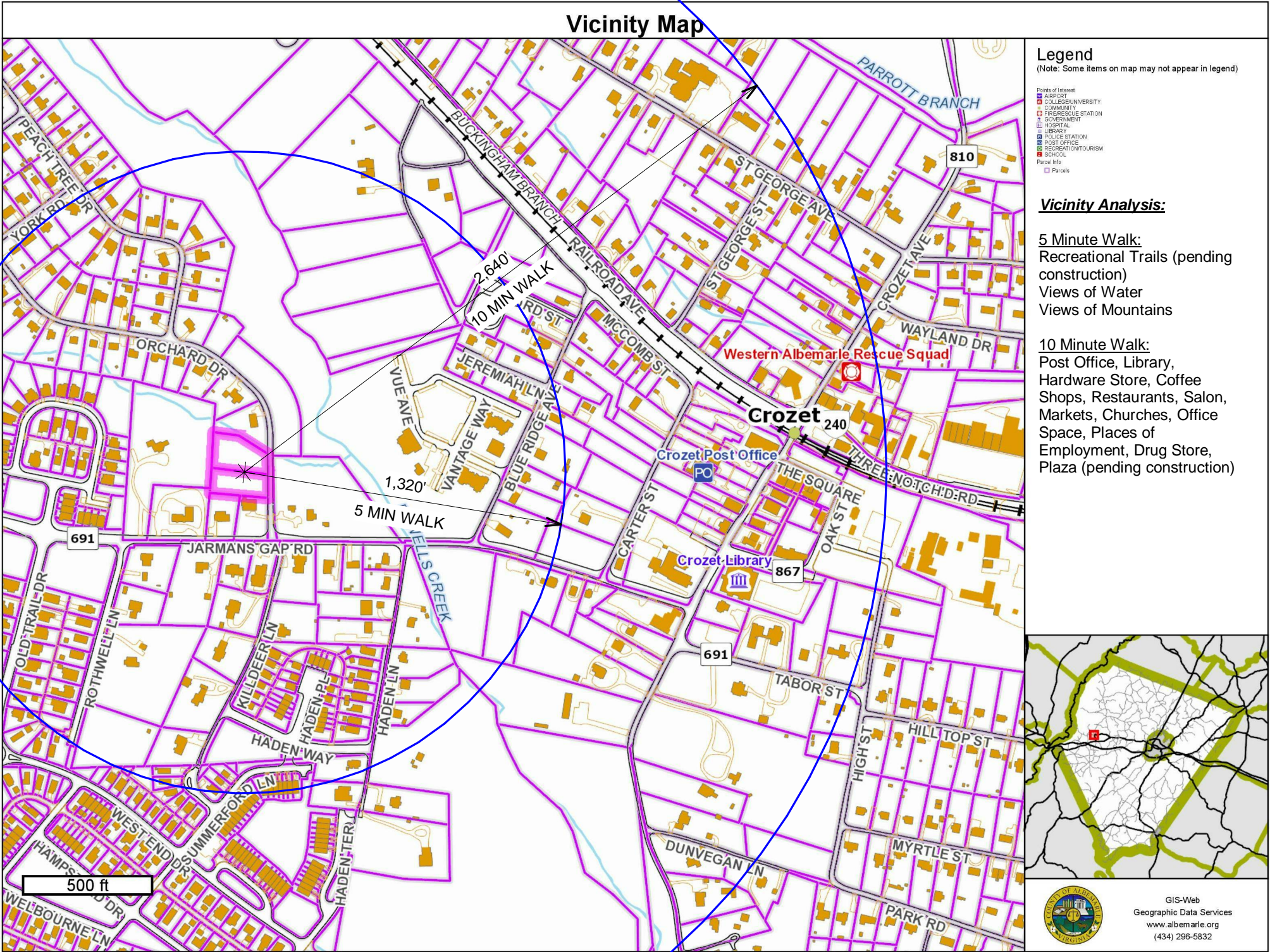
