



# MAJOR DEVELOPMENT PLAN 1107 MYRTLE ST

TAX MAP 57, PARCEL 136  
CITY OF CHARLOTTESVILLE, VIRGINIA

LOT SIZE (SEC. 2.10.2)		
	Required	Proposed
Area (Min.)	6,000 SF	7,500 SF - No changes to the existing lot
Width (Min.)	N/A	N/A
Width Front Access (Min.)	40'	No changes to existing lot
Width Side/Rear Access (Min.)	25'	No changes to existing lot

DENSITY (SEC. 2.10.3)		
	Maximum	Proposed
Dwelling per lot - Base	3	3
Dwelling With bonus: Existing Structure Preservation	4	4

COVERAGE (SEC. 2.10.4)		
	Required	Proposed
Building Coverage (Max.) - 3 to 4 Units	60%	41%
Outdoor Amenity Space (Min.)	N/A	N/A

BUILDING SETBACKS (SEC. 2.10.5)		
	Required	Proposed
Primary Street Lot Line (Min./Max.)	10'/20' or Existing Range	Existing Range
Side Street Lot Line (Min.)	10'	N/A
Side Lot Line (Min.)	4'	4'
Rear/Alley Lot Line (Min.)	4'	4'

BUILD-TO-WIDTH (SEC. 2.10.6)		
	Required	Proposed
Primary Street (Min.)	50%	44%
Side Street	N/A	N/A

TRANSITIONS (SEC. 2.10.7)		
	Required	Proposed
Transition Type based on abutting district	Not required since the lot is zoned as R-A and it only abuts R-A	N/A
Frontage Screen Type	Not required per 4.7.3.B	N/A

PARKING LOCATIONS (SEC. 2.10.8)		
	Required	Proposed
Front Yard - More than 2 units	Not Allowed	N/A
Side Street Yard - More than 2 units	Not Allowed	N/A
Side Yard	Allowed	3
Rear Yard	Allowed	N/A

HEIGHT (SEC. 2.10.9)		
	Required	Proposed
Building Height - 1 unit	3/40' (Max Stories/Feet)	3/40' (Max Stories/Feet)

MASSING (SEC. 2.10.10)		
	Required	Proposed
Building Width - Primary Street	60' (Max.)	21.5' per existing structure
Building Width - Side Street	70' (Max.)	N/A
Active Depth (Min.)	9'	9'

GROUND STORY (SEC. 2.10.11)		
	Required	Proposed
Ground Story Height (Min)	9'-0"	9'-0"
Finished Floor Elevation (Min./Max.)	0/6'	0/6'

TRANSPARENCY (SEC. 2.10.12)		
	Required	Proposed
Ground Story - Primary Street (Min.)	20%	N/A
Ground Story - Side Street (Min.)	15%	N/A
Upper Story - Primary Street (Min.)	10%	N/A
Upper Story - Side Street (Min.)	10%	N/A
Blank Wall Width - Primary Street (Max.)	10'	N/A
Blank Wall Width - Side Street (Max.)	20'	N/A

ENTRANCES (SEC. 2.10.13)		
	Required	Proposed
Street-Facing Entry Spacing - Primary Street (Max.)	40'	21.5' per existing structure
Street-Facing Entry Spacing - Side Street (Max.)	60'	N/A
Entry Feature - Primary Street	Yes	Yes
Entry Feature - Side Street	N/A	N/A

FENCES AND WALLS (SEC. 2.10.14)		
	Required	Proposed
Front Yard Height (Max.)	4'	N/A
Side Street Yard Height - Within 3' of Lot Line (Max.)	4'	N/A
Side Street Yard Height - More than 3' of Lot Line (Max.)	6'	N/A

STREETSCAPE STANDARDS (SEC. 4.4.5)		
	Required	Proposed
Clear Walk Zone (Min.)	6'	N/A
Greenscape Zone (Min.)	5'	N/A

Property is subject to pay streetscape fund.



