

BERKMAR FLATS

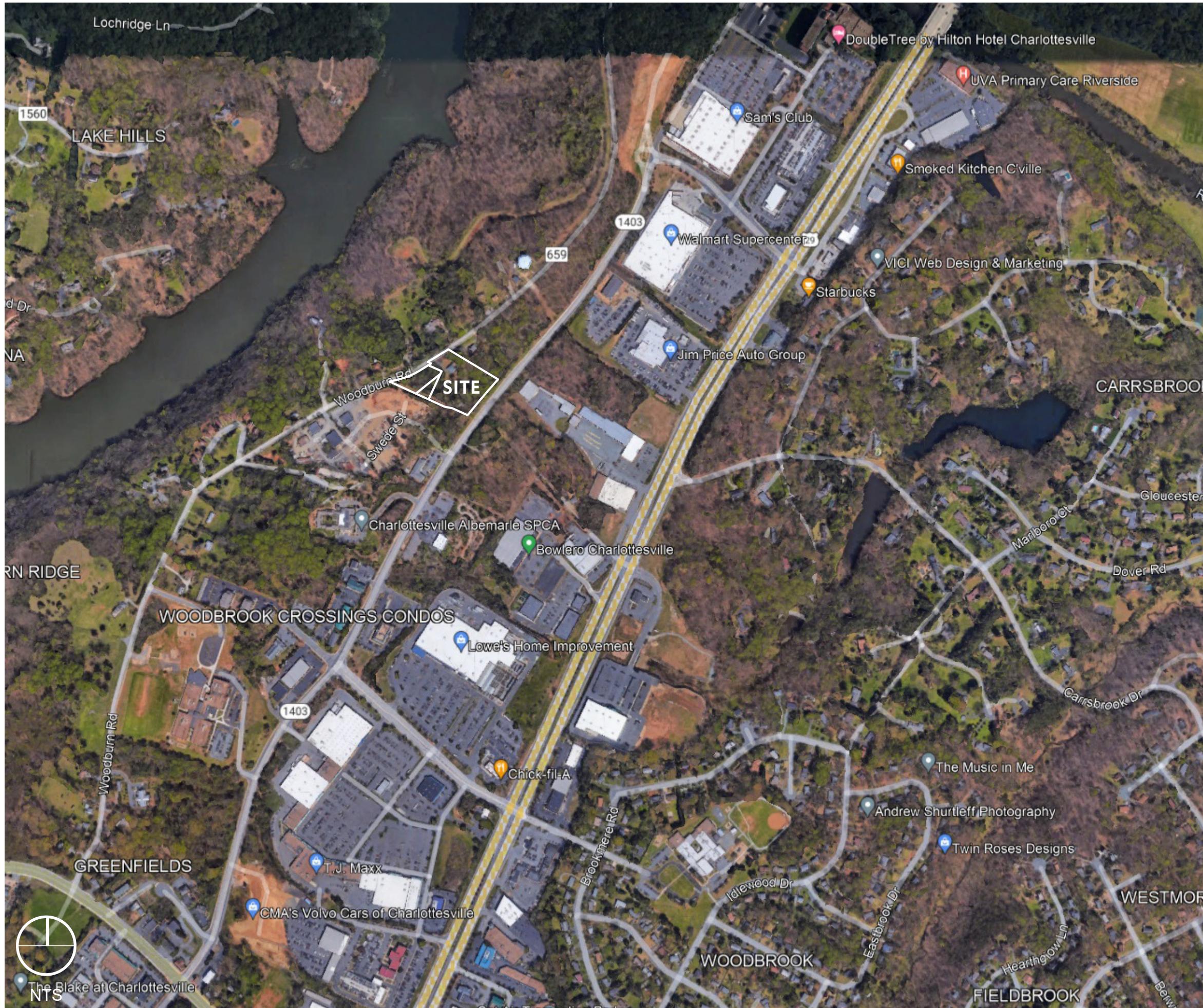
TMP(s) 45-81, 45-82 & 45-82A

project ID: 19.075

Submitted 15 May 2023
Last Revised 02 Jan 2025

Context Map

Sheet 1 of 7



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BERKMAR FLATS
SITE & ZMA DETAILS
Sheet 2 of 7

