

PRELIMINARY SUBDIVISION PLAT

# BIRD STREET

Town File Number Pending

TAX MAP 130, PARCEL 43D

TOWN OF SCOTTSVILLE, VIRGINIA

VICINITY MAP SCALE : 1"=2000'

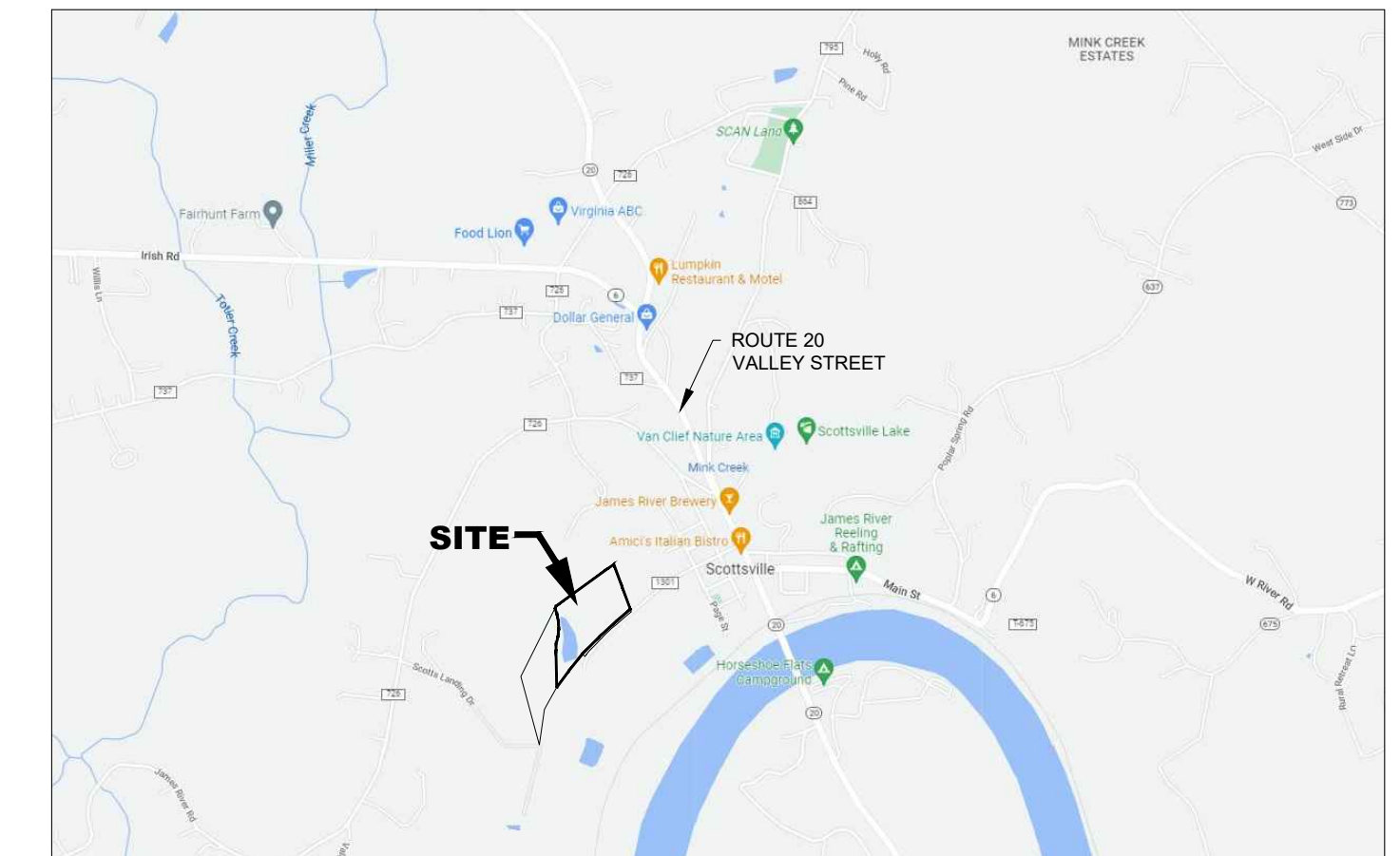


IMAGE PROVIDED BY GOOGLE MAPS

**OWNER**

Scottsville Community Investments, LLC  
142 South Pantops Dr  
Charlottesville, VA 22911

