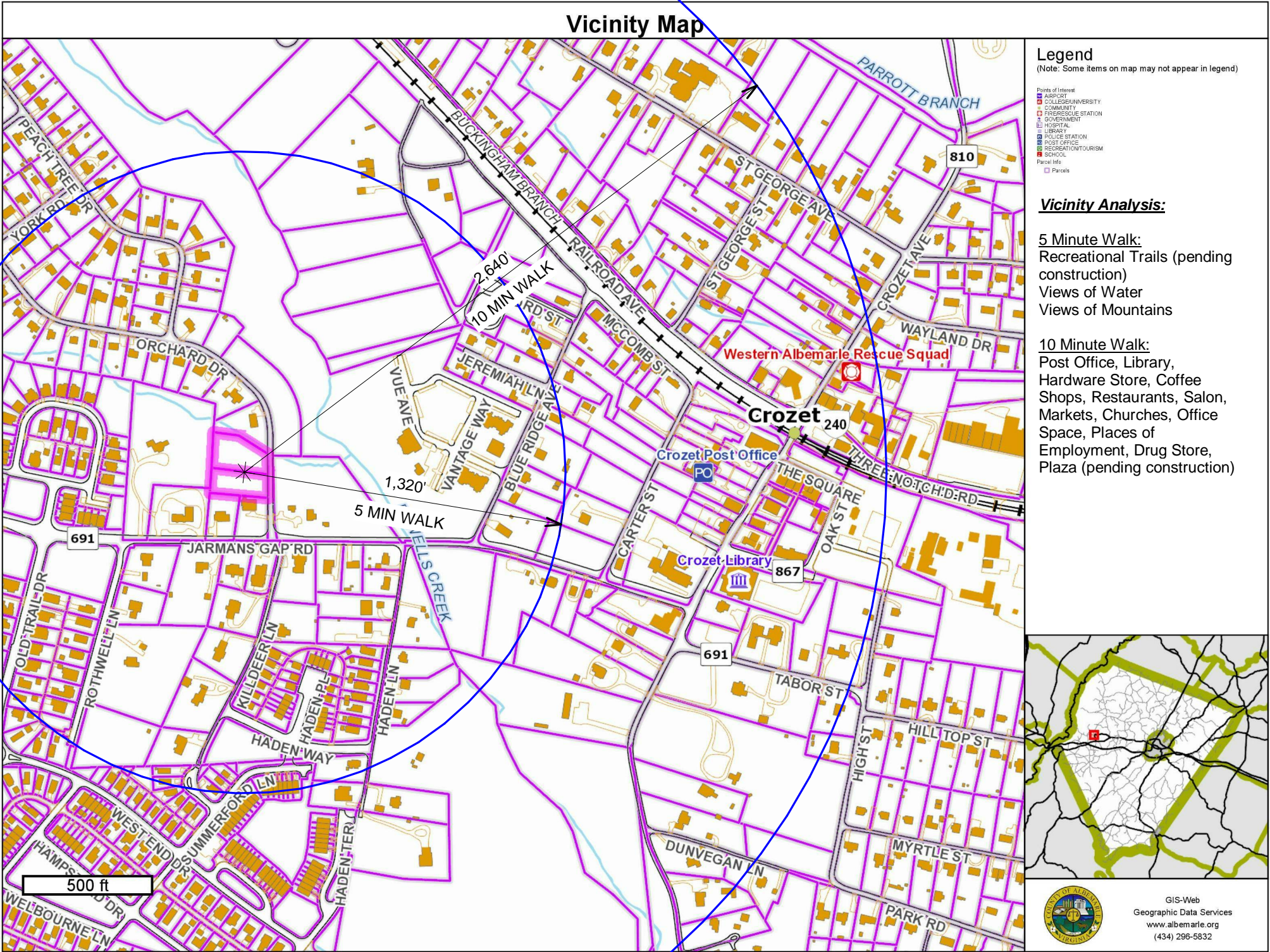
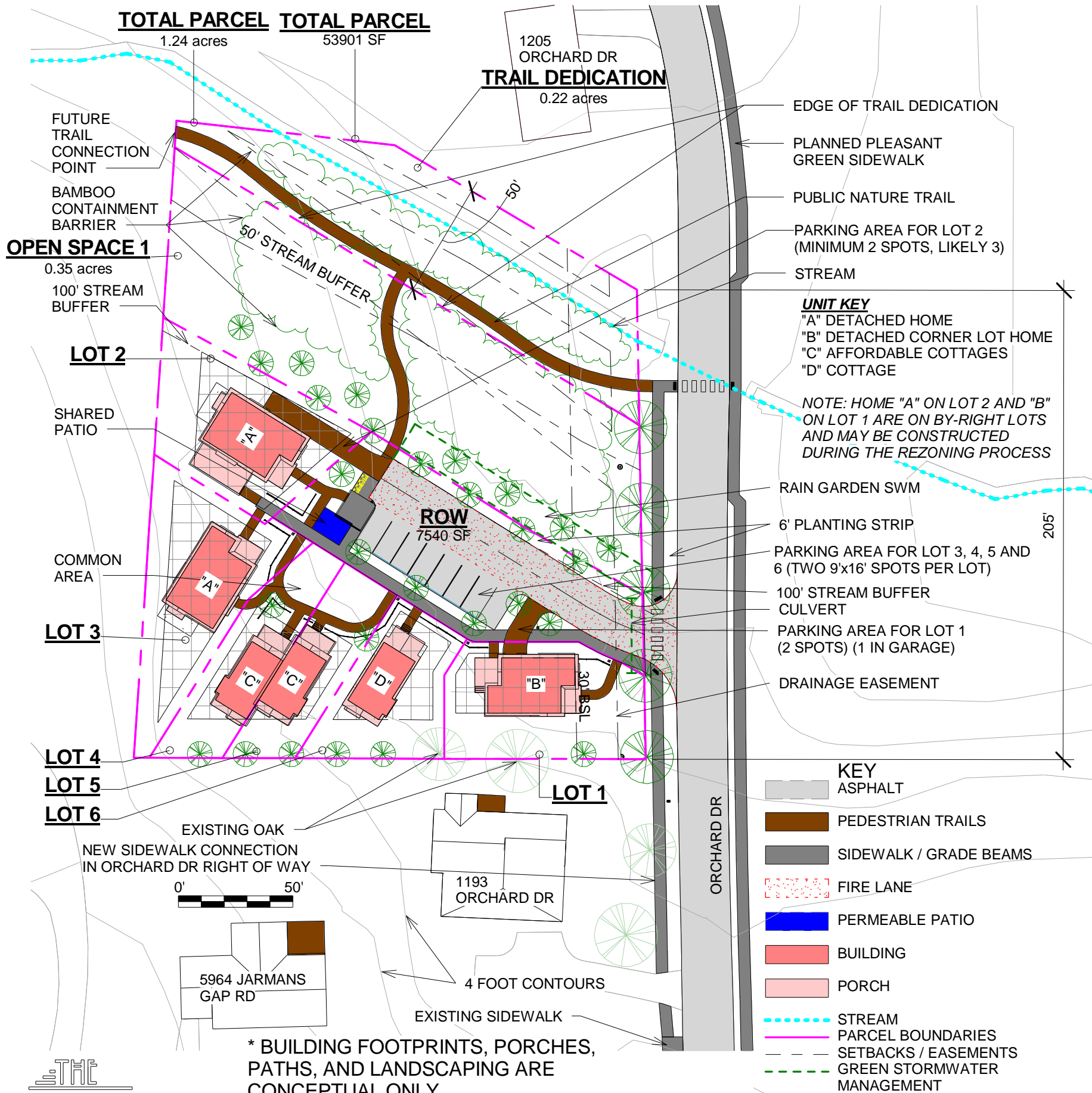