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

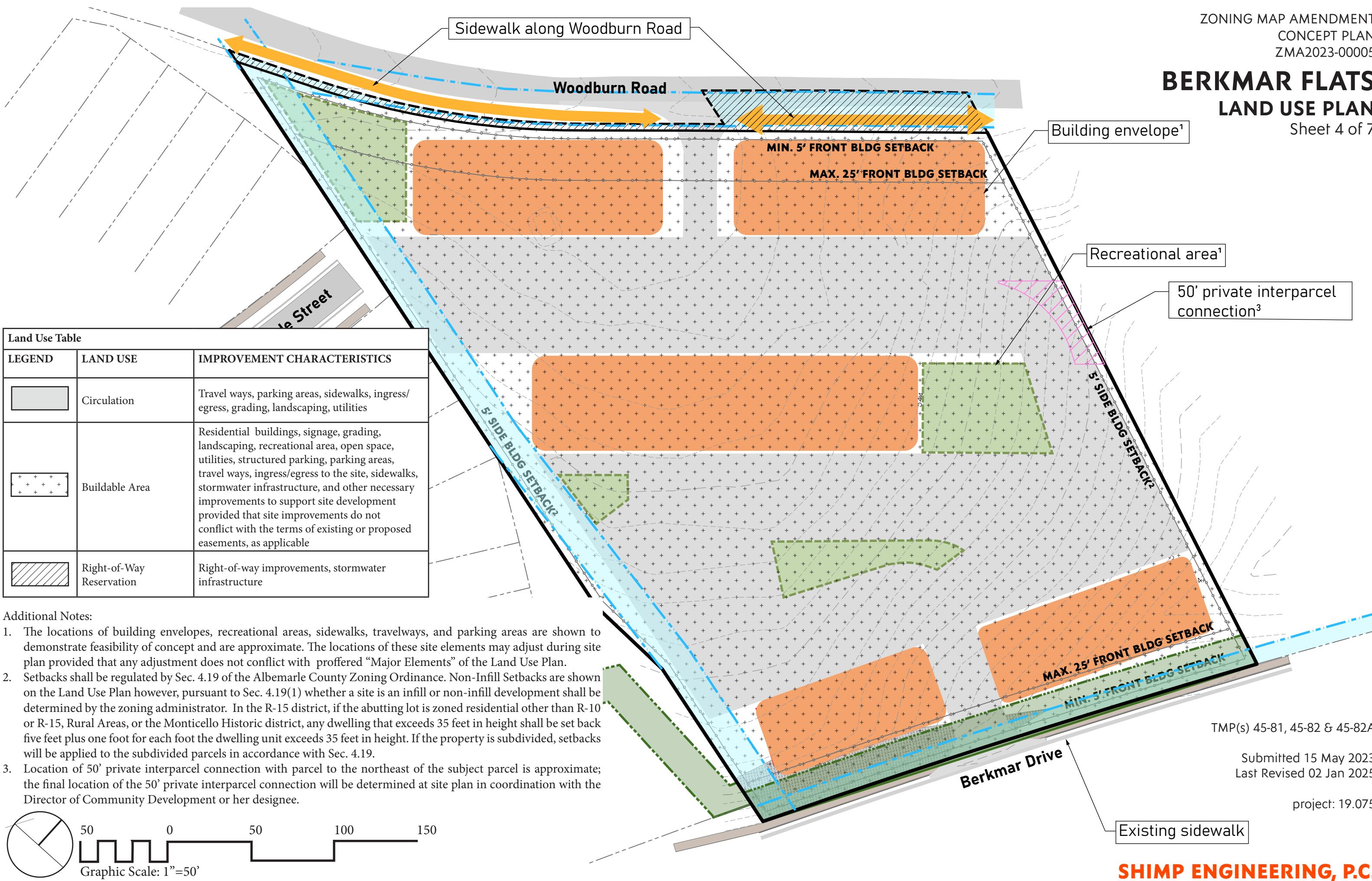
The property is served by public water and sanitary services.

