



**SITE-SPECIFIC NOTES:**

1. NONE OF THE SUBJECT PROPERTY LIES WITHIN THE DESIGNATED 100-YEAR FLOOD PLAIN (ZONE = "C") OR WITHIN A REVISIONARY WATERSHED.
2. THE EXISTING VEGETATION OF THE SUBJECT SITE IS PREDOMINANTLY WOODED. SECONDARY TREE GROWTH AND OVERGROWN PARASITIC.
3. ALL ROADS TO BE PRIVATE.
4. ALL SIDEWALKS, PATHS, POOL DECK, STAIRS, AND DUMPSTER PADS TO BE CONCRETE.
5. ALL CURB TO BE ROOT STANDARD CG-2 OR CG-4.
6. MAXIMUM RETAINING WALL HEIGHT = 12'.
7. MAIL WILL BE PROVIDED IN A CONCRETE FASHION IN HOODS OF GANG MAIL BOXES LOCATED IN VARIOUS AREAS THROUGHOUT THE SITE.
8. THE APPLICANT WILL PROVIDE A FENCE TO BE INSTALLED ALONG THE CALE ELEMENTARY SCHOOL PROPERTY AT THE REQUEST OF THE BUILDING SERVICES DIVISION FOR ALBEMARLE COUNTY SCHOOLS IF IT IS DETERMINED THAT DOGS REPRESENT A HAZARD OR DANGER.
9. DUMPSTERS ARE PROVIDED FOR THOSE UNITS LOCATED AT THE REAR OF THE SITE. OTHER UNITS WILL USE ROLL-OUT OR CURB SERVICE.
10. PUBLIC WATER MAIN UNDER AVON STREET AND THROUGH SUBJECT SITE TO REAR OF PROPERTY AND BEYOND IS ALREADY IN PLACE AND OPERATIONAL.
11. PLANTINGS ILLUSTRATED ON THE PLAN IN THE ENTRANCE CORRIDOR AND ARCHITECTURAL ELEVATIONS FOR BUILDINGS IN THE ENTRANCE CORRIDOR ARE CONCEPTUAL ONLY AND ARE NOT TO BE CONSIDERED AS HAVING BEEN APPROVED BY THE A/E.
12. RESTRICTIVE COVENANTS FOR UNITS 1 - 21 ESTABLISHING BUILDING STANDARDS, SUCH AS PAINT COLOR, FLOORING AND ROOFING MATERIALS, SHALL BE APPROVED BY THE A/E. THE BUILDING STANDARDS APPROVED BY THE A/E FOR UNITS 1 - 21 SHALL BE APPLIED TO THE REST OF THE DEVELOPMENT.

**PROJECT DATA:**

DEVELOPER: ORNDA CORPORATION, 278 NINTH STREET, NE, ATLANTA, GEORGIA; CONTACT DILLON BAYNES

PROPERTY OWNER: AVON PROPERTIES, LLC

TAX MAP / PARCEL #: 91-14, 90-36, 90-35J, & 90-36K

PROPERTY ADDRESS: 1775, 1777 & 1779 AVON STREET EXTENDED

PROPERTY SIZE: 9.36 ACRES

CURRENT ZONING: R-1

PROPOSED ZONING: PRD

COMPREHENSIVE PLAN: URBAN DENSITY

DRINKING WATER WATERSHED: NONE

PROFFERS: NONE

WAVES / VARIANCE REQUESTS: SEE NARRATIVE ATTACHMENT

SURVEY SOURCES: CRITICAL SLOPE / PRIVATE ROADS / OPEN SPACE / RECREATION / WALKWAYS AND STREET TREES

DATE: NAVD 83

BENCHMARK: BENCH MARK IS SURVEY CONTROL POINT DT-14, NAIL WITH FLASHER LOCATED AT N3886228 18038 AND E11482874 70227. ELEVATION 34.16

LAND-USE	SF	AC	%
BUILDINGS	72,802	1.67	18%
ROADS/SIDEWALKS:			
PAVED PARKING	99,370	2.20	24%
SIDEWALKS:	40,857	0.94	10%
PERVIOUS AREA:	194,884	4.47	48%
TOTAL SITE ACREAGE:	407,286	5.350	100%

RECREATIONAL AREA: AS SHOWN ON APPLICATION PLAN

SETBACKS: SETBACKS ARE AS SHOWN ON THE APPLICATION PLAN. ADDITIONAL SETBACKS WILL BE CALCULATED PER SECTION 16.7.