TAX MAP 55, PARCEL 68C & 68D
WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

BAMBOO GROVE





* BUILDING FOOTPRINTS, PORCHES, PATHS, AND LANDSCAPING ARE CONCEPTUAL ONLY.

CONCEPT PLAN

BAMBOO GROVE

TAX MAP 55, PARCEL 68C & 68D
WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

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 (Gross) Site Area: 1.24 Acres
Residential (Net) Site Area: 0.65 Acres
By-right Gross Density: 2 DU/Acre * 1.24 Acre = 2 Dwelling Units (DU)
By-right Gross Bonus Density: 3 DU/Acre * 1.24 Acre = 3 Dwelling Units (DU)
Adjacent neighboring properties are detached single family 1 & 2 story houses
Comprehensive Plan Net Density: 3 DU/Acre to 6 DU/Acre * 0.65 Acre = 2 DU to 4 DU

Proposed Development Summary (per Section 15.3 of the Albemarle County Zoning Ordinance):

Proposed Zoning: R-4 Cluster & Bonus, Minimum Lot Size: None, Minimum Frontage: None
Proposed Number of Dwellings: 6 DU
Proposed Unit Gross Density: 6/1.24 = 5 DU/Acre
Proposed Unit Net Density: 6/0.65 = 9 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 except in the net density metric; between 2 and 4 units are suggested by the Comprehensive Plan. Due to dire need for affordable housing in the area, two units above the comprehensive plan density is being requested, these two units will be sold or rented according to the regulations in Albemarle County Code Section 15.4.3.

