

Image provided by Google Maps

ZONING MAP AMENDMENT

CONCEPT PLAN

ZMA2023-00005

BERKMAR FLATS

TMP(s) 45-81, 45-82 & 45-82A

project ID: 19.075

Revised 04 November 2024

Revised 10 June 2024

Revised 04 March 2024

Revised 16 October 2023

Submitted 15 May 2023

Context Map

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BERKMAR FLATS
SITE & ZMA DETAILS
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OWNER/DEVELOPER

Third Mesa LLC

TMP(S)

45-81, 45-82, 45-82A

ACREAGE

	Area
TMP 45-81	2.646 AC
TMP 45-82	0.778 AC
TMP 45-82A	0.199 AC
	3.623 AC

MAGISTERIAL DISTRICT

Rio

STEEP SLOPES & WATER PROTECTION

Managed slopes are present within project area. A water protection ordinance buffer is not present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary & topographic survey provided by Foresight Survey, P.C., March 13, 2023.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0280D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

South Fork Rivanna Watershed (below reservoir, non-water supply watershed)

USE

EXISTING: Single family residential & vacant land
PROPOSED: Multifamily residential

ZONING

EXISTING: R6 Residential
OVERLAY: Airport Impact Area, Steep Slopes - Managed
PROPOSED: R15 Residential

COMPREHENSIVE PLAN DESIGNATION

Office/R&D/Flex/Light Industrial

PARKING

Parking requirements to comply with section 4.12.6 of the Albemarle County Zoning Ordinance, unless parking alternatives per section 4.12 are pursued during site plan and are approved by the Zoning Administrator. On-street parking shall count towards the minimum parking requirement.

WATER AND SANITARY SERVICES

The property is served by public water and sanitary services.

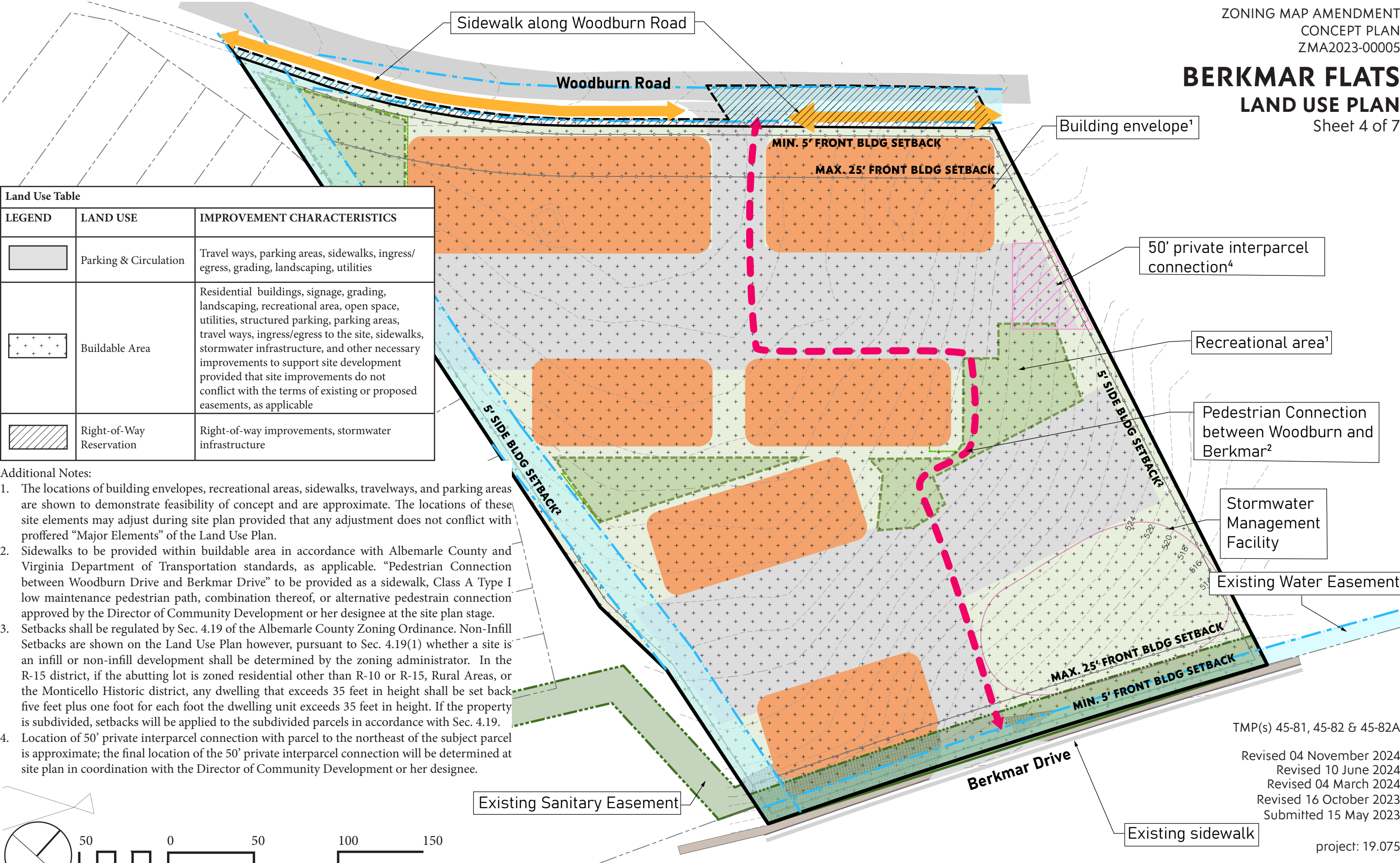
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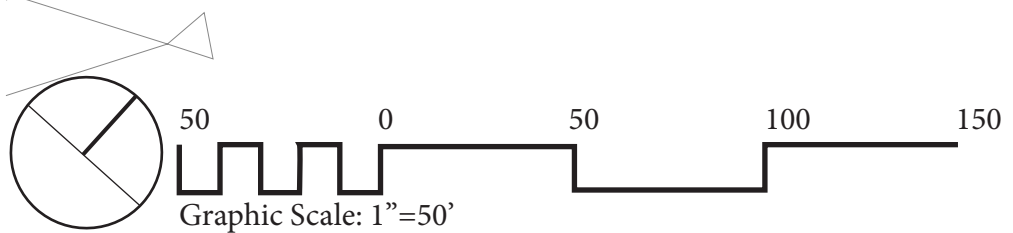