**DEVELOPER**

Southern Development LLC  
142 South Pantops Drive  
Charlottesville, VA 22911

**PLAN PREPARATION**

Shimp Engineering, P.C.  
912 East High Street  
Charlottesville, VA 22902  
(434) 227-5140

**ZONING**

VR - Village Residential  
Special Use Permit 22-02 approved on March 21, 2022 to allow for a cluster development of 3 DUA, or 36 units, within 12-acre portion of the property

**SOURCE OF TITLE**

DB 4065 PG 592

**SETBACKS**

Per approved SP22-02, setbacks are provided as follows:

- FRONT: 15'
- SIDE (SFD): The combined total of side setbacks shall be a minimum of 24', provided no side setback is less than 8'.
- SIDE (SFA): 12', except no side setback shall be required at the common wall.
- REAR: 20'

**SOURCE OF BOUNDARY AND TOPOGRAPHY**

Boundary information provided by: Albemarle GIS  
LIDAR (2)-foot contour intervals provided by: Virginia Geographic Information Network, 2016

**FLOODZONE**

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0520D & 51003C536F), this property is not located within a Zone AE 100-year floodplain.

**RESERVOIR WATERSHED**

This site is within the James River - Little George Creek Watershed.  
This site is not within a watershed of a public water supply.

**WATER & SANITARY SERVICES**

Site is served by ACSA public water and sewer.

**PROPOSED SUBDIVISION**

TMP 130-43D is proposed to be subdivided into 36 single family lots, 2 greenspace lots owned by the development's proposed HOA, and 1 residue lot which will be kept by the current property owner. This subdivision also includes dedication of public right-of-way for Bird Street, Road A, and Road B herein.

**PUBLIC RECREATION**

The trail system shown will be placed within a public access easement dedicated to public use.

**TEMORARY CUL-DE-SACS**

The area of this plat designated as a temporary cul-de-sac will be constructed and used as other streets in the subdivision until Street B is extended, at which time the land in the temporary cul-de-sac area will be abandoned for street purposes and will revert to adjoining property owners in accordance with specific provisions in their respective deeds.

**APPROVED SP22-02 CONDITIONS**

**Bird Street Special Use Permit for Cluster in Village Residential**

I move to Approve the Bird Street SUP for Village Residential Cluster development with the conditions as shown below.

- **Concept Matching.** That the site plan shall conform generally to the concept plan shown in the application.
- **Lower Density.** That the density on the cluster shall not exceed three units per acre, instead of the maximum of four under the ordinance, being a total of 36 units on the site.
- **Mix Types.** Considering that a mix of housing types tends to improve both character of the neighborhood and the affordability of new homes, between six and ten of the homes built shall be of the duplex type; the remaining 26 to 30 shall be of the detached single family type.
- **More Space on the Sides.** Respecting the character of the nearby neighborhoods, and notwithstanding the 40 minimum road frontage and eight foot side setback standards in the Zoning Ordinance, each detached single family building lot in the project area shall have at least 50 feet of road frontage; duplex lots may have 40 foot frontage. The combined total of side setbacks for single family detached lots shall be a minimum of 24 feet provided that no one side setback shall be less than eight feet. The minimum side setback for lots containing duplexes shall be 12 feet except that no side setback shall be required at the common wall.
- **Trails.** Pedestrian paths and shared recreation being important to quality of life in town, the pedestrian trails on the plans shall have public access easements dedicated to the Town. Such trails shall be built, at minimum, to Class B Type 1 Primitive Trail Standards (specified in the [Albemarle County Design Manual](#)) and conveyed to the Town for public access and maintenance.
- **Big-Porch Facades.** The traditional neighborhood character of Scottsville's architecture being well documented in Town plans and the historic district, the designs used by the home builders shall have front porches (which are exempt from setback standards) with a depth of at least four and a half feet.
- **Facade Variety.** Considering the town's architectural variety, no two adjacent houses in the project area shall have identical facades, but rather shall have different elevations.
- **Biodiversity.** As biodiversity and the local natural heritage are important to the quality of life in town, the landscaping features in the development shall contain only plants indicated in the Albemarle County document *Piedmont Native Plants*.
- **Dark Sky.** The scenic, environmental, and health benefits of a dark night sky being documented in Town, County, and regional environmental plans, the outdoor lighting fixtures emitting more than 3000 lumens used by the home builders and in public spaces shall have the [Seal of Approval from the International Dark Sky Association](#).
- **Sidewalks.** To provide for improved mobility and safety in the future, a pedestrian planning project shall be completed, and the plans conveyed to the Town for use in future development and grant application work: a plan for sidewalk improvements, to VDOT specifications, along one side of roughly 800 feet of Bird Street from the eastern edge of the project area to Page Street. These plans shall be delivered to the Town prior to issuance of the certificate of occupancy for the tenth dwelling unit in the project.
- **Environmental Studies.** Considering the project site's industrial history and the Town's goals for environmental quality, the developer shall provide a Phase 2 Environmental Impact Study, completed by a qualified environmental consultant, as a part of the final site plan approval.