MAX. NUMBER OF EMPLOYEES: NA

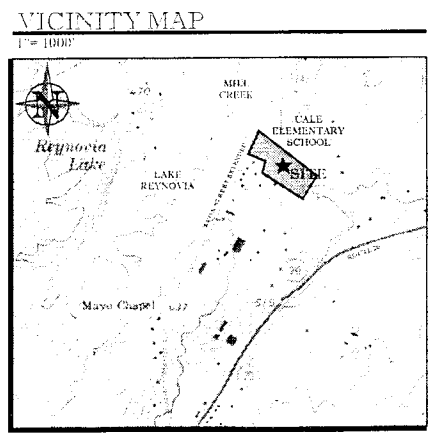
TOTAL # OF UNITS: 124

DENSITY: 13.28 DU/AC

PROPOSED USE: RESIDENTIAL

**LEGEND**

W	WATER LINE (EX / PROP)	BOUNDARY / RIGHT-OF-WAY LINE
WV	WATER VALVE / METER	IF IRON PIN FOUND
PH	FIRE HYDRANT	IS IRON PIN SET
YH	YARD HYDRANT	SETBACK LINE
BOA	BLOW-OFF ASSEMBLY	FASTENMENT LIMITS
SS	SANITARY SEWER LINE (EX / PROP)	CONTINUOUS LINE (EX / PROP)
CO	CONCRETE	DEGREE / DIRECTION OF SLOPE
MH	MANHOLE	479.71 / 42.50%
SL	STORM LINE (EX / PROP)	HP HIGH POINT
LI	STORM INLET	LP LOW POINT
YD	YARD DRAIN	TRENCH / SWALE
DS	DRAINAGE	WATH COURSE
GL	GAS LINE (EX / PROP)	BM BENCHMARK
OV	OVERHEAD ELECTRIC (EX / PROP)	CG2 VEOT STD. HEADER CURB
UG	UNDERGROUND ELECTRIC (EX / PROP)	CG4 VEX STD. CURB & GUTTER
PP	POWER PLANT	CG15 VEOT STD. HANDICAP RAMP
IF	IRON PIPE	HC HANICAP PARKING SYMBOL
GV	GUY WIRE	DIP DUCTILE IRON PIPE
EM	ELECTRIC METER	HDP HIGH DENSITY POLYETHYLENE PIPE
OH	OVERHEAD COMMUNICATIONS (EX / PROP)	VC VIBRATED FLAY PIPE
UGT	UNDERGROUND COMMUNICATIONS (EX / PROP)	FTE FINISHED FLOOR ELEVATION
PE	UTILITY PILE STAKE	IRH TO BE REMOVED
		IR1 TO BE IRAN PLANTED
		TRK TO BE SAVED



**TRIP GENERATION BREAKDOWN**

Grade	Land Use	Quantity	Avg. Weekday Trips	Adj. School Peaks (am)	Adj. Street Peaks (pm)	Saturday	Sunday
230	Condo	76	446	34	442	366	366
230	Townhouse	48	281	22	26	221	221
	Total	124	727	56	68	762	601

**TERRA CONCEPTS, P.C.**

CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS

214 COURT 500 AMF  
CHAMBERS LEE HILL, VIRGINIA 22602  
TEL: 434.753.8800 FAX: 434.753.2920

REGULATORY REQUEST

**AVINITY**  
ALBEMARLE COUNTY, VIRGINIA

EXISTING CONDITIONS AND CONTEXT PLAN

SCALE: 1" = 40'

ISSUED: 2-27-06

DRAWN BY: MEK

REVISIONS:

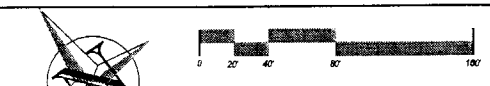
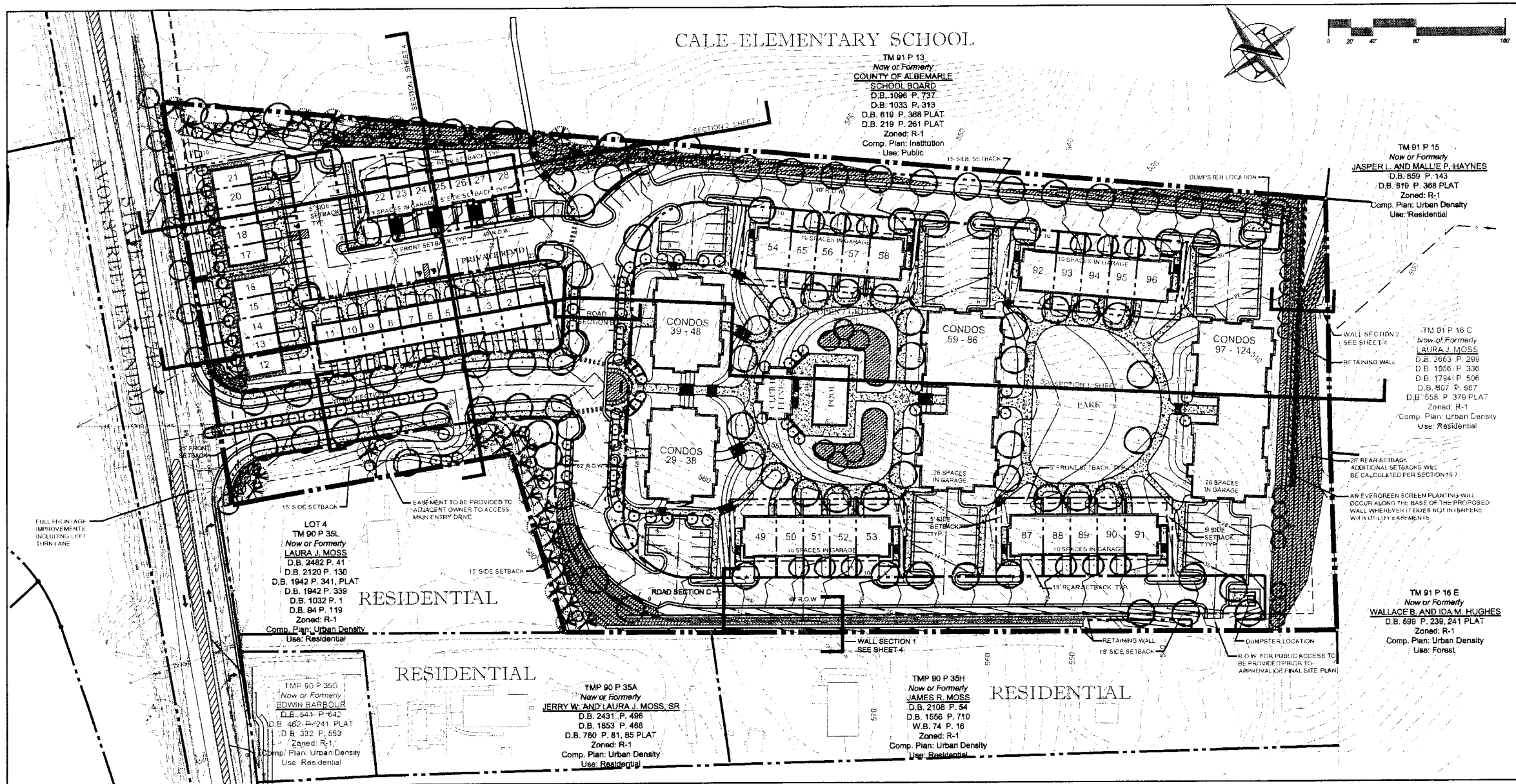
- 1. 2-27-06: EX COMMENTS
- 2. 3-1-06: EX COMMENTS
- 3. 3-1-06: EX COMMENTS
- 4. 3-1-06: EX COMMENTS

**Exhibit E**

1

13

02/5



TM 01 P 13  
Now or Formerly  
COUNTY OF ALBEMARLE  
SCHOOL BOARD  
D.B. 1096 P. 737  
D.B. 1033 P. 319  
D.B. 619 P. 368 PLAT  
D.B. 219 P. 261 PLAT  
Zoned: R-1  
Comp. Plan: Institution  
Use: Public

TM 01 P 15  
Now or Formerly  
JASPER L. AND MALLE P. HAYNES  
D.B. 859 P. 143  
D.B. 619 P. 368 PLAT  
Zoned: R-1  
Comp. Plan: Urban Density  
Use: Residential

TM 01 P 16 C  
Now or Formerly  
LAURA J. MOSS  
D.B. 2663 P. 299  
D.B. 1956 P. 336  
D.B. 1794 P. 506  
D.B. 807 P. 567  
D.B. 558 P. 376 PLAT  
Zoned: R-1  
Comp. Plan: Urban Density  
Use: Residential

LOT 4  
TM 90 P 35L  
Now or Formerly  
LAURA J. MOSS  
D.B. 2482 P. 41  
D.B. 2120 P. 130  
D.B. 1942 P. 339  
D.B. 1032 P. 1  
D.B. 94 P. 119  
Zoned: R-1  
Comp. Plan: Urban Density  
Use: Residential

TMP 90 P 35G  
Now or Formerly  
EDWIN BARBOUR  
D.B. 541 P. 642  
D.B. 462 P. 241 PLAT  
D.B. 332 P. 553  
Zoned: R-1  
Comp. Plan: Urban Density  
Use: Residential

TMP 90 P 35A  
Now or Formerly  
JERRY W. AND LAURA J. MOSS, SR  
D.B. 2431 P. 496  
D.B. 1853 P. 468  
D.B. 780 P. 81, 85 PLAT  
Zoned: R-1  
Comp. Plan: Urban Density  
Use: Residential

TMP 90 P 35H  
Now or Formerly  
JAMES R. MOSS  
D.B. 2108 P. 54  
D.B. 1656 P. 710  
W.B. 74 P. 16  
Zoned: R-1  
Comp. Plan: Urban Density  
Use: Residential

