

FLOW HONDA/CDJR

TMP 45-68CD4

project ID: 23.039

Submitted 23 July 2025

Revised 26 September 2025

Context Map
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- 1 - Cover & Context Map
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- 4 - Concept Plan
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- 7 - Previously Approved Landscape
- 8 - Previously Approved Lighting

**FLOW HONDA/CDJR
SITE & ZMA/SP DETAILS**

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OWNER

Flow Hilton LLC
960 Hilton Heights Rd, Suite B
Charlottesville, VA 22901

APPLICANT

Flow Hilton LLC
960 Hilton Heights Rd, Suite B
Charlottesville, VA 22901

TMP

45-68D4

ACREAGE

6.14

MAGISTERIAL DISTRICT

Rio Magisterial District

WATER PROTECTION

No water protection ordinance buffer is present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary survey and survey locating utilities, prepared by Foresight Surveying P.C. Additional information provided from Albemarle County GIS.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0280D), no portion of this property lies within the floodplain.

ZONING

EXISTING: Highway Commercial
OVERLAYS: Entrance Corridor
PROPOSED: SP for Outdoor Sales, Storage, and Display

USE

EXISTING: Auto Dealership with Outdoor Sales, Storage, and Display and Auto Repair and Car Wash
PROPOSED: Auto Dealership with Outdoor Sales, Storage, and Display and Auto Repair and Car Wash

COMPREHENSIVE PLAN DESIGNATION

Commercial Mixed Use.

WATER AND SANITARY SERVICES

Site is located within ACSA jurisdictional area.

WATER SUPPLY WATERSHED

This site is not within a public water supply watershed.

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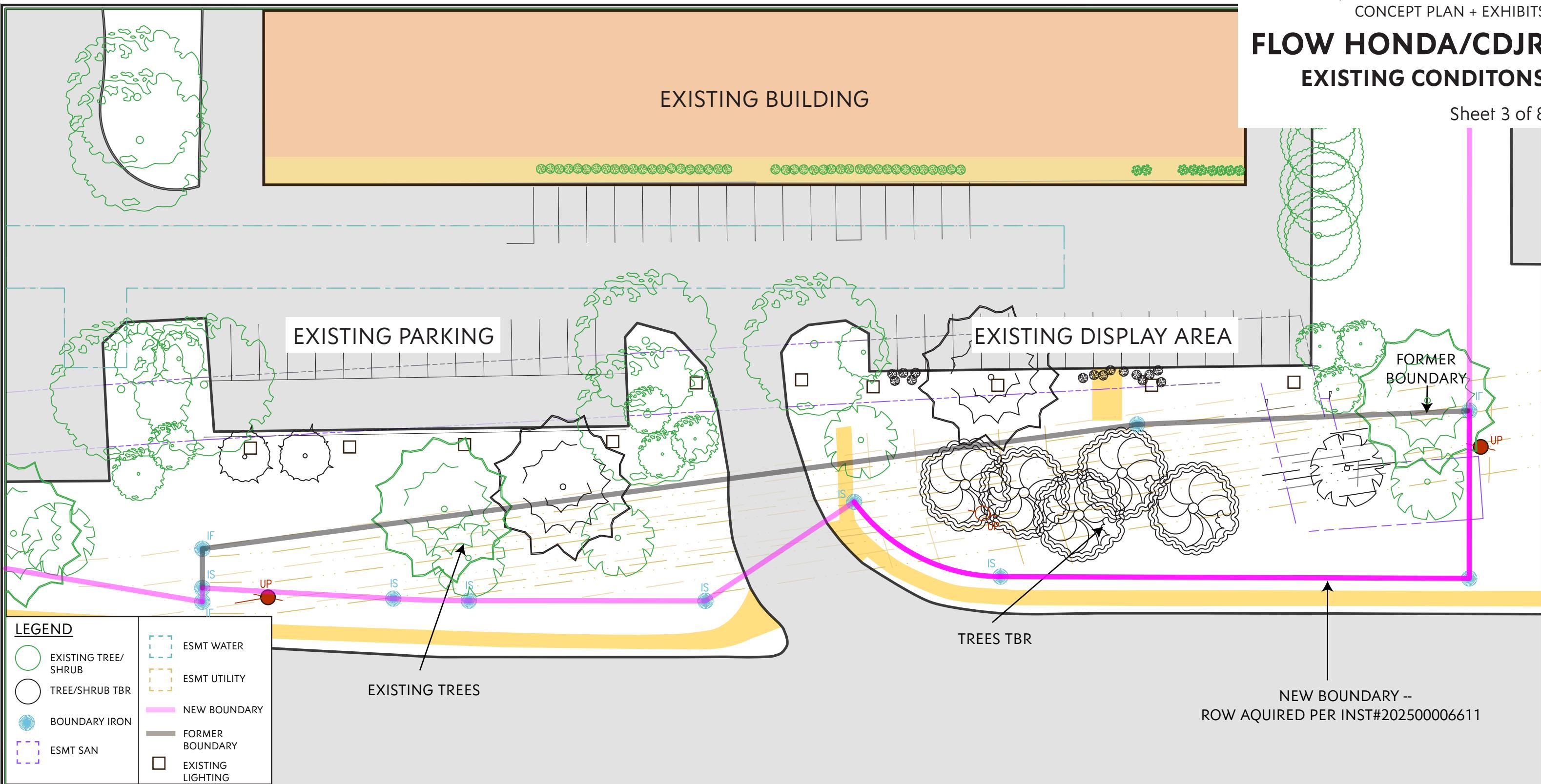
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EXISTING CONDITIONS