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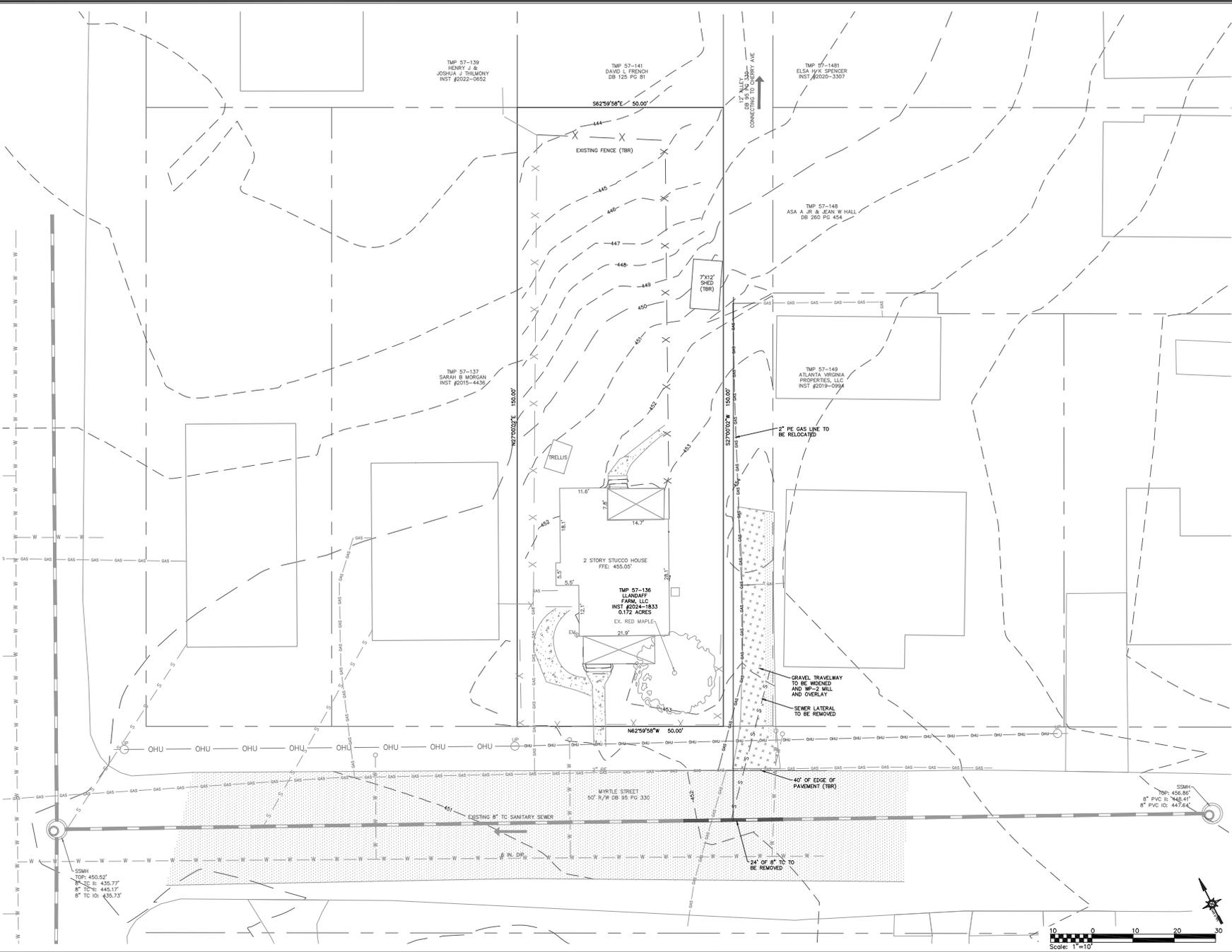
MAJOR DEVELOPMENT PLAN  
1107 MYRTLE ST

CHARLOTTESVILLE, VIRGINIA  
SUBMISSION: 2025.02.11  
REVISION: 25.05.08 (City Comments)