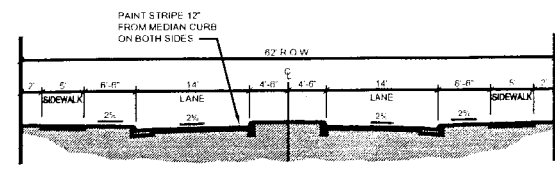
TM 01 P 16 E  
Now or Formerly  
WALLACE B. AND IDAM HUGHES  
D.B. 689 P. 239, 241 PLAT  
Zoned: R-1  
Comp. Plan: Urban Density  
Use: Forest

**PARKING TABLE**

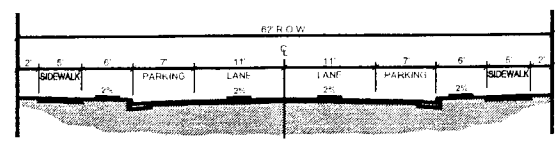
BUILDING NO.	UNIT TYPE	HEIGHT	STORY	SPACES REQUIRED		PARKING PROVIDED	
				RESIDENT	GUEST	SURFACE	GARAGE
11-21	TOWNHOMES	28	2	22	0	22	0
22-28	TOWNHOMES W/GARAGE	28	2	20	0	20	0
29-38	CONDOMINIUM	42	3	14	2	9	7
39-48	CONDOMINIUM	42	3	20	0	20	0
49-53	TOWNHOMES W/GARAGE	42	3	10	1.25	10	10
54-58	TOWNHOMES W/GARAGE	42	3	10	1.25	10	10
59-86	CONDOMINIUM W/GARAGE	50	4	55	0	31	26
87-91	TOWNHOMES W/GARAGE	42	3	10	1.25	10	10
92-96	TOWNHOMES W/GARAGE	42	3	10	1.25	10	10
97-124	CONDOMINIUM W/GARAGE	50	4	56	0	26	26
SUBTOTAL				248	7	191	99
GRAND TOTAL				248	7	191	99

**LEGEND**

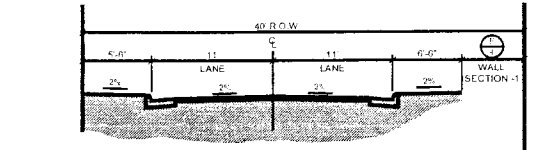
- STREET TREE (MEDIUM SHADE TREES TO BE USED WITHIN CHU EASEMENT ALONG AVON STREET FRONTAGE)
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- GROUND COVER
- STORMWATER MANAGEMENT