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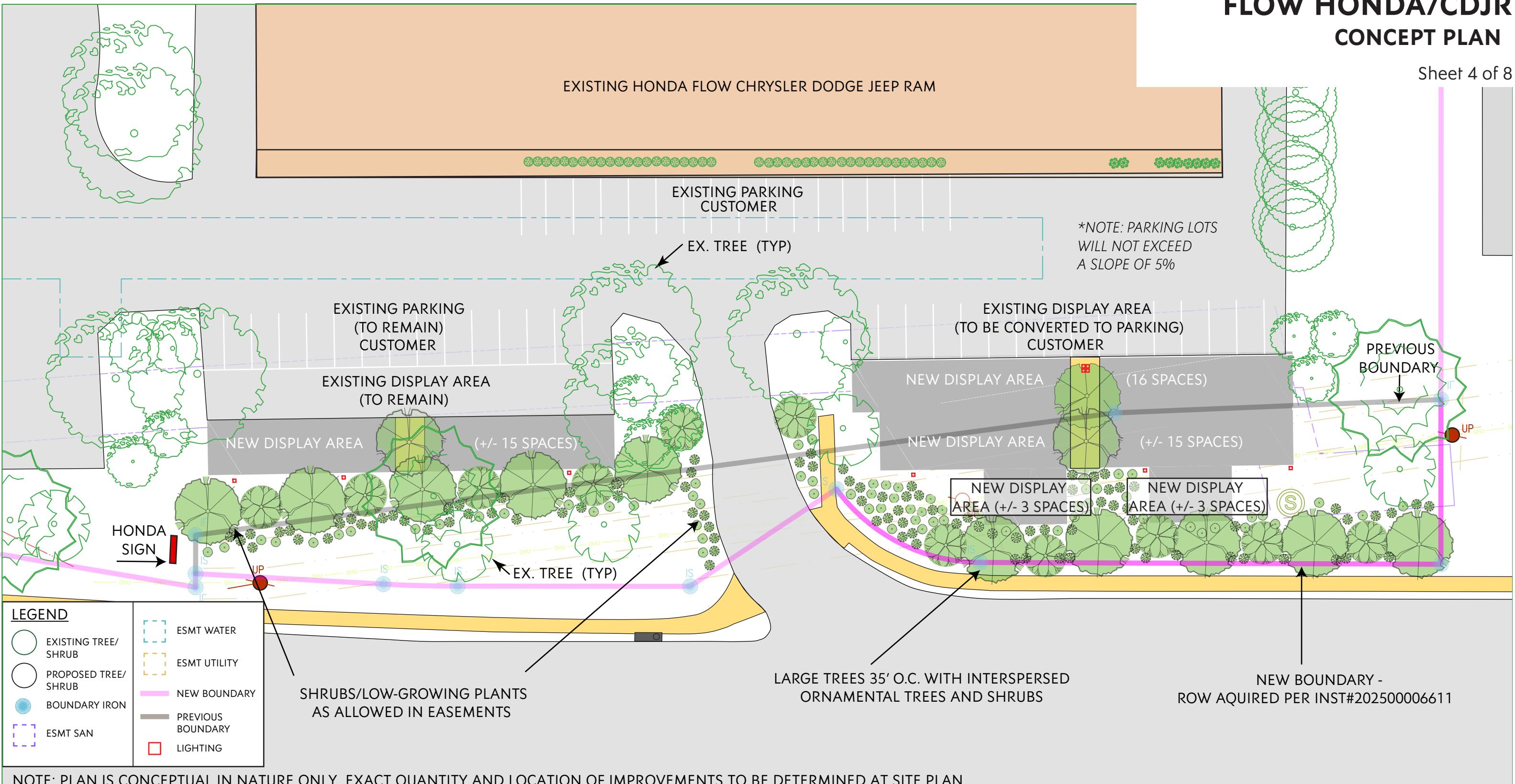


