**TOTAL PARCEL**

1.24 acres

53901 SF

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**Existing Zoning Summary:**

- **Parcel IDs:** 05500-00-00-068C0, 05500-00-00-068D0
- **Total Site Area:** 1.24 Acres
- **By-right Density:** 2 DU/Acre * 1.24 Acre = 2 Dwelling Units (DU)
- **Adjacent neighboring properties are detached single family 1 & 2 story houses**

**Zoning Bonus Factors:**

- Significant landscaping in the form of street trees (5%) per Albemarle County Code Section 14.4.1
- **Total BONUS:** 5%

**Proposed Development Summary (Zoning):**

- **Proposed Zoning:** No Change: R2 Bonus Level
- **Proposed Number of Lots:** 2
- **Proposed Number of Dwellings:** 2
- **Proposed Unit Gross Density:** 2/1.24 = 1.6 DU/Acre
- **Minimum Lot Size:** 14,520 sq ft (Bonus Level)
- **Minimum Frontage:** 70 ft (Bonus Level)

**Proposed Development Summary (Comprehensive Plan):**

- **Net Developable Area:** 53900 sq ft - 26062 sq ft = 27838 sq ft = 0.64 acre
- **Proposed Unit Net Density:** 2/0.64 = 3.125 DU/Acre
- **Comprehensive Plan Land Use:** Neighborhood Density Residential at 3 to 6 DU/Acre***

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**Dwelling Unit Yard/Setback Requirements:**

- **Rear:** 20 ft, **Side:** 10 ft, **Front:** 30 ft
- **Accessory/Porch Setbacks:** 3 ft to Easements, 6ft to Lot Lines, less than 4ft into required yards
- **Attached Accessory Units:** Each dwelling unit to have an attached accessory dwelling unit (ADU) with less than 35% of the total floor area of the structure in compliance with section 5.1.34 of the Albemarle County zoning ordinance.

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**Critical Slopes:** There are no critical slopes on the property

**Stormwater Management:** Stormwater management will be accomplished using “Light Imprint” storm water management tools: [http://lightimprint.org/](http://lightimprint.org/)

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**Utilities:**

- **City/County Water and Sewer:** Water and Sewer Main are located on the property or in Orchard Dr right of way, and will be connected to new buildings directly with new meters and taps (one per dwelling unit). All work will be done according to Albemarle County Service Authority (ASCA) construction specifications and VDOT specifications.

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**Floodplain:** There is no floodplain or floodway located on this site.

**Topography:** Albemarle county GIS: [http://gisweb.albemarle.org/](http://gisweb.albemarle.org/)

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**Boundaries:**

- **Parcel Boundaries taken from survey recorded in Albemarle County Deed Book 4865 page 387**

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**Building Types & Use:** Single Family Residential

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**Building Height:** Building heights of single family homes not to exceed thirty-five (35) feet.

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**Parking:**

- 3 spaces will be provided per dwelling unit (6 total)

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**In summary,** the project aligns with Albemarle County's Comprehensive plan and zoning guidelines, incorporating landscaping, stormwater management, and building setbacks to ensure compliance with local regulations.
Street Trees are to be planted along Orchard Dr to achieve the bonus level lot sizes per Albemarle County Code Section 14.4.1.

**Required Location and Spacing of Trees (Zoning):**

One (1) large street tree shall be required for every fifty (50) feet of street frontage, or portion thereof, if twenty-five (25) feet or more.

Total Frontage = 205 ft

Number of Large Street Trees Required = 205 ft / 50 ft = 4.1 => 4 Trees

Due to existing stream, fire hydrant, sewer crossing, and existing bamboo stand on the north end of the property, the 4 street trees will be planted in the southern portion of the site.

**Required Street Tree Species:**

Street Trees to be selected and installed according to Albemarle County Code Section 32.7.9.5

Street trees shall be selected from a current list of Albemarle County recommended large shade trees:

http://www.albemarle.org/upload/images/forms_center/departments/Community_Development/forms/applications/Plant_List_Approved_Species_04_21_03.pdf

Street trees shall also be native to Albemarle County:

http://www.albemarle.org/NativePlants

All street trees to be planted shall meet the specifications of the American Association of Nurserymen.

**Street Tree Species List:**

The following trees have been pre-selected based on the criteria above. The selections were narrowed further by trees that will thrive in a drainage swale. Any of these species may be used.

**Botanical Name** | **Common Name**
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Betula nigra “Heritage” | “Heritage” River Birch
Diospyros virginiana | Persimmon
Fagus grandifolia | American Beech
Liquidambar styraciflua | Sweetgum
Nyssa sylvatica | Blackgum
Platanus occidentalis | American Planetree (Sycamore)
Quercus palustris | Pin Oak
Quercus phellos | Willow Oak

**Minimum Caliber of Street Trees:**

Large street trees shall be one and threequarters (1 ¾ ) inches minimum caliper (measured six [6] inches above ground level) when planted.

**Location and Spacing of Trees (On Site):**

- Street trees to be planted with even spacing in a row within the public street right-of-way.
- The row of trees will be planted on a line 10' 6" East of the centerline of the existing sewer main (6" East of the property line).
- Trees are to be spaced at 36 foot intervals beginning 1 foot north of the south edge of the site.

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**Tree Planting Detail**

Central leader.

Trunk caliper shall meet ANSI Z60 current edition for root ball size.

Root ball modified as required.

Round-topped soil berm 4' high x 8" wide above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery.

Existing soil.

Slope sides of loosened soil. Bottom of root ball rests on existing or recompacted soil.

3x widest dimension of root ball.

Top of root ball shall be flush with finished grade.

Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

Loosened soil. Dig and turn the soil to reduce compaction to the area and depth shown. 4" layer of mulch. No more than 1" of mulch on top of root ball.

Finished grade.

Stabilize Tree with two oak tree stakes and tree supports.
Landscaping Plan - Driveway Sight Distances