FILE NO. 24.092

ZONING NOTES

C2



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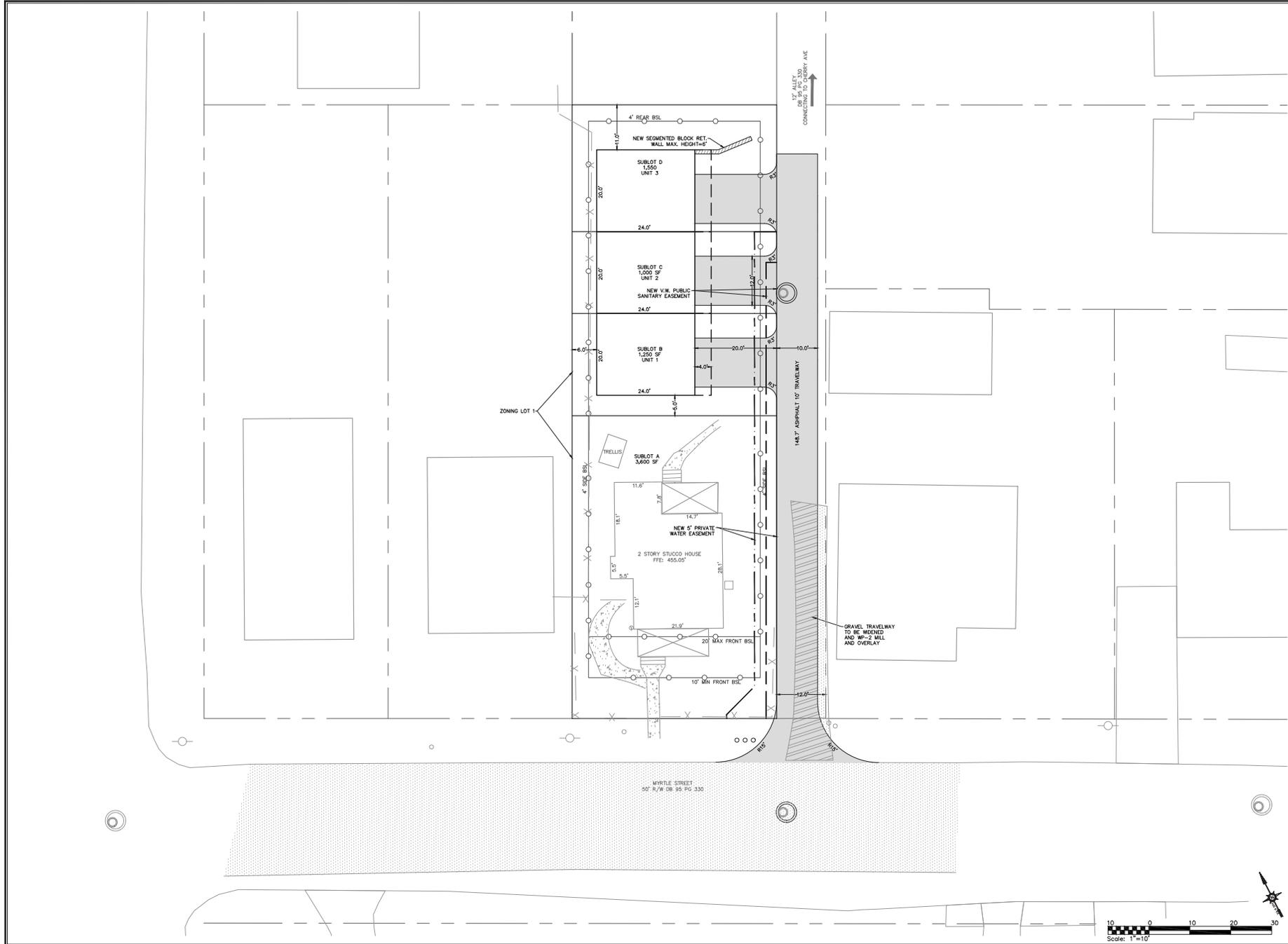
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**EXISTING CONDITIONS**

**C3**





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**SITE LAYOUT**

**C4**



MYRTLE STREET  
50' R/W DB 95 PG.330

12' ALLEY TO  
EXISTING TO CHERRY AVE  
CONNECTING TO CHERRY AVE

14.7' ASPHALT 10' TRAVELWAY

GRAVEL TRAVELWAY  
TO BE WIDENED  
AND 1/2\"/>

ZONING LOT

4' REAR BSL

NEW SEGMENTED BLOCK RET.  
WALL MAX. HEIGHT=6'