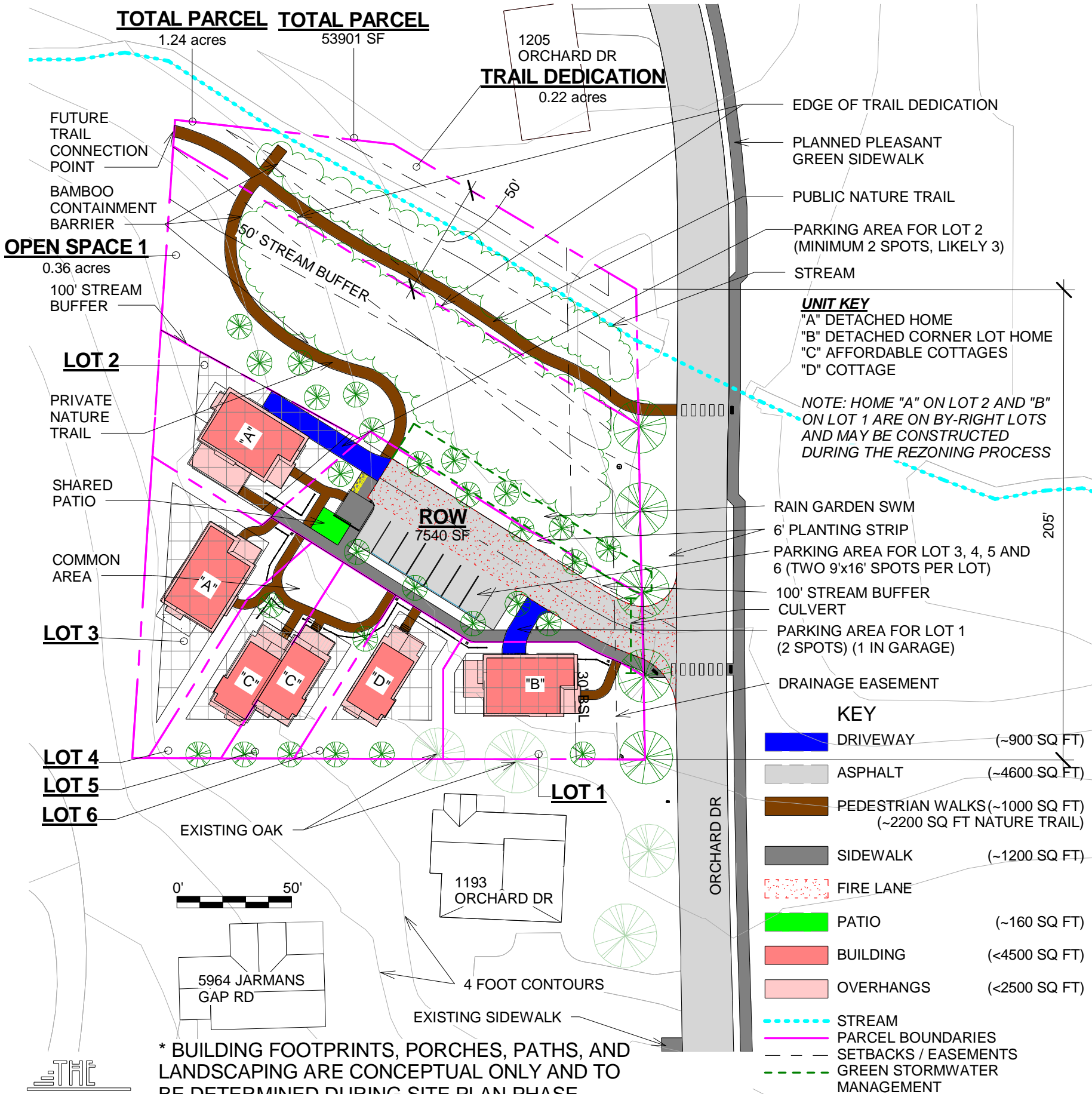