**A** TYPICAL ROAD SECTION - MAIN ENTRANCE W/  
MEDIAN, NO PARKING ALLOWED  
401 TO 2000 V.T.D.



**B** TYPICAL ROAD SECTION - IN FRONT OF  
CONDOMINIUMS, PARKING ON BOTH SIDES  
401 TO 2000 V.T.D.

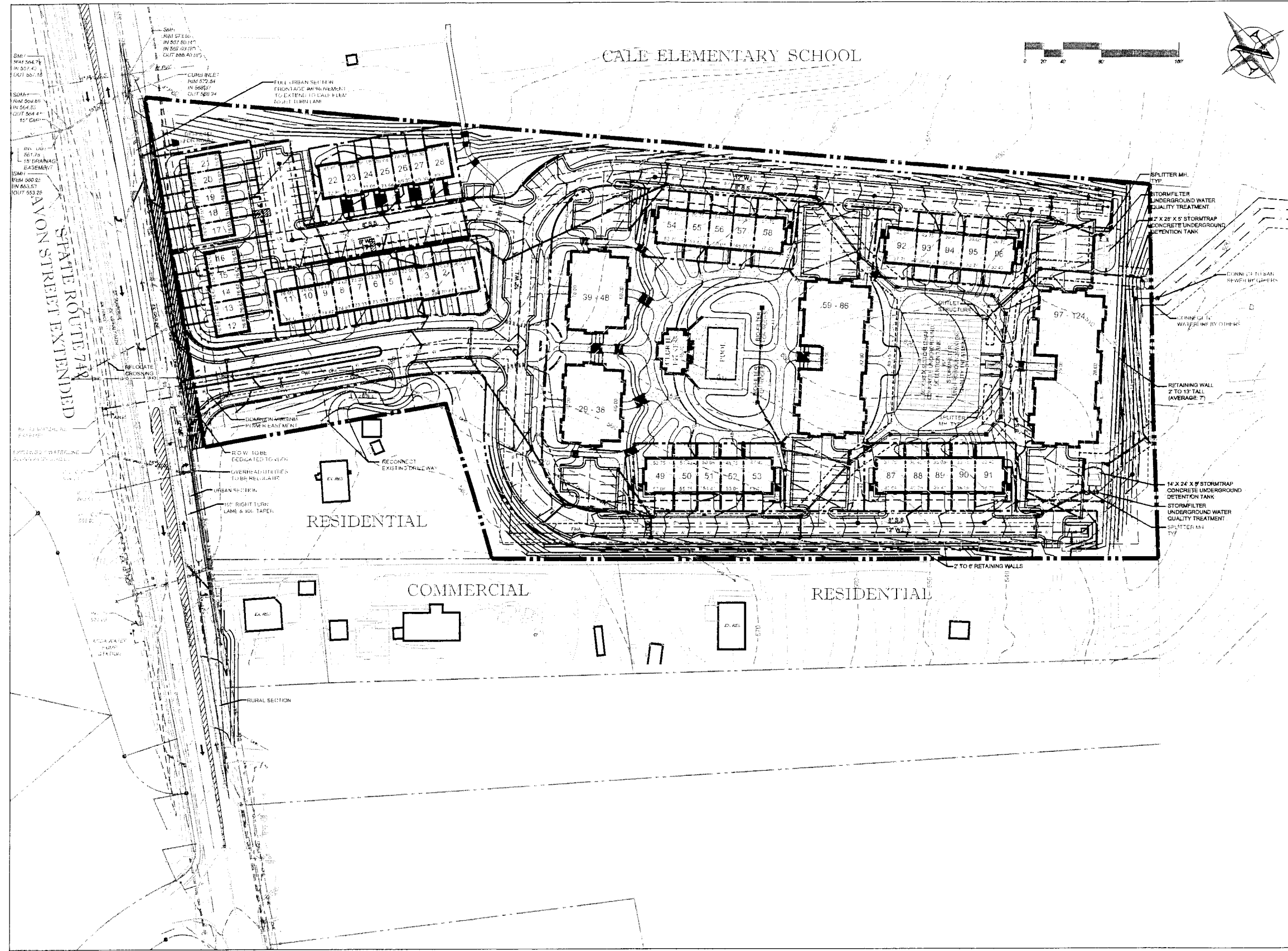


**C** TYPICAL ROAD SECTION - IN FRONT OF  
TOWNHOMES, NO PARKING ALLOWED  
UP TO 400 V.T.D.

SCALE: 1" = 40'  
ISSUED: 2-27-06  
DRAWN BY: MEK  
REVISIONS:  
1. 6-16-06, CO. COMMENTS  
2. 1-16-07, CO. COMMENTS  
3. 3-24-07, CO. COMMENTS  
4. 3-28-07, CO. COMMENTS

**Exhibit E**

ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF TERRA CONCEPTS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TERRA CONCEPTS, P.C.

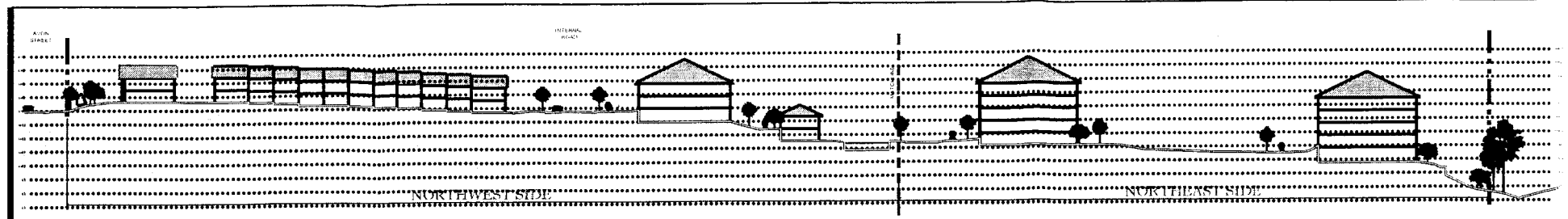


**NOTE:**  
1. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT PLAN WILL COMPLY WITH ALL REQUIREMENTS OF THE WATER PROTECTION ORDINANCE

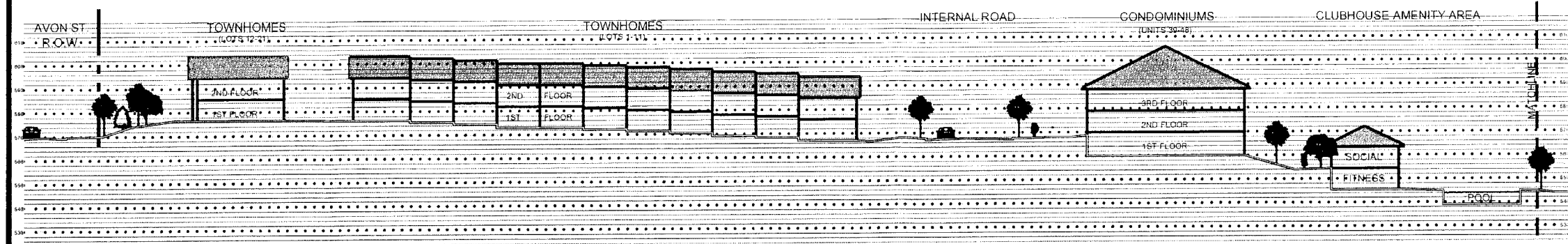
SCALE: 1" = 40'  
ISSUED: 2-27-06  
DRAWN BY: MER  
REVISIONS:  
1. 6/24/06 CO COMMENTS  
2. 1/6/07 CO COMMENTS

