

* BUILDING FOOTPRINTS, PORCHES, PATHS, AND LANDSCAPING ON LOTS ARE FOR ILLUSTRATION PURPOSES ONLY. ACCESSORY UNITS ARE ATTACHED TO THE MAIN TO DWELLING UNIT IN COMPLIANCE WITH SECTION 5.1.34 OF THE ALBEMARLE COUNTY ZONING ORDINANCE

Preliminary Site Plan

Owner / Developer: The Housing Lab LLC (Christopher Fuller), 92 Oak Forest Cir, Charlottesville, VA 22901

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%
 Total Possible Number of Units**: 1.24 * 2 * 1.05 = 2.6 => 2 DU (*same as by-right*)
 **For reference only, no extra units are being requested

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***
 ***This proposal is consistent with Albemarle County's Comprehensive plan.

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.

Topography: Albemarle county GIS: <http://gisweb.albemarle.org/>
Boundaries: Parcel Boundaries taken from survey recorded in Albemarle County Deed Book 4865 page 387

Building Types and Use: Single Family Residential
Building Height: Building heights of single family homes not to exceed thirty-five (35) feet.

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.

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

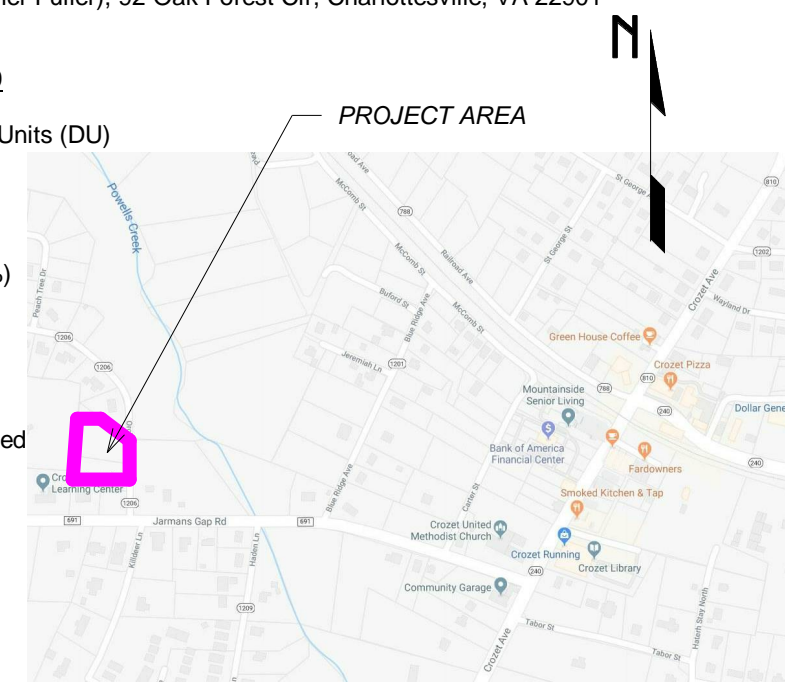
Stream Buffer: No permanent buildings are to be located in the stream buffer, though stormwater management devices and underground utilities will be located at least 50' from the stream. Existing vegetation will be maintained and native species introduced back into damaged areas.

Stormwater Management: Stormwater management will be accomplished using "Light Imprint" storm water management tools: <http://lightimprint.org/>