BERKMAR FLATS
LAND USE PLAN
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Land Use Table		
LEGEND	LAND USE	IMPROVEMENT CHARACTERISTICS
	Parking & Circulation	Travel ways, parking areas, sidewalks, ingress/egress, grading, landscaping, utilities
	Buildable Area	Residential buildings, signage, grading, landscaping, recreational area, open space, utilities, structured parking, parking areas, travel ways, ingress/egress to the site, sidewalks, stormwater infrastructure, and other necessary improvements to support site development provided that site improvements do not conflict with the terms of existing or proposed easements, as applicable
	Right-of-Way Reservation	Right-of-way improvements, stormwater infrastructure

- Additional Notes:
1. The locations of building envelopes, recreational areas, sidewalks, travelways, and parking areas are shown to demonstrate feasibility of concept and are approximate. The locations of these site elements may adjust during site plan provided that any adjustment does not conflict with proffered "Major Elements" of the Land Use Plan.
 2. Sidewalks to be provided within buildable area in accordance with Albemarle County and Virginia Department of Transportation standards, as applicable. "Pedestrian Connection between Woodburn Drive and Berkmar Drive" to be provided as a sidewalk, Class A Type I low maintenance pedestrian path, combination thereof, or alternative pedestrain connection approved by the Director of Community Development or her designee at the site plan stage.
 3. Setbacks shall be regulated by Sec. 4.19 of the Albemarle County Zoning Ordinance. Non-Infill Setbacks are shown on the Land Use Plan however, pursuant to Sec. 4.19(1) whether a site is an infill or non-infill development shall be determined by the zoning administrator. In the R-15 district, if the abutting lot is zoned residential other than R-10 or R-15, Rural Areas, or the Monticello Historic district, any dwelling that exceeds 35 feet in height shall be set back five feet plus one foot for each foot the dwelling unit exceeds 35 feet in height. If the property is subdivided, setbacks will be applied to the subdivided parcels in accordance with Sec. 4.19.
 4. Location of 50' private interparcel connection with parcel to the northeast of the subject parcel is approximate; the final location of the 50' private interparcel connection will be determined at site plan in coordination with the Director of Community Development or her designee.