TAX MAP 55, PARCEL 68C & 68D  
WHITE HALL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

# BAMBOO GROVE





**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: 0.67 Acres

By-right Gross Density: 2 DU/Acre \* 1.24 Acre = 2 Dwelling Units (DU) = Minimum Number of Dwellings

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 \* 0.67 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 Maximum Number of Dwellings: 6 DU , Current by-right platted number of Dwellings: 2 DU

Proposed Maximum Allowable Gross Density: 6/1.24 = 5 DU/Acre

Proposed Maximum Allowable Net Density: 6/0.67 = 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:** See Proffer Statement for details.

**Stream Buffer:** All private residential lots will be located outside of the stream buffer.

**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% \*

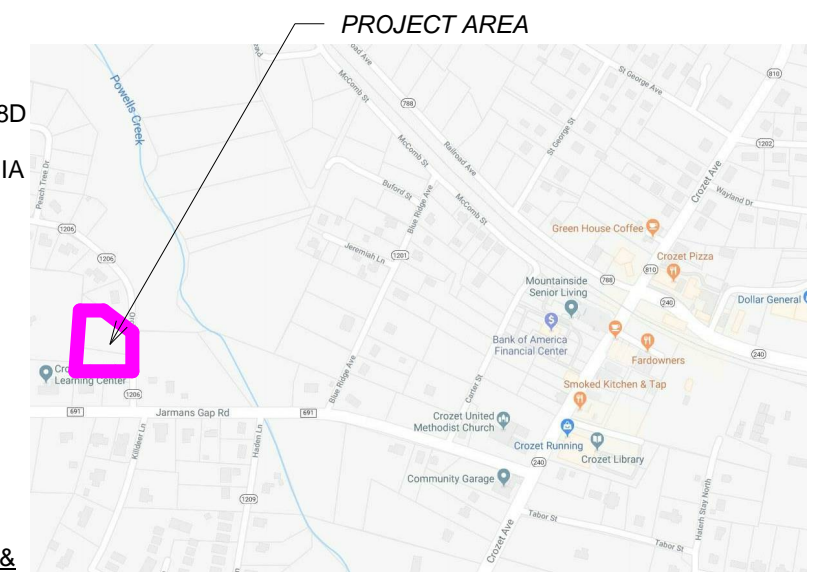
\* Notwithstanding the conceptual only depiction herein, the required minimum 25% open space shall apply.

Private lots will be located outside of the 100 foot stream buffer.

**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. No minimum lot size,

**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.



VICINITY MAP



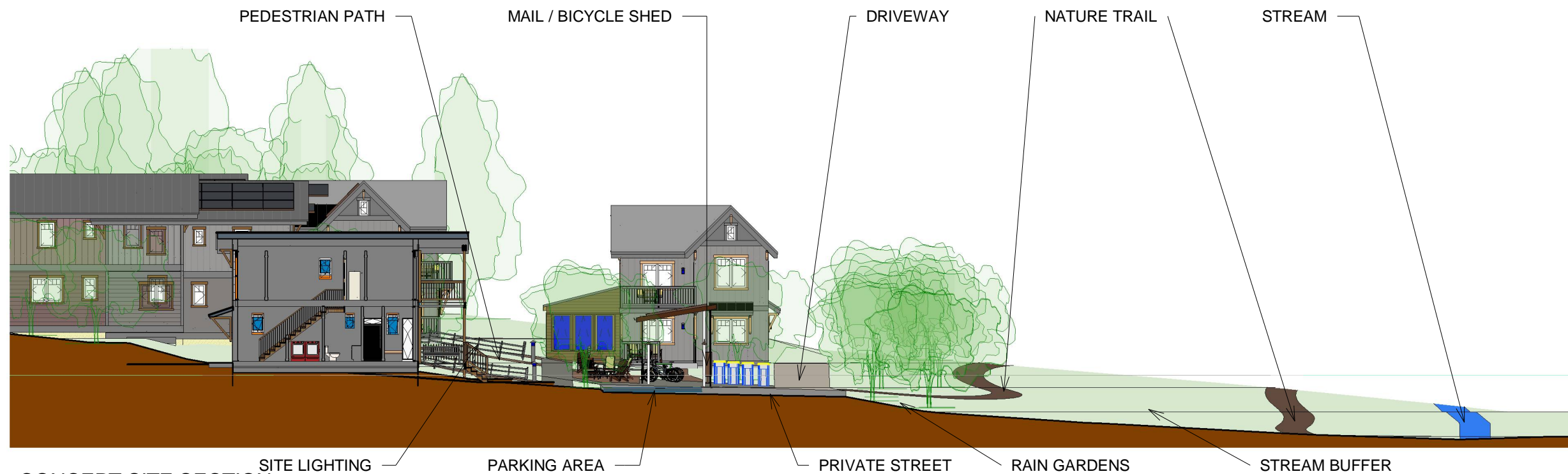
\* BUILDING FOOTPRINTS, PORCHES, PATHS, AND LANDSCAPING ARE CONCEPTUAL ONLY AND TO BE DETERMINED DURING SITE PLAN PHASE.