Critical Slopes: No critical slopes are on the property

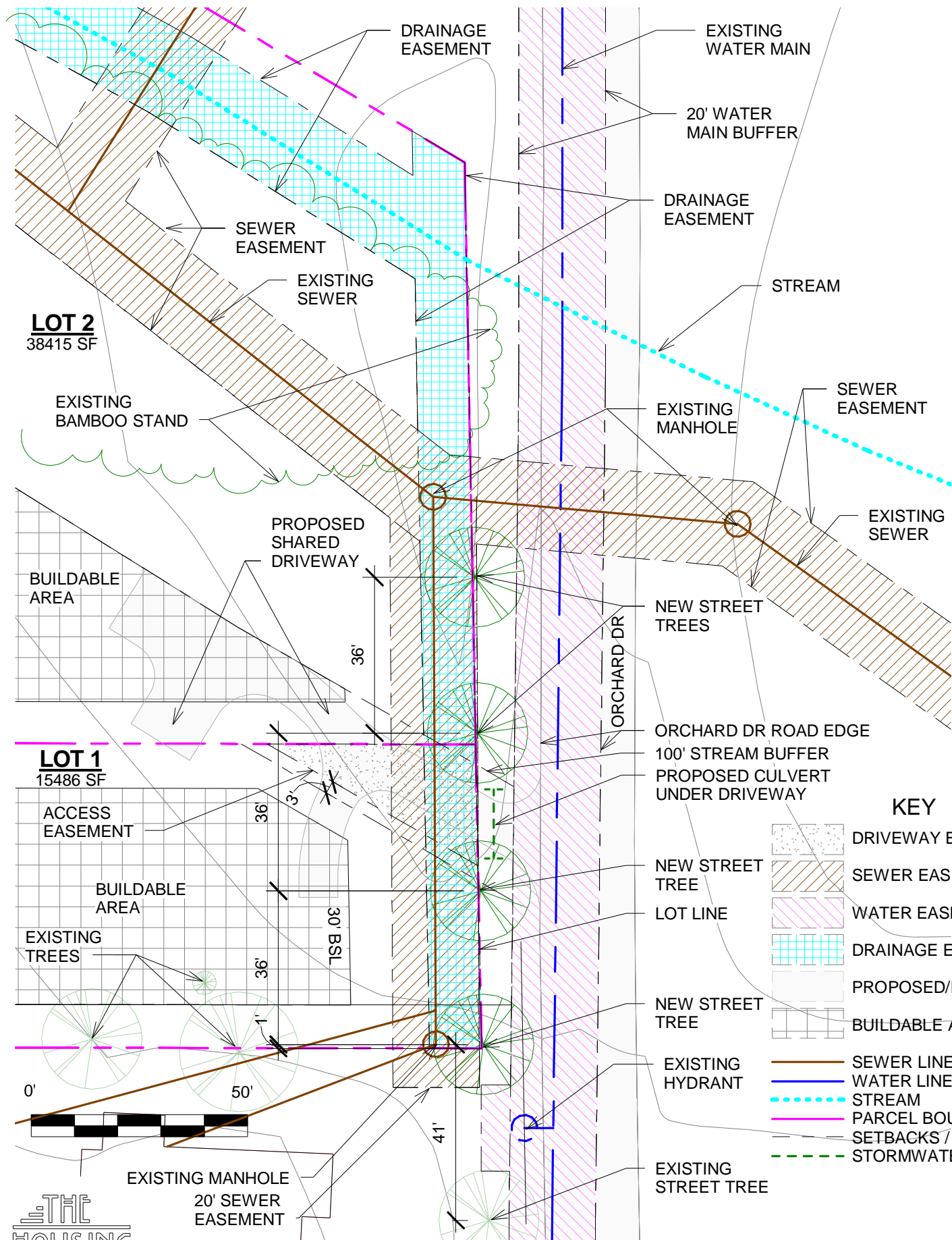
Vehicle Entrance: Shared driveway access easement will be provided through Lot 1 for access to Lot 2.