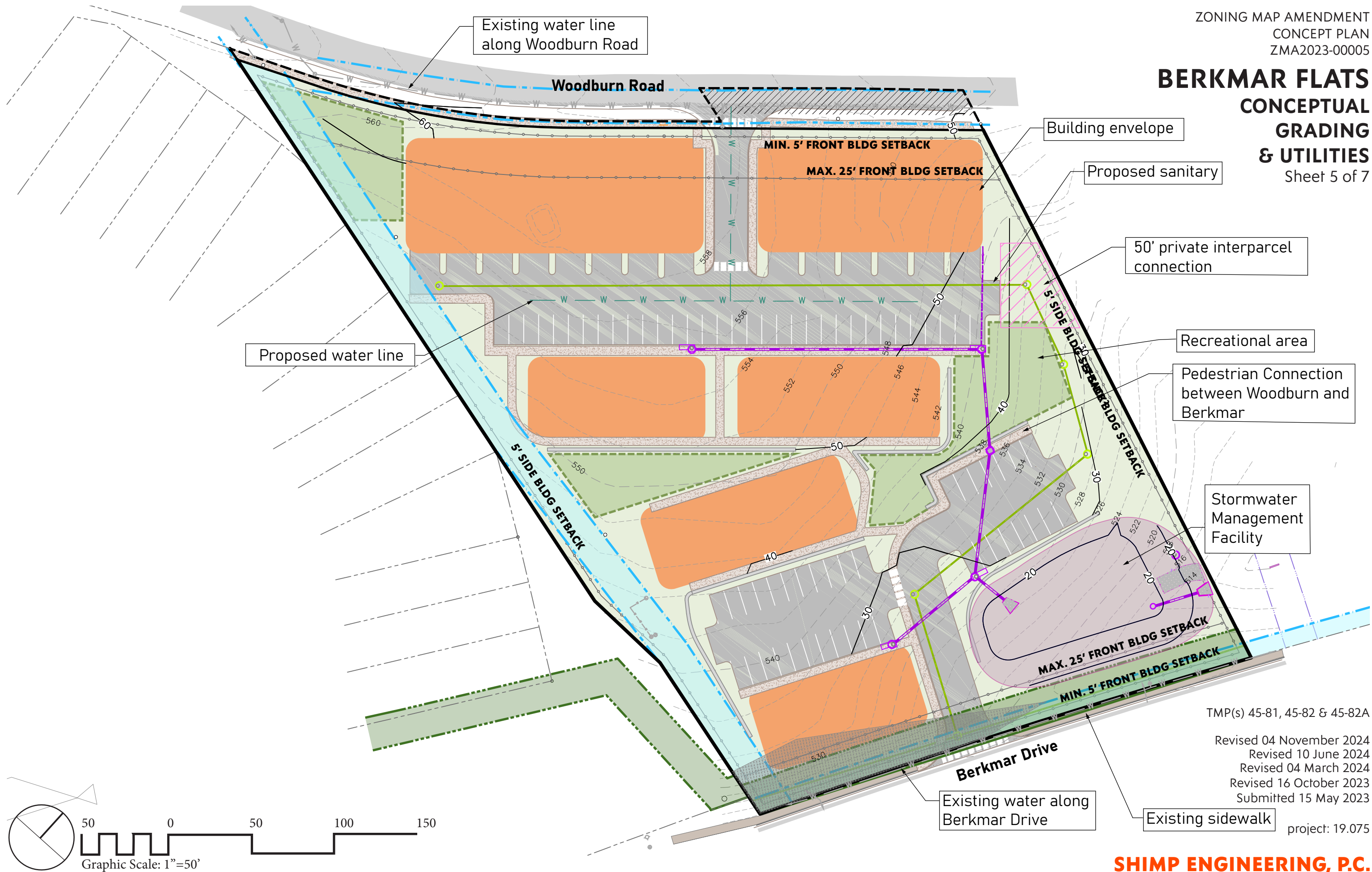
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CONCEPTUAL GRADING & UTILITIES

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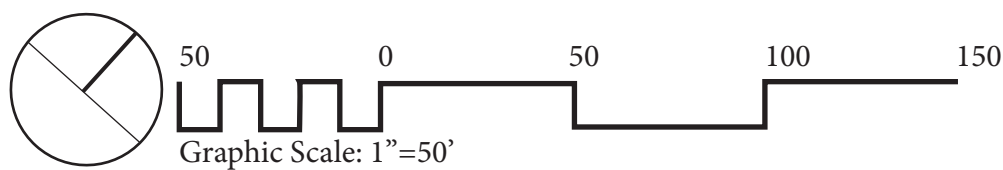
BERKMAR FLATS

ILLUSTRATIVE EXHIBIT

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- Notes:
1. Illustrative Exhibit is illustrative in nature and is presented to demonstrate general compliance with zoning regulations.
 2. Maximum setback for non-infill development may be increased to accommodate existing utilities per Chapter 18, Section 4.19.3 of the Albemarle County Code.