**LEGEND**

EXISTING	NEW	DESCRIPTION
		<b>BOUNDARIES</b>
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		<b>SITE TEXT</b>
		PARKING COUNT
		<b>TOPOGRAPHY</b>
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		<b>BUILDING</b>
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		<b>BUILDING</b>
		BUILDING
		RETAINING WALL
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		<b>MATERIAL</b>
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
		FENCE
		<b>UTILITY</b>
		UTILITY POLE
		GUY WIRE
		OVERHEAD UTILITY
		UNDERGROUND UTILITY
		<b>STORM</b>
		STORM MANHOLE
		DROP INLET
		STORM SEWER
		ROOF DRAIN
		<b>SANITARY</b>
		SANITARY MANHOLE
		SANITARY SEWER MAIN
		SANITARY SEWER LATERAL
		<b>WATER</b>
		WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
		GAS LINE
		<b>EASEMENTS</b>
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

NOTE:  
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

**SHEET INDEX**

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 SUBDIVISION LAYOUT
- C4 GRADING AND UTILITY PLAN

SHIMP ENGINEERING  
LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST. 434 227 5140  
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



PRELIMINARY SUBDIVISION PLAT  
**BIRD STREET**

TOWN OF SCOTTSVILLE, VIRGINIA  
**SUBMISSION:**  
2022.07.22  
**REVISION:**

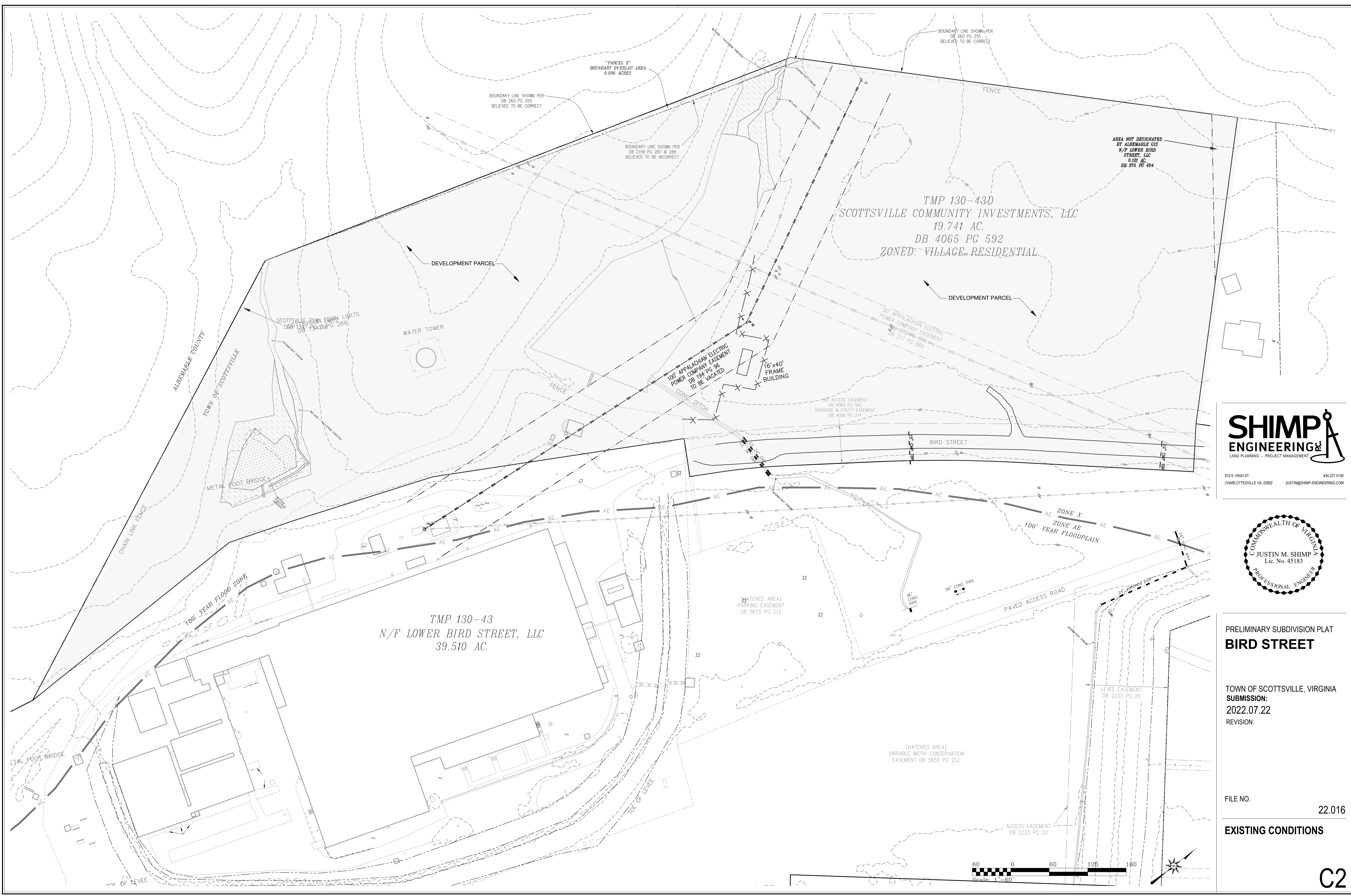
**APPROVALS**

Planning Director \_\_\_\_\_ Date \_\_\_\_\_  
Property Owner \_\_\_\_\_ Date \_\_\_\_\_

FILE NO. 22.016

**COVER**

**C1**



TMP 130-43D  
 SCOTTSVILLE COMMUNITY INVESTMENTS, LLC  
 19.741 AC.  
 DB 4065 PG 592  
 ZONED: VILLAGE RESIDENTIAL

TMP 130-43  
 N/F LOWER BIRD STREET, LLC  
 39.510 AC.