Exhibit E

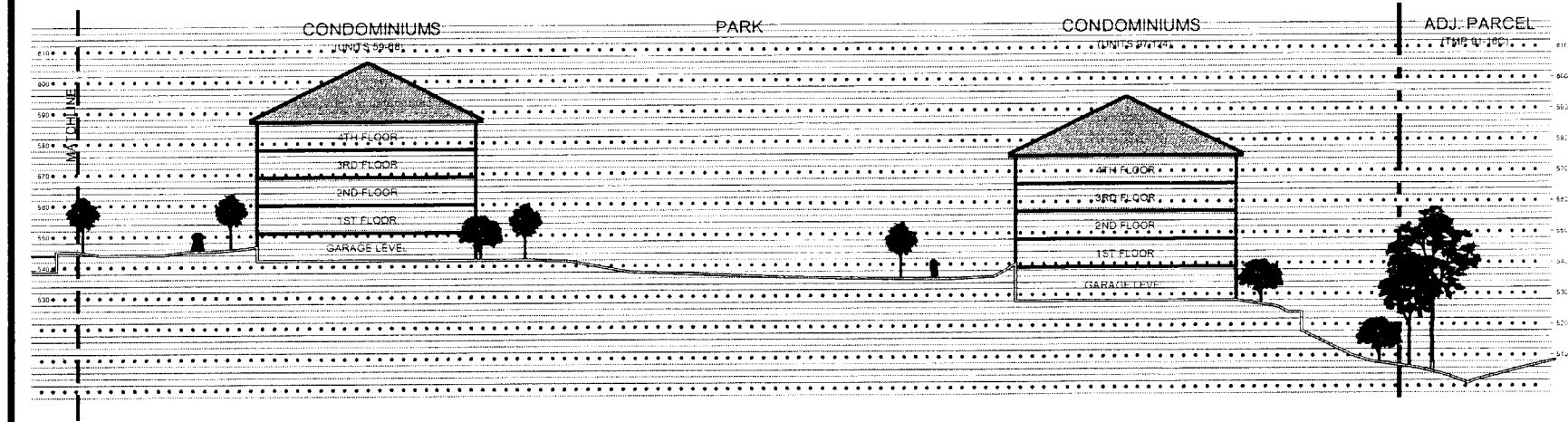
THIS DOCUMENT IS THE PROPERTY OF TERRA CONCEPTS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TERRA CONCEPTS, P.C.



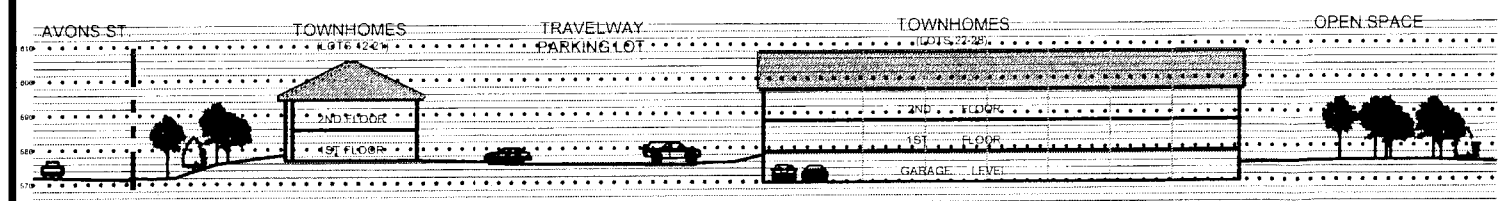
**A** SECTION 1: OVERALL SITE  
SCALE: 1" = 40'