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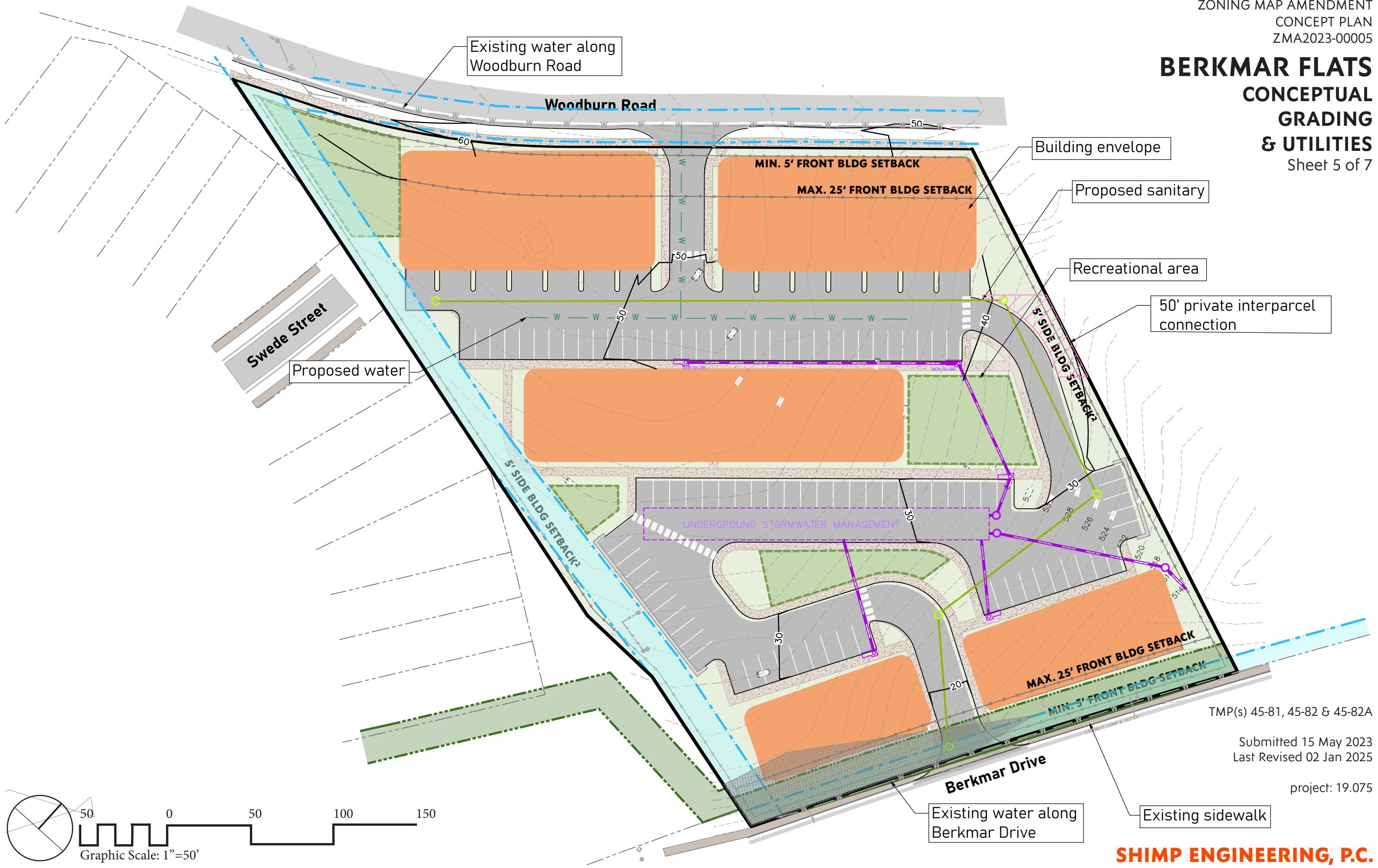
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BERKMAR FLATS
LAND USE PLAN
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BERKMAR FLATS
CONCEPTUAL
GRADING
& UTILITIES