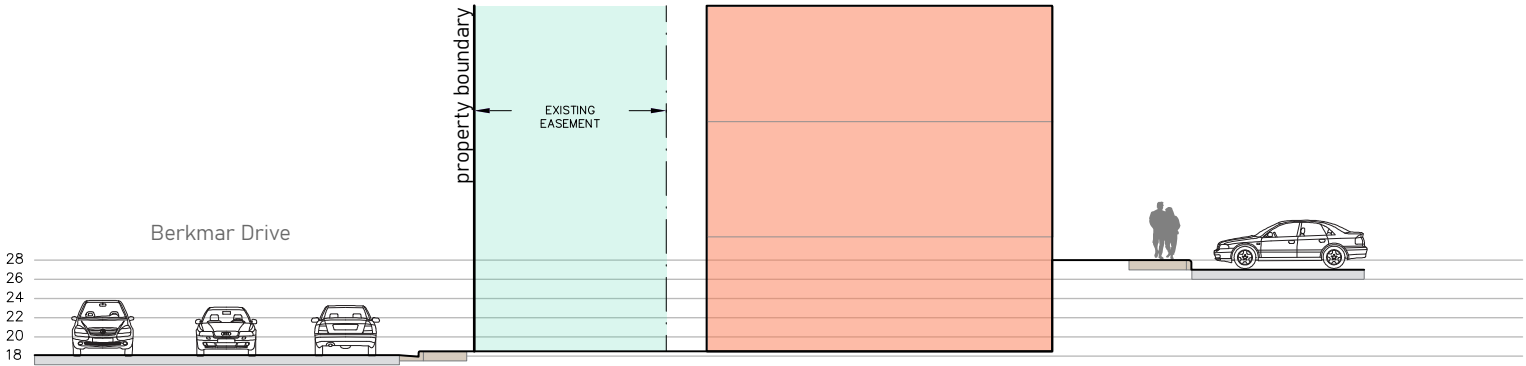
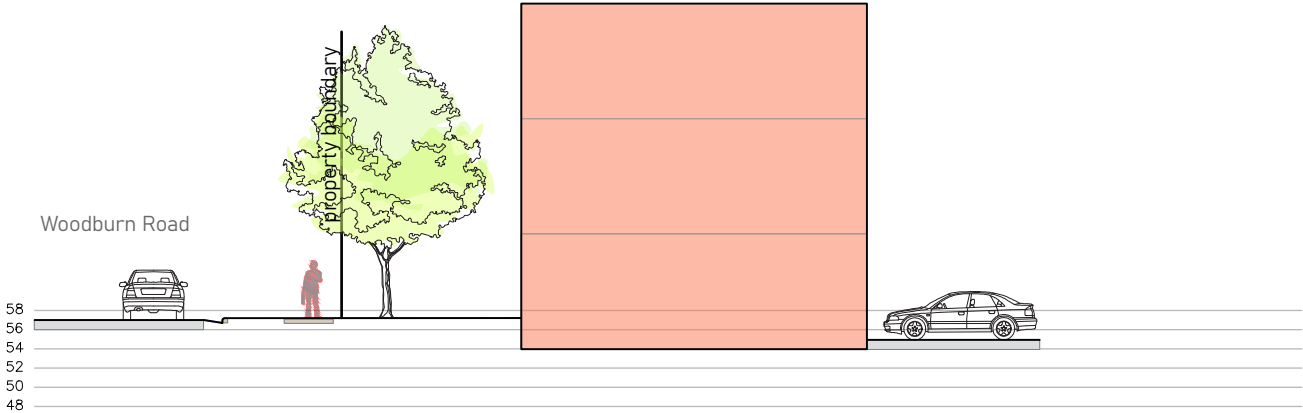
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CONCEPTUAL STREET SECTIONS
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