AREA NOT DESIGNATED  
 BY ALBEMARLE GIS  
 N/F LOWER BIRD  
 STREET, LLC  
 0.121 AC.  
 DB 376 PG 404

**SHIMP**  
 ENGINEERING & ARCHITECTURE  
 LAND PLANNING • PROJECT MANAGEMENT

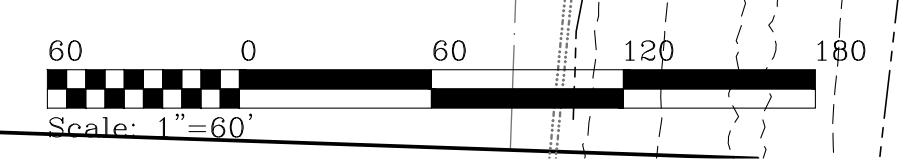
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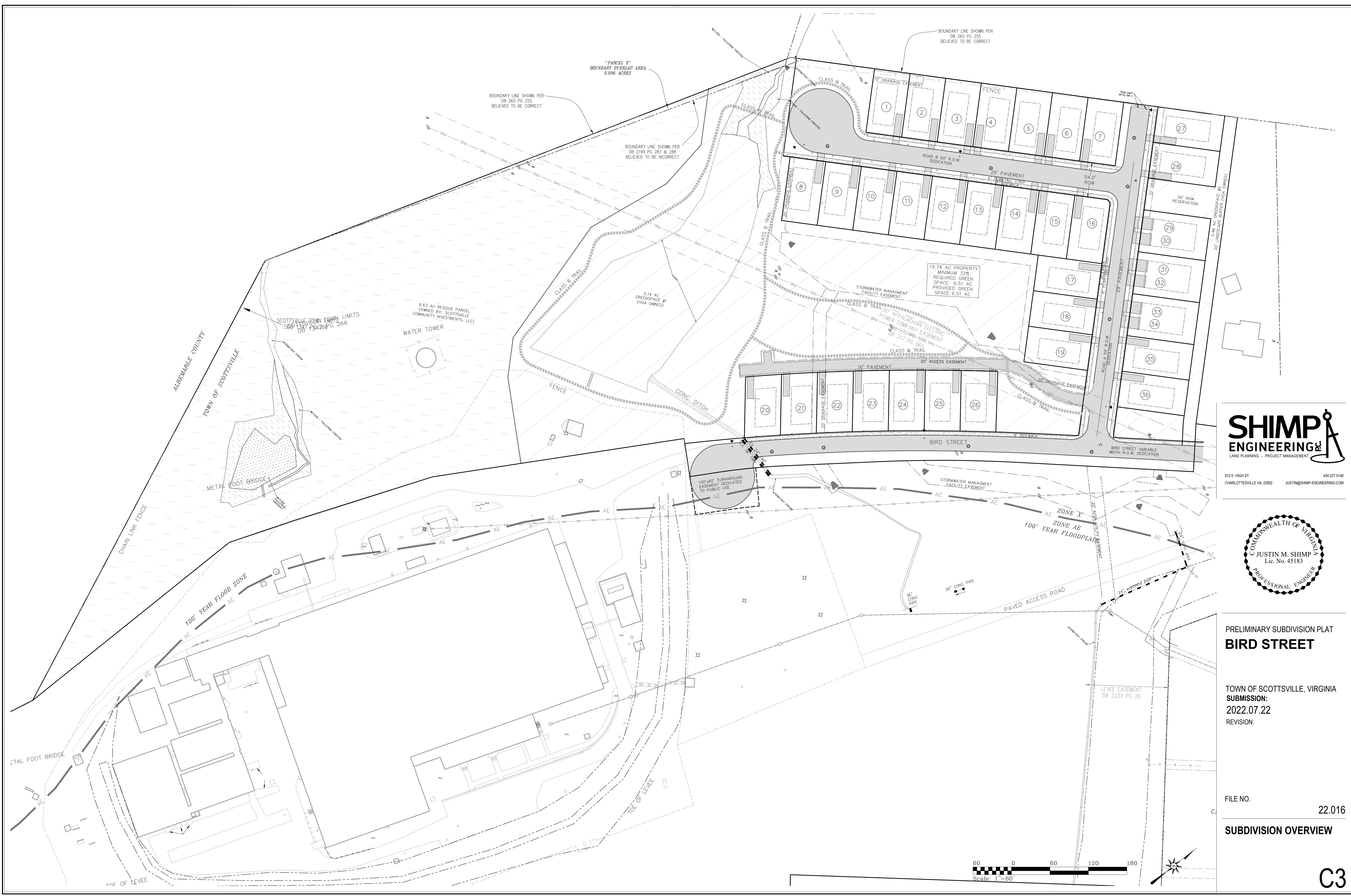
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 EXISTING CONDITIONS



C2



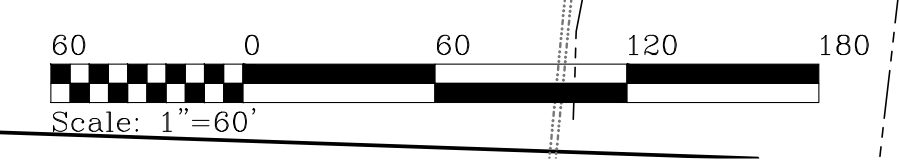
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**SUBDIVISION OVERVIEW**



**C3**



NO ADDED  
RUNOFF TO POND

**Water Quantity:**  
Runoff shall be released into existing channels at rates that comply with 9VAC25-870-66.  
**Water Quality:**  
This development shall provide nutrient removal per 9VAC25-870-65  
**Drainage Plan:**  
Site will be designed so that all concentrated runoff is captured, managed, and released with a new stormwater management system.

**SHIMP ENGINEERING & ARCHITECTURE**  
LAND PLANNING - PROJECT MANAGEMENT

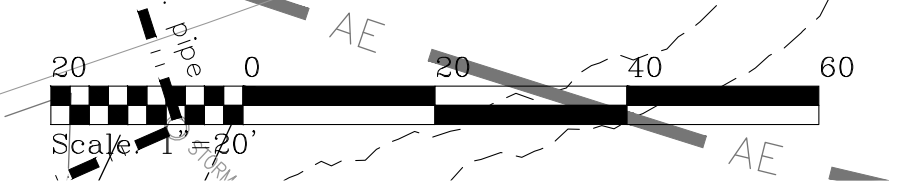
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**GRADING AND UTILITY PLAN**



**C4**