SUBLOT D  
1,250 SF  
UNIT 3

24.0'

SUBLOT C  
1,000 SF  
UNIT 2

24.0'

NEW V.M. PUBLIC  
SANITARY EASEMENT

20.0'

SUBLOT B  
1,250 SF  
UNIT 1

24.0'

4' SIDE BSL

TRELLIS

SUBLOT A  
3,600 SF

NEW 5' PRIVATE  
WATER EASEMENT

2 STORY STUCCO HOUSE  
FTE: 450-00'

20' MAX FRONT BSL

10' MIN FRONT BSL

GRAVEL TRAVELWAY  
TO BE WIDENED  
AND 1/2\"/>



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**GRADING & UTILITY PLAN**

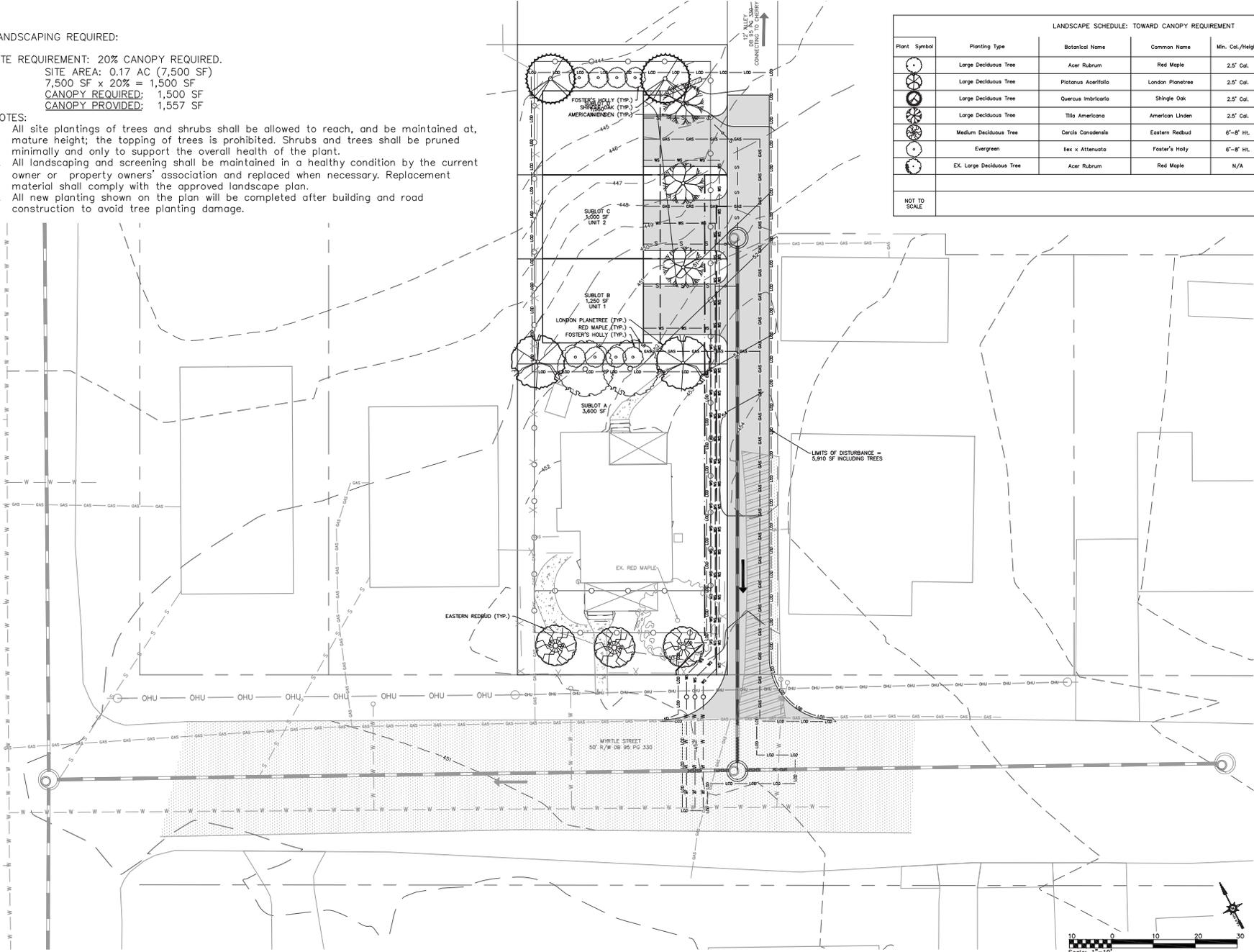
**C5**

LANDSCAPING REQUIRED:

SITE REQUIREMENT: 20% CANOPY REQUIRED.  
 SITE AREA: 0.17 AC (7,500 SF)  
 7,500 SF x 20% = 1,500 SF  
 CANOPY REQUIRED: 1,500 SF  
 CANOPY PROVIDED: 1,557 SF

NOTES:

- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
- All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
- All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.



LANDSCAPE SCHEDULE: TOWARD CANOPY REQUIREMENT							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Acer Rubrum	Red Maple	2.5' Cal.	2	113	226
	Large Deciduous Tree	Platanus Acerifolia	London Planetree	2.5' Cal.	2	154	308
	Large Deciduous Tree	Quercus Imbricaria	Shingle Oak	2.5' Cal.	2	113	226
	Large Deciduous Tree	Tilia Americana	American Linden	2.5' Cal.	3	113	339
	Medium Deciduous Tree	Cercis Canadensis	Eastern Redbud	6'-8' Ht.	3	78	234
	Evergreen	Ilex x Attenuata	Foster's Holly	6'-8' Ht.	8	28	224
	EX. Large Deciduous Tree	Acer Rubrum	Red Maple	N/A	1	113	113
						TOTAL OPEN SPACE	
NOT TO SCALE						Total	1670



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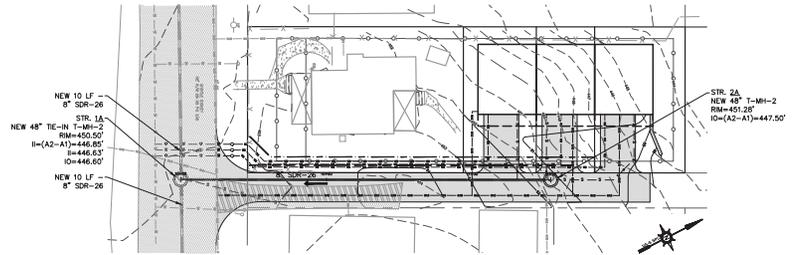
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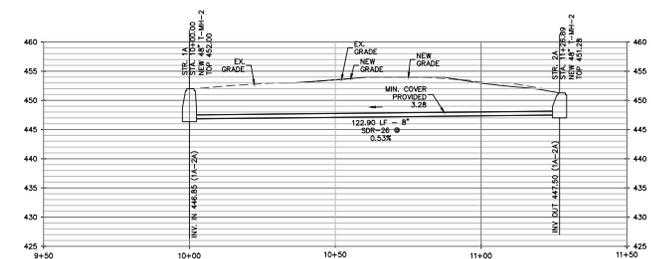
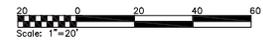
LANDSCAPE PLAN

C6





1 SANITARY SEWER - PLAN VIEW



2 SANITARY SEWER - PROFILE VIEW

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'

