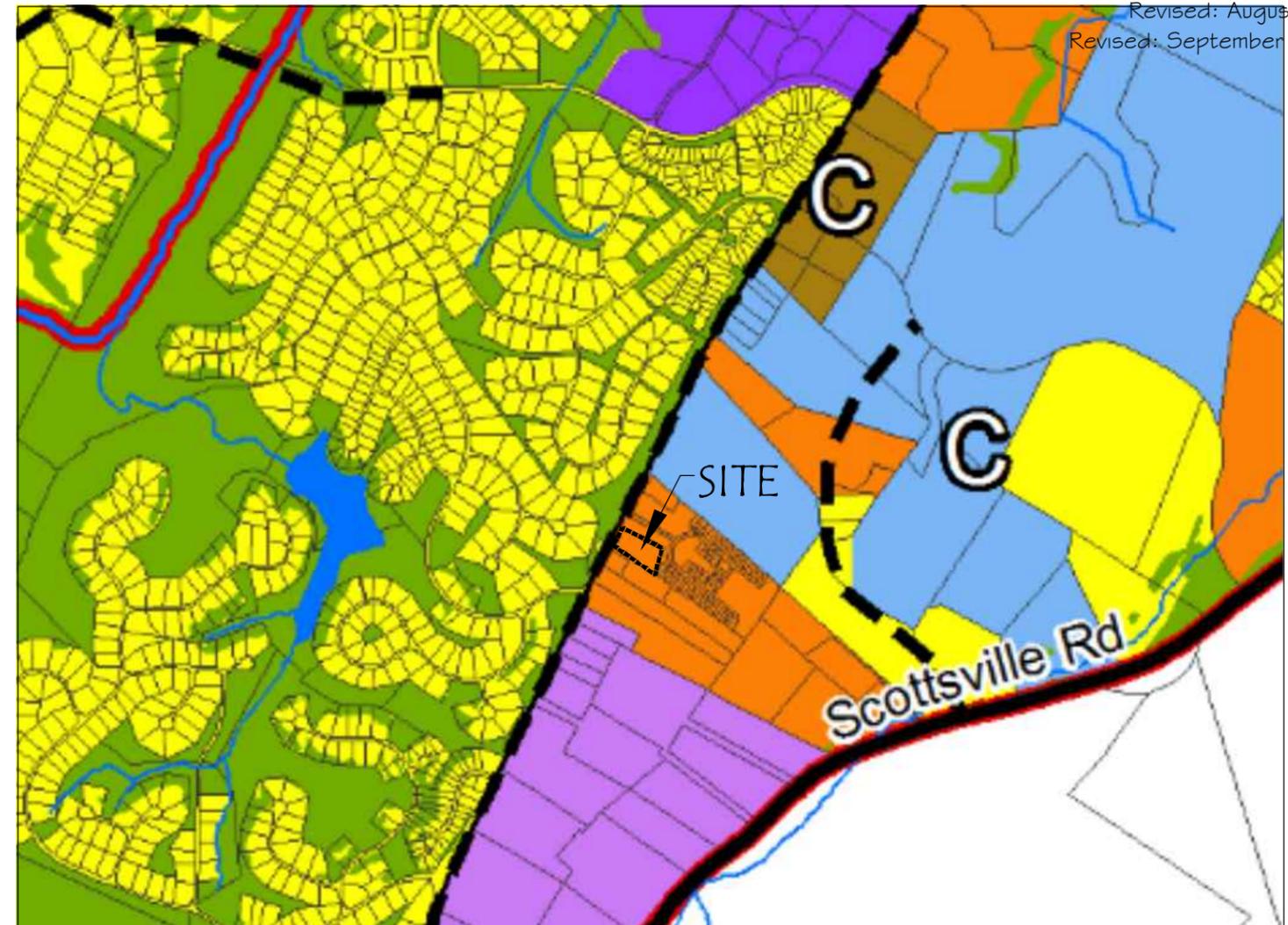
Revised: May 15, 2017

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Recorded Plat for Parcel 09000-00-00-035LO



This map is a portion of "Figure 8: Southern Urban Area Neighborhood Future Land Use Plan" found in Chapter 4: Future Land Use of the Albemarle County Southern and Western Urban Area Master Plan .
Graphic Scale: 1 inch = 1,000 feet

Sheet 2 of 6:
Regional Context Exhibit
ZMA201600022

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CHARLOTTESVILLE, VA 22902 JUSTIN@SHIMP-ENGINEERING.COM

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Current Revision: January 8, 2019