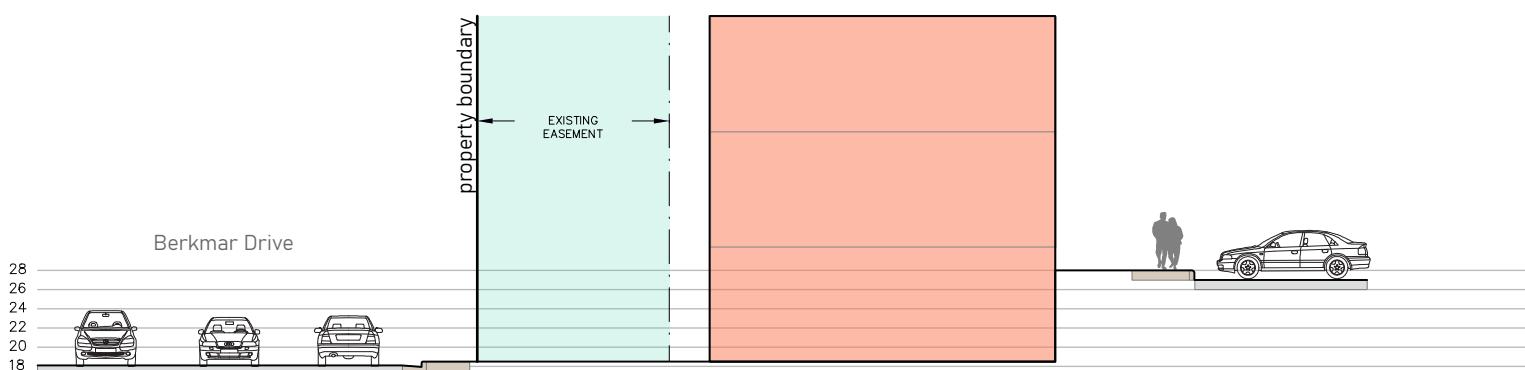
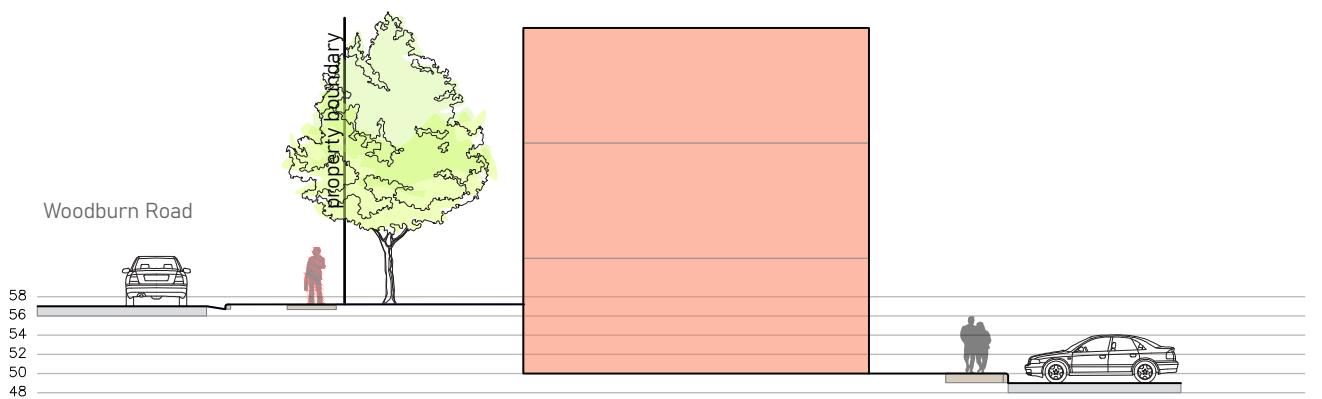
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BERKMAR FLATS
ILLUSTRATIVE EXHIBIT
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BERKMAR FLATS
CONCEPTUAL STREET SECTIONS
Sheet 7 of 7



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20 0 20 40 60
Graphic Scale: 1"=40'

SHIMP ENGINEERING, P.C.