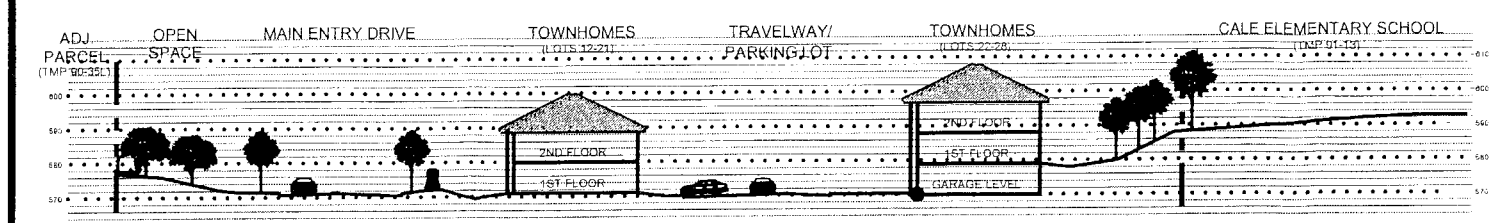
**B** SECTION 1: NORTHWEST SIDE  
SCALE: 1" = 20'



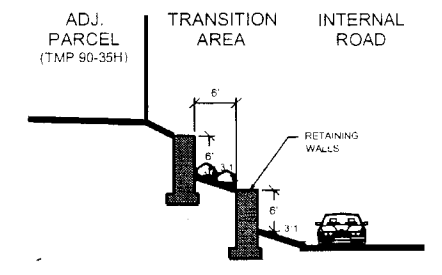
**C** SECTION 1: NORTHEAST SIDE  
SCALE: 1" = 20'



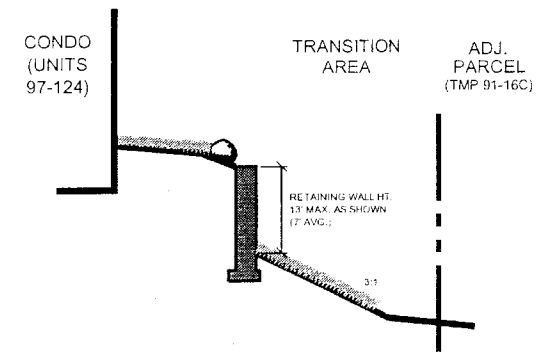
**D** SECTION 2  
SCALE: 1" = 20'



**E** SECTION 3  
SCALE: 1" = 20'



**F** WALL SECTION 1  
SCALE: 1" = 10'



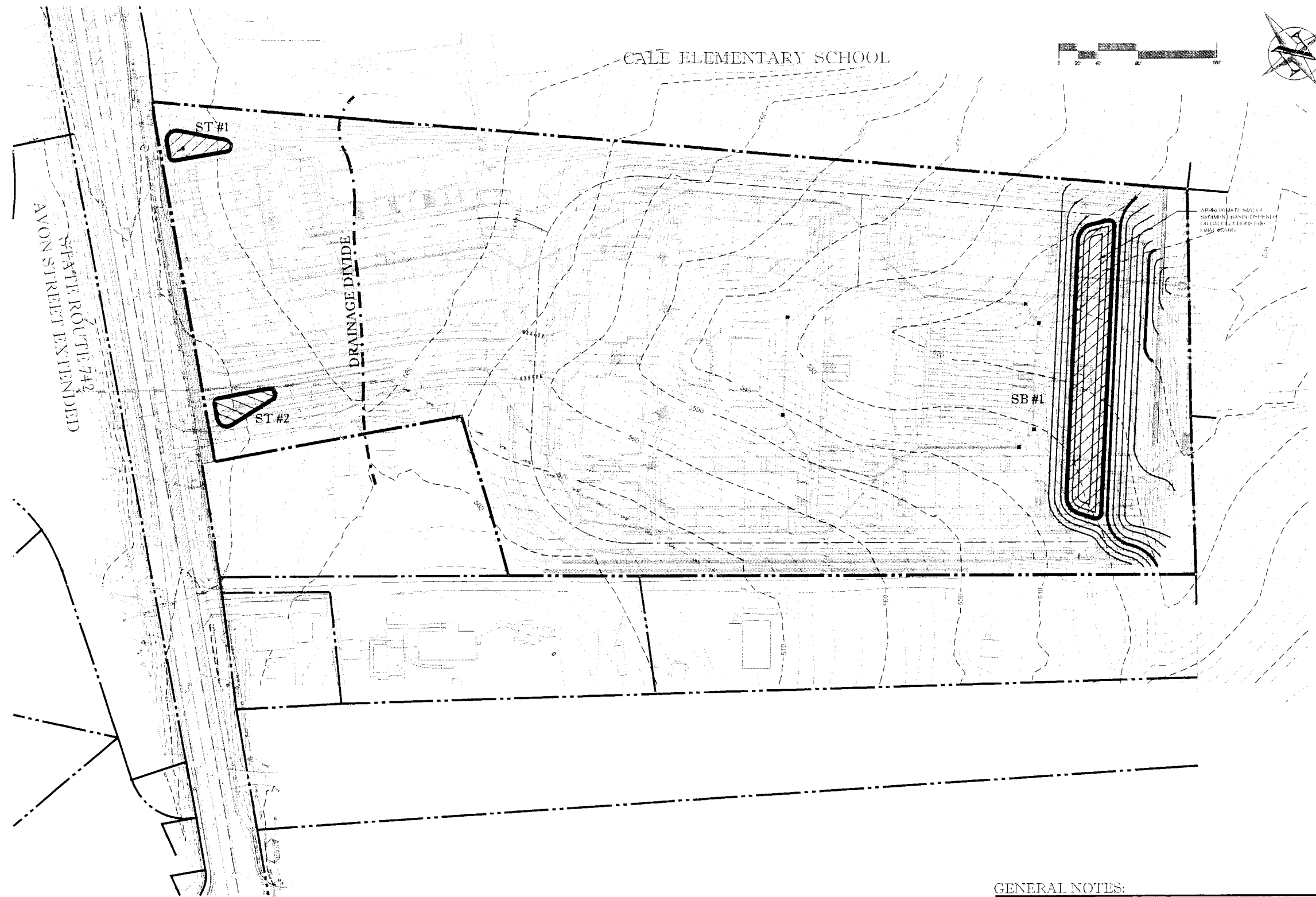
**G** WALL SECTION 2  
SCALE: 1" = 10'