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



VICINITY MAP





Zoning:

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

- Betula nigra "Heritage"
- Diospyros virginiana
- Fagus grandifolia
- Liquidambar styraciflua
- Nyssa sylvatica
- Platanus occidentalis
- Quercus palustris
- Quercus phellos

Common name

- "Heritage" River Birch
- Persimmon
- American Beech
- Sweetgum
- Blackgum
- American Planetree (Sycamore)
- Pin Oak
- Willow Oak

Minimum Caliper of Street Trees:

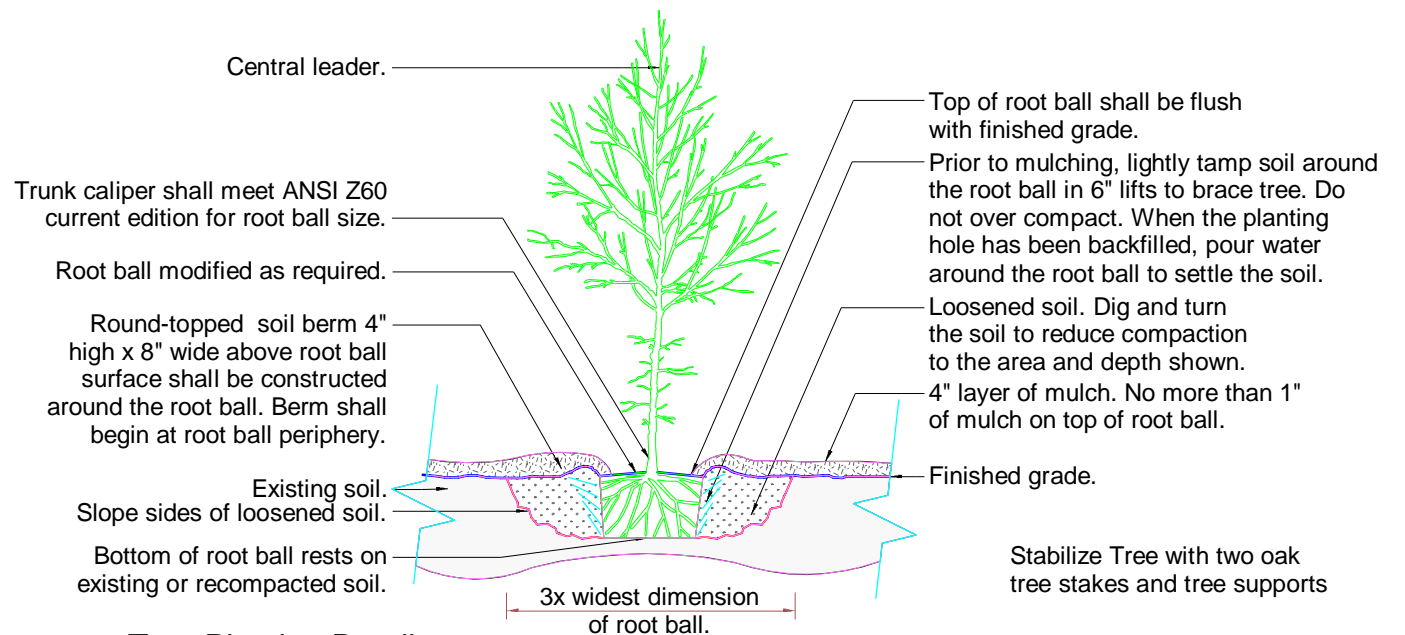
Large street trees shall be one and threequarters (1 ¾) inches minimum caliper (measured six [6] inches above ground level) when planted.

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.

KEY

	DRIVEWAY EASEMENT
	SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	PROPOSED/EXISTING PAVEMENT
	BUILDABLE AREA
	SEWER LINES
	WATER LINES
	STREAM
	PARCEL BOUNDARIES
	SETBACKS / EASEMENTS
	STORMWATER MANAGEMENT