Zoning Bonus and Cluster Factors:

Dedication of 0.22 Acres for public Trail
0.22 Acres * 4 DU/Acre * 2 = 1.76 DU > 0.74 DU (15% bonus) per Albemarle County Code Section 15.4.2
Provide 2 DU (33%) Affordable Housing (30% bonus) per Albemarle County Code Section 15.4.3
Total Bonus: 45%
Maximum Density: 4 DU/Acre * 1.45 = 5.8 DU/Acre
Total Possible Number of Units: 1.24 Acres * 5.8 DU/Acre = 7 DU

Affordability:

Provide 2 DU (33%) Affordable Housing per Albemarle County Code Section 15.4.3 (Unit "C")
Only 1 unit of affordable housing is required to meet the Bonus provisions of R-4, however 2 units of affordable housing are proposed. The comprehensive plan recommends 4 dwelling units on this site, but 6 dwellings are proposed; all dwelling units above the comprehensive plan's recommended density are proposed as affordable housing.

Open Space:

Open space must be greater than 25% for Cluster development
Open Space = 0.35 Acres 0.35/1.24 = 28% *
Open Space (Including trail dedication) = 0.63 Acres 0.63/1.24 = 51% *
* Notwithstanding the conceptual only depiction herein, the required minimum 25% open space shall apply.

Dwelling Unit Yard/Setback Requirements:

Rear: 20 ft, Side: 5 ft, Front: 5 ft, Any part of structure must be 10 ft from any other structure, unless attached.

Base Map:

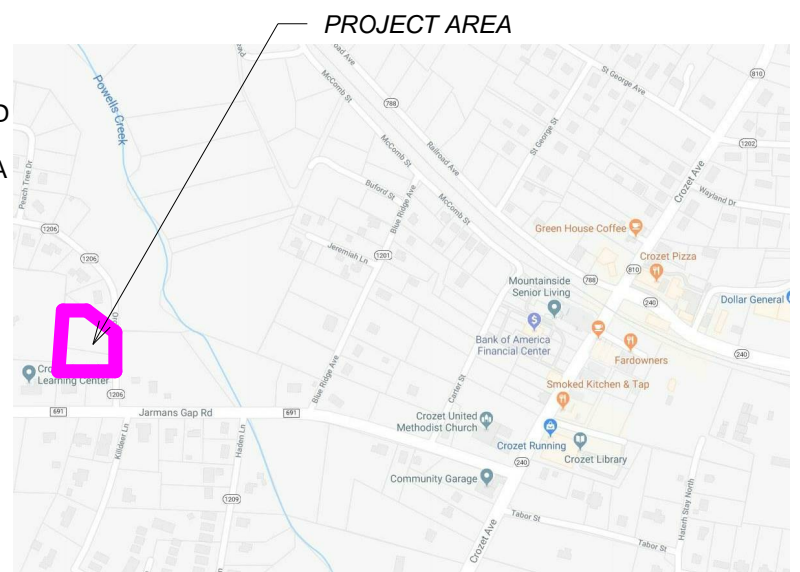
Topography is from Albemarle county GIS: <http://gisweb.albemarle.org/>, Parcel Boundaries taken from survey recorded in Albemarle County Deed Book 4865 page 387

Landscaping:

Trees and other landscaping features shown are conceptual only.

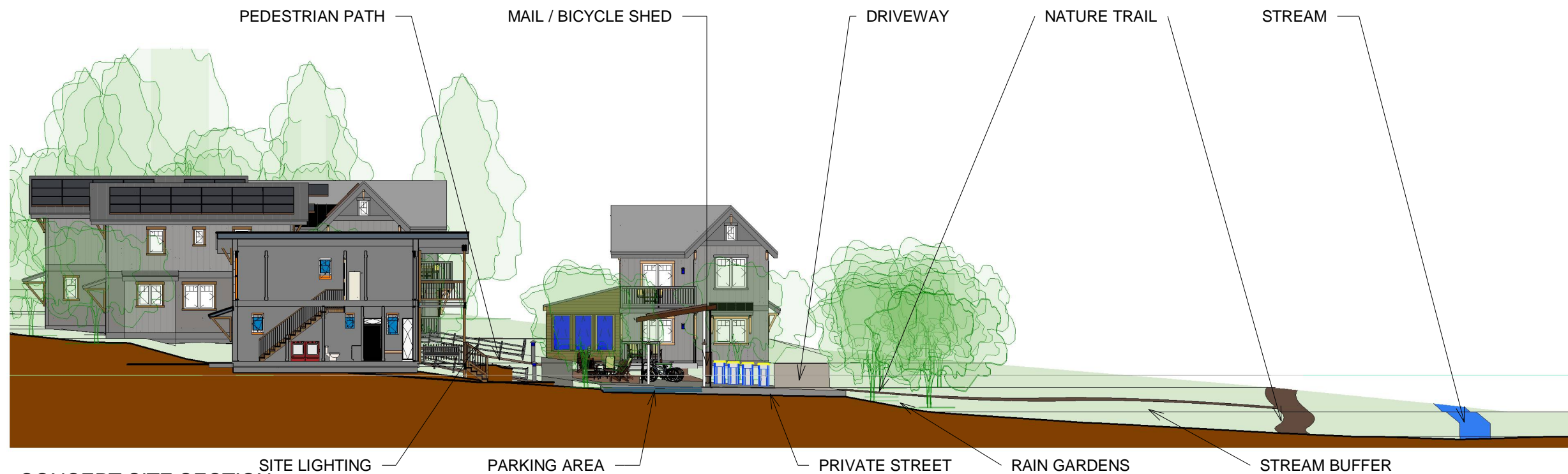
Lot Sizes:

Lot dimensions and sizes will be determined on subdivision plans.

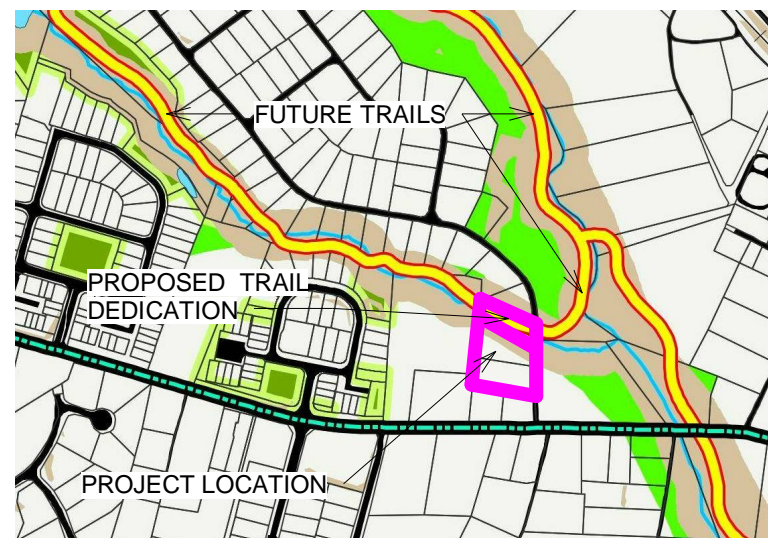


VICINITY MAP

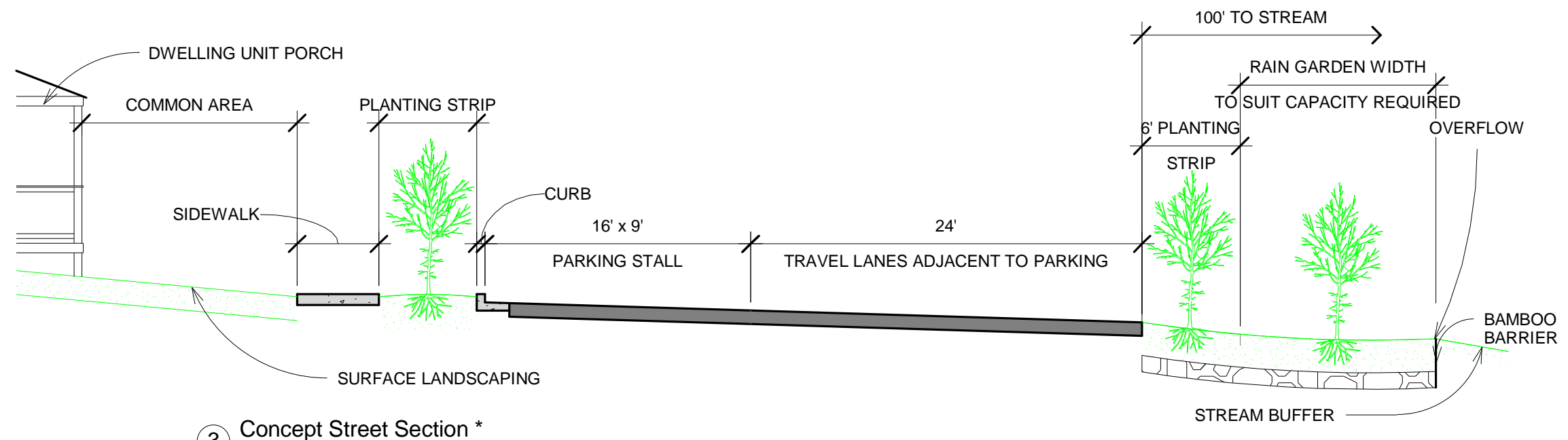
SCALE: 1" = 50'-0"



2 CONCEPT SITE SECTION
1" = 20'-0"



1 Crozet Parks & Green Systems Plan
Not to Scale



3 Concept Street Section *
1/8" = 1'-0"

* STREET SECTION SHALL COMPLY WITH COUNTY STANDARDS AS APPLICABLE