SCALE: AS SHOWN  
ISSUED: 1-4-07  
DRAWN BY: SWE  
REVISIONS:  
1. 6-16-06, CO COMMENTS  
2. 1-16-07, CO COMMENTS

Exhibit E

All rights reserved. This plan is the property of Terra Concepts, P.C. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Terra Concepts, P.C.  
© TERRA CONCEPTS, P.C.

16



**TERRA**  
CONCEPTS, P.C.  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
2100 CREEK ROAD  
CHARLOTTEVILLE, VIRGINIA 22601  
TEL: 540-969-4882 FAX: 540-969-4883

REZONING REQUEST  
**AVINITY**  
ALBEMARLE COUNTY, VIRGINIA  
**CONCEPTUAL EROSION AND  
SEDIMENT CONTROL PLAN**

SCALE: 1" = 40'  
ISSUED: 2-27-06  
DRAWN BY: MEK  
REVISIONS:  
1 - 6/24/06 CO COMMENTS  
2 - 11/6/07 CO COMMENTS

**Exhibit E**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT IS THE PROPERTY OF TERRA CONCEPTS, P.C. AND IS LOANED TO YOU FOR YOUR USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TERRA CONCEPTS, P.C.

**GENERAL NOTES:**

ALTHOUGH IT IS EARLY IN THE DESIGN PHASE OF AVINITY, THE APPLICANT HAS BEEN ASKED TO DEMONSTRATE THAT A SOLUTION TO EROSION CONTROL CAN BE ACCOMPLISHED ON THIS PROPERTY.

THE TERRAIN SLOPES LARGELY TO THE REAR OF THE PROPERTY AND TO ITS CENTER FROM THE SIDE BOUNDARY LIMITS. THE VAST MAJORITY OF RUN-OFF EXISTS THE REAR OF THE PARCEL IN TWO MILD SWALES. THE FUTURE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO DISCHARGE POST-DETAINED AND TREATED RUN-OFF AT THESE SAME LOCATIONS AND AT BASICALLY THE SAME RATE AS THE UNDEVELOPED CONDITION. NO DOWNSTREAM OFF-SITE EASEMENTS ARE ENVISIONED AS BEING NECESSARY.

THE SUCCESSFUL EROSION CONTROL SOLUTION WILL INCLUDE ONE LARGE SEDIMENT BASIN IN THE REAR WATERSHED AND TWO SMALL SEDIMENT TRAPS IN THE FRONT WATERSHED, WHICH WOULD BE LOCATED AND DESIGNED SUCH THAT MASS GRADING CAN BE CONSCIENTIOUSLY PERFORMED AND IN A MANNER WHERE EXISTING AND PROPOSED INFRASTRUCTURE CAN BE PRESERVED OR INSTALLED. THE PLAN ABOVE IS NOT DETAILED, BUT IT IDENTIFIES THREE AREAS WHERE MAJOR EROSION CONTROL MEASURES CAN BE ESTABLISHED VERY EARLY IN THE CONSTRUCTION SEQUENCE AND MAINTAINED FOR MUCH OF THAT PERIOD. IN THIS SCHEME THE CONSTRUCTION OF THE REAR-MOST BUILDING ON SITE ARE DEFERRED UNTIL ALL STORM SEWERAGE AND THE UNDERGROUND QUALITY AND DETENTION SYSTEMS ARE IN PLACE AND OPERATIONAL AND A MAJORITY OF THE SITE IS STABILIZED. THEREAFTER, ALL BASINS CAN BE DECOMMISSIONED, UNSUITABLE SOIL REMOVED, AND THE AREAS ADJUSTED TO FINAL GRADES FOR CONSTRUCTION OF THE REMAINING IMPROVEMENTS.