CONCEPT PLAN

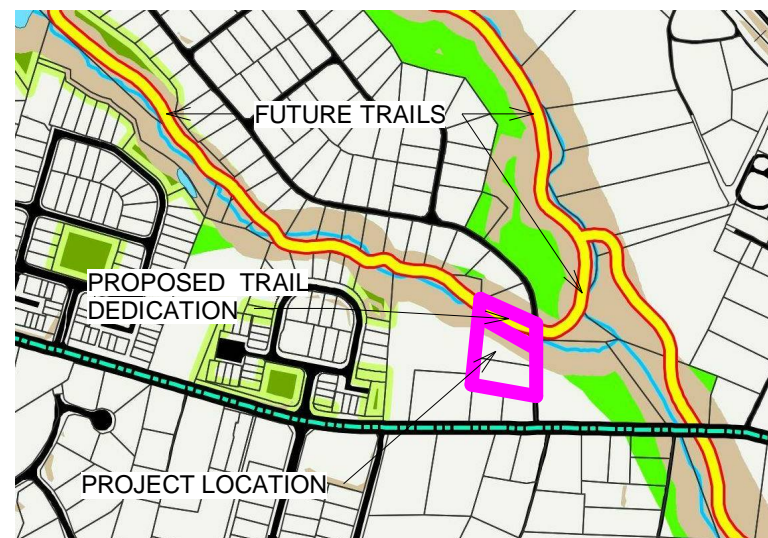
SCALE: 1" = 50'-0"



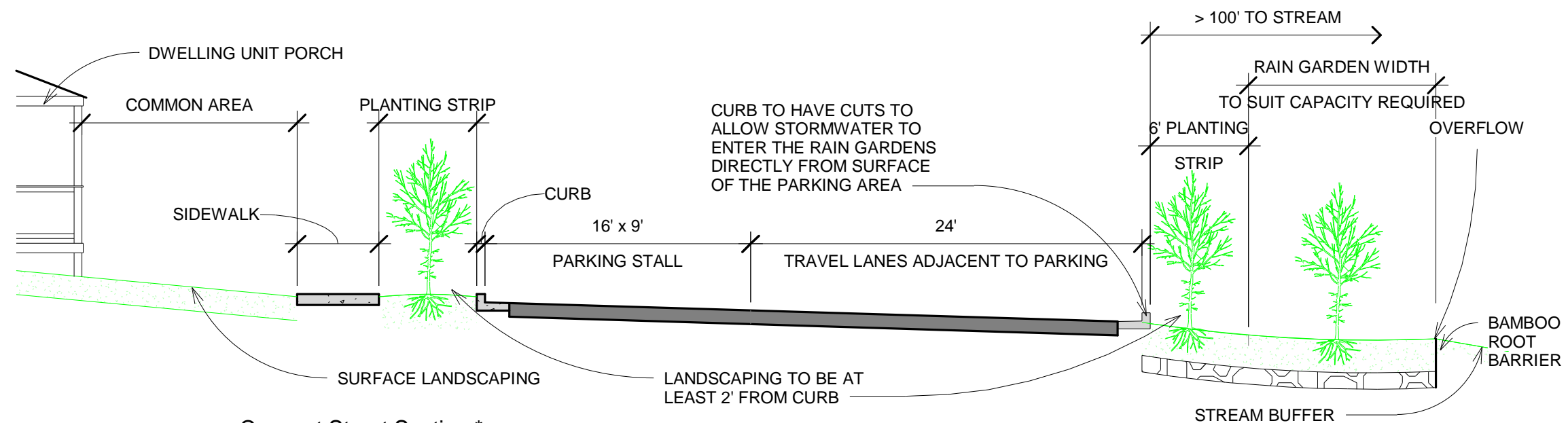
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2 CONCEPT SITE SECTION  
1" = 20'-0"



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