2 Tree Planting Detail
Not to Scale

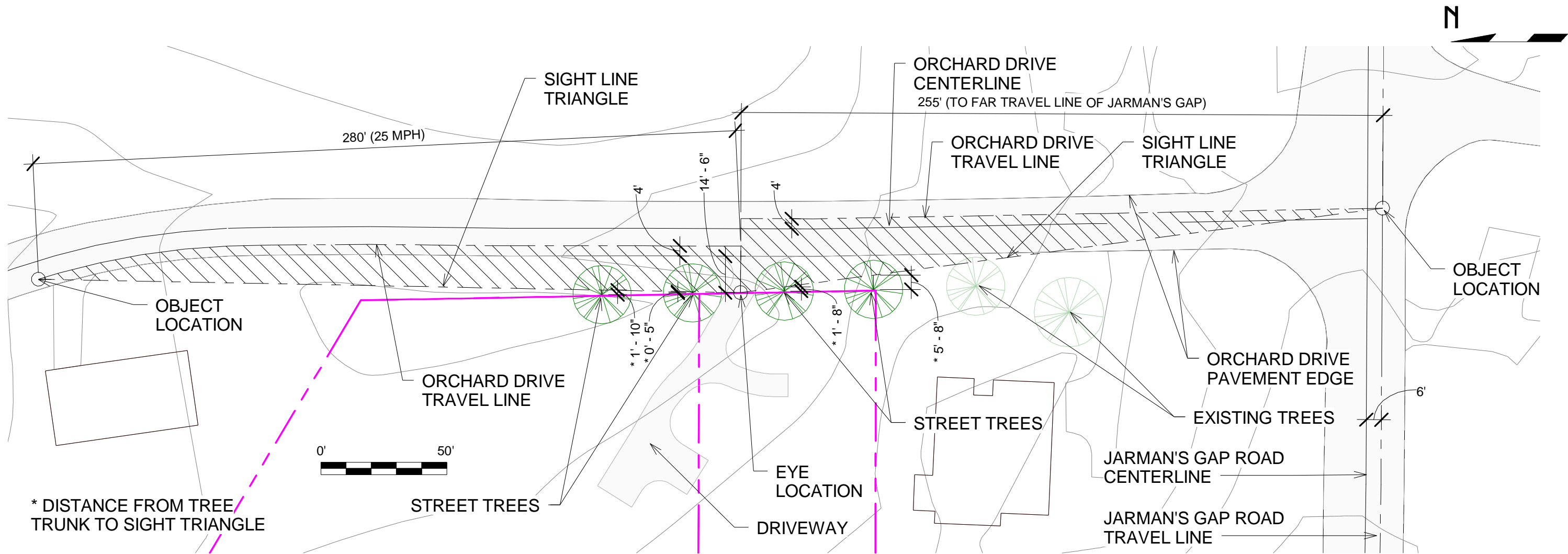
SECTION VIEW

SCALE: As indicated

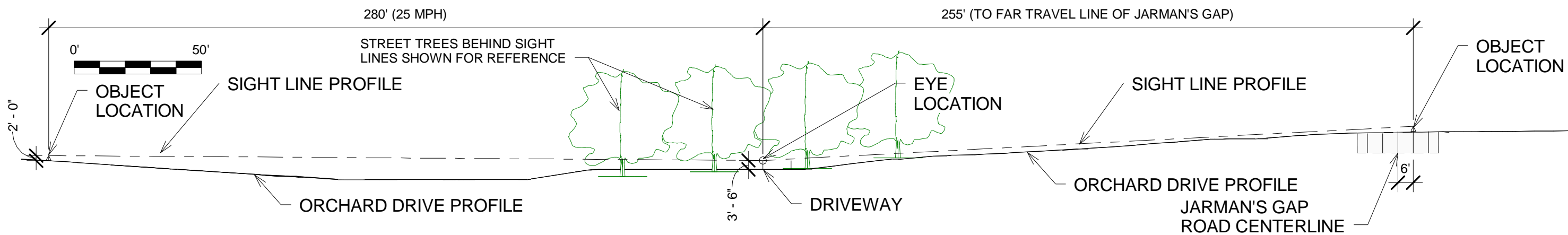


1 Street Tree Landscaping Plan
1" = 30'-0"

Landscaping Plan - Street Trees



1 Site Plan - Sight Distance Triangle
1" = 40'-0"



2 Sight Distance Profile
1" = 40'-0"