**SHIMP ENGINEERING**  
LAND PLANNING • PROJECT MANAGEMENT

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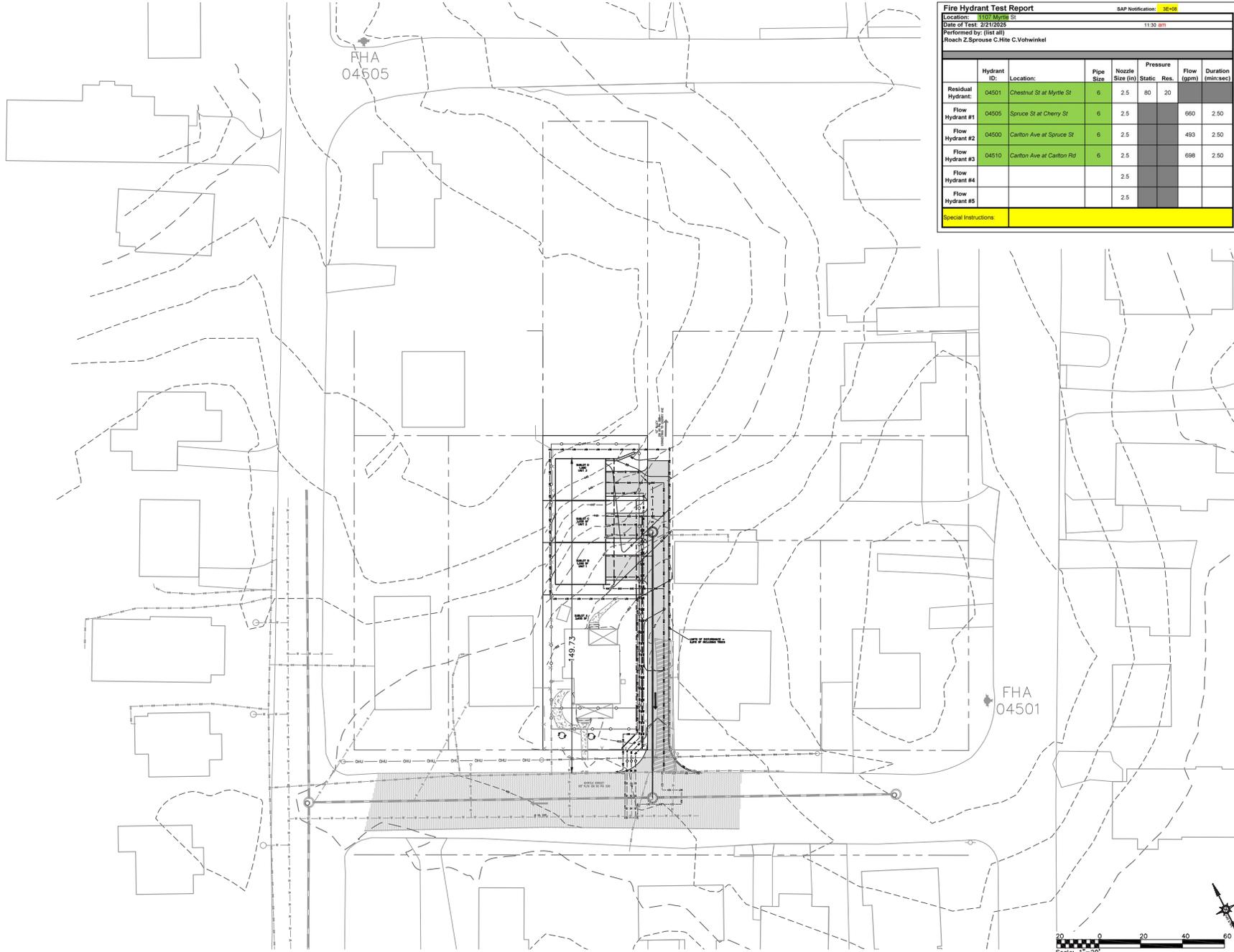
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**SANITARY SEWER PROFILE**

**C7**

Fire Hydrant Test Report							SAP Notification: 26-06
Location: 1107 Myrtle St							11:30 AM
Date of Test: 2/21/2025							
Performed by: (list all)							
Roach Z.Sprouse C.Wite C.Vohwinkel							
Hydrant ID:	Location:	Pipe Size	Nozzle Size (in)	Pressure Static	Res.	Flow (gpm)	Duration (min:sec)
Residual Hydrant:	04501	Chestnut St at Myrtle St	6	2.5	80	20	
Flow Hydrant #1	04505	Spruce St at Cherry St	6	2.5		680	2:50
Flow Hydrant #2	04500	Carlton Ave at Spruce St	6	2.5		493	2:50
Flow Hydrant #3	04510	Carlton Ave at Carlton Rd	6	2.5		698	2:50
Flow Hydrant #4				2.5			
Flow Hydrant #5				2.5			
Special Instructions:							



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**FIRE COMPLIANCE PLAN**

**C8**