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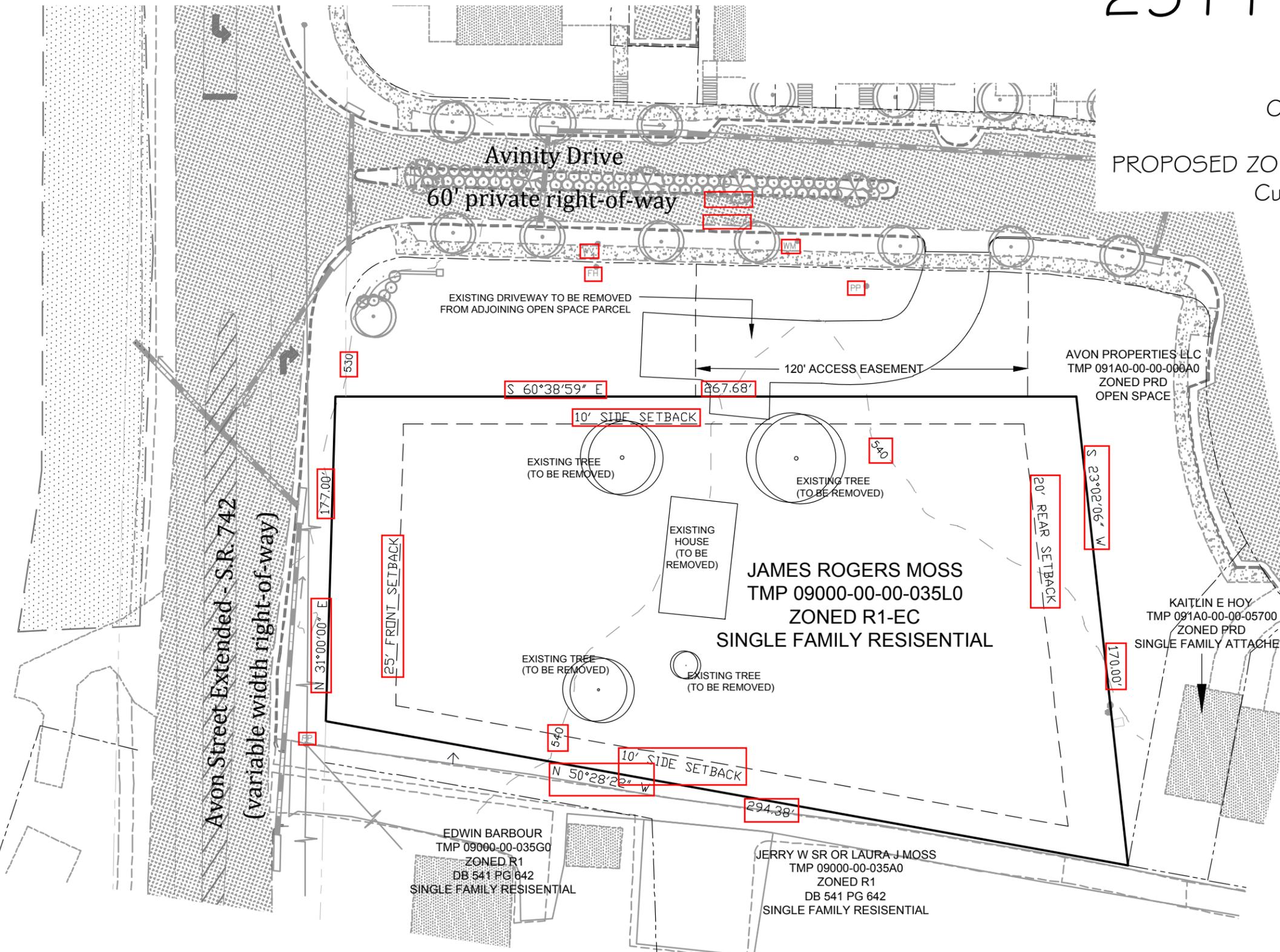
Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018

Notes:

- 1) There are no preserved slopes on this site.
- 2) There are no managed slopes on this site.
- 3) This property lies within the ACSA jurisdictional area for water and sewer.
- 4) An existing waterline and easement is available on Avinity Drive.
- 5) An existing sanitary line and easement is available on parcel 35A.
- 6) A 120' access easement (shown) is available on Avinity Drive.
- 7) A second easement is available on parcel 35A for emergency access.
- 8) This property does not lie within a drinking water reservoir watershed.
- 9) Topography and boundary information is digitized from Albemarle County GIS data and from recorded plats.
- 10) Additional field survey provided by Commonwealth Surveying, LLC
- 11) Additional geographic information is digitized from approved site plans for Avinity Subdivision



Avon Street Extended - S.R. 742
(variable width right-of-way)