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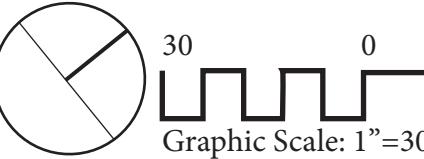
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FLOW HONDA/CDJR CONCEPT PLAN

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Graphic Scale: 1"=30'

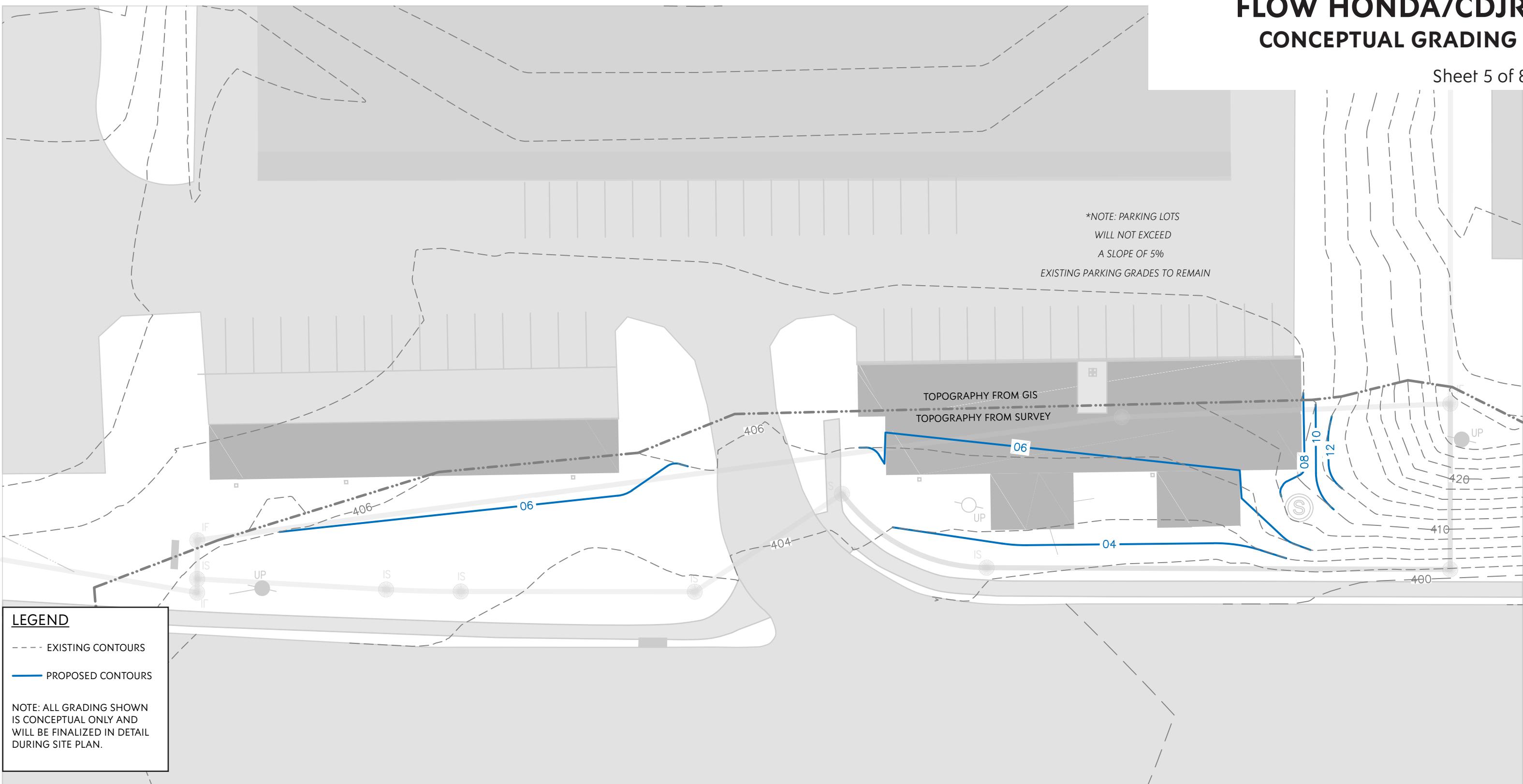


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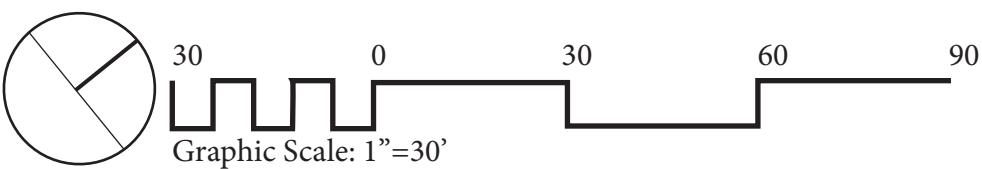
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FLOW HONDA/CDJR CONCEPTUAL GRADING

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