Sheet 3 of 6:
Existing Conditions
ZMA201600022

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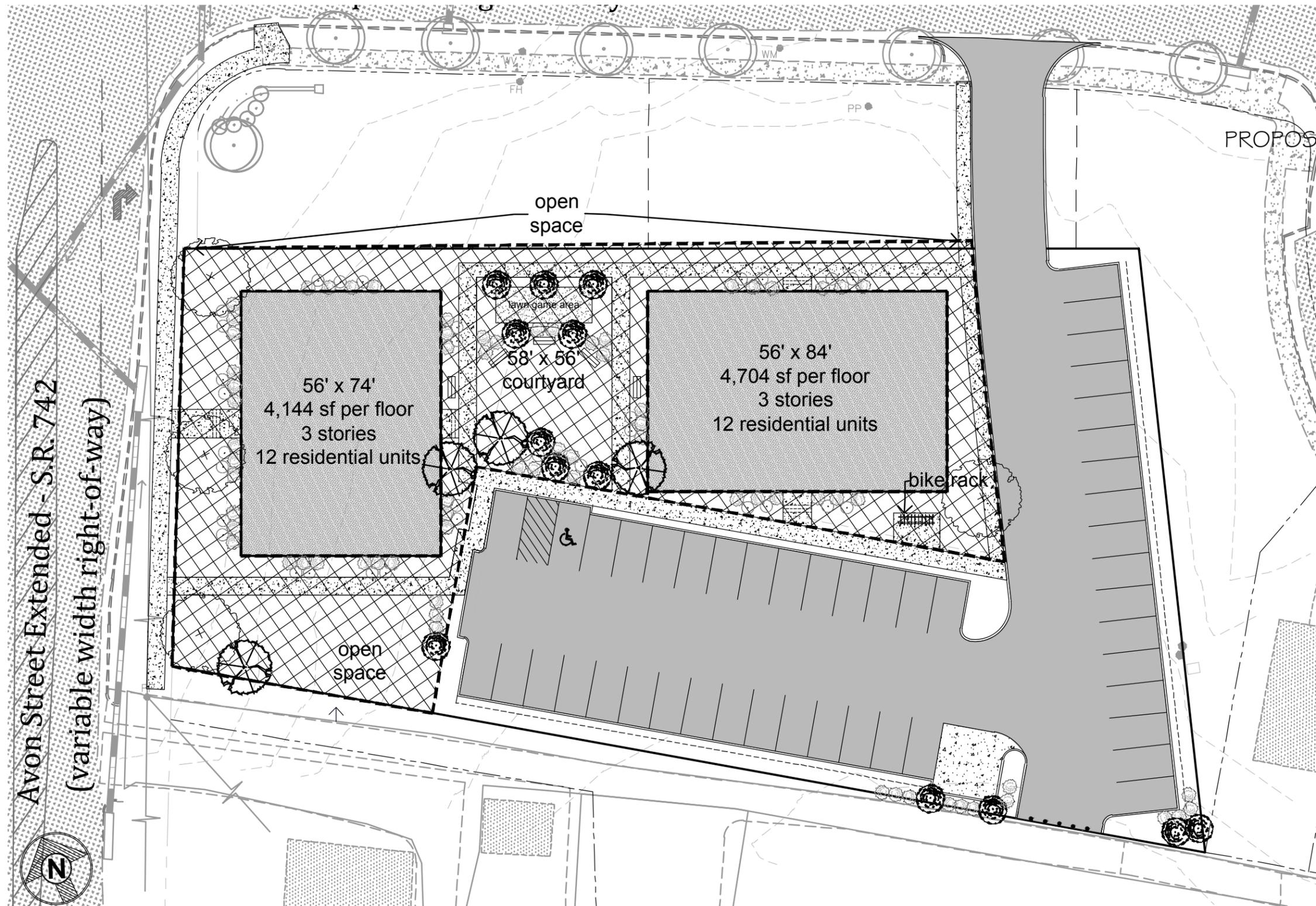
Current Revision: January 8, 2019

Initial: December 12, 2016

Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018



Avon Street Extended - S.R. 742
(variable width right-of-way)

A minimum of 25% Open Space is required per Section 19.6.1 of the County Zoning Ordinance.

Site Area: 39,640 SF
Open Space Required: 9,910 SF
Open Space Provided: 11,985 SF

2511 Avinity Dr. Open Space Allocation

	SF Provided	Area Type	% of Total
Active Recreation Area	3,248	Courtyard	27%
Passive Recreation Area	8,737	Lawn/Ped Paths	73%
Total Open Space Provided	11,985		

Sheet 5 of 6:
Open Space Exhibit
ZMA201600022

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30 0 30 60 90

Graphic Scale: 1"=30'

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CURRENT ZONING: R1-Residential

Entrance Corridor

PROPOSED ZONING: Planned Residential District

Current Revision: February 22, 2019

Initial: December 12, 2016

Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018

Revised: January 8, 2019



APARTMENT FRONT ELEVATION

APARTMENT CONCEPT

2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



APARTMENT RENDERING
Landscaping shown is conceptual

APARTMENT CONCEPT

2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



ALT. APARTMENT FRONT ELEVATION

APARTMENT CONCEPT
2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



APARTMENT SIDE ELEVATION

APARTMENT CONCEPT
2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



Sheet 6 of 6:
Architectural Elevation

ZMA201600022

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WWW.SHIMPEENGINEERING.COM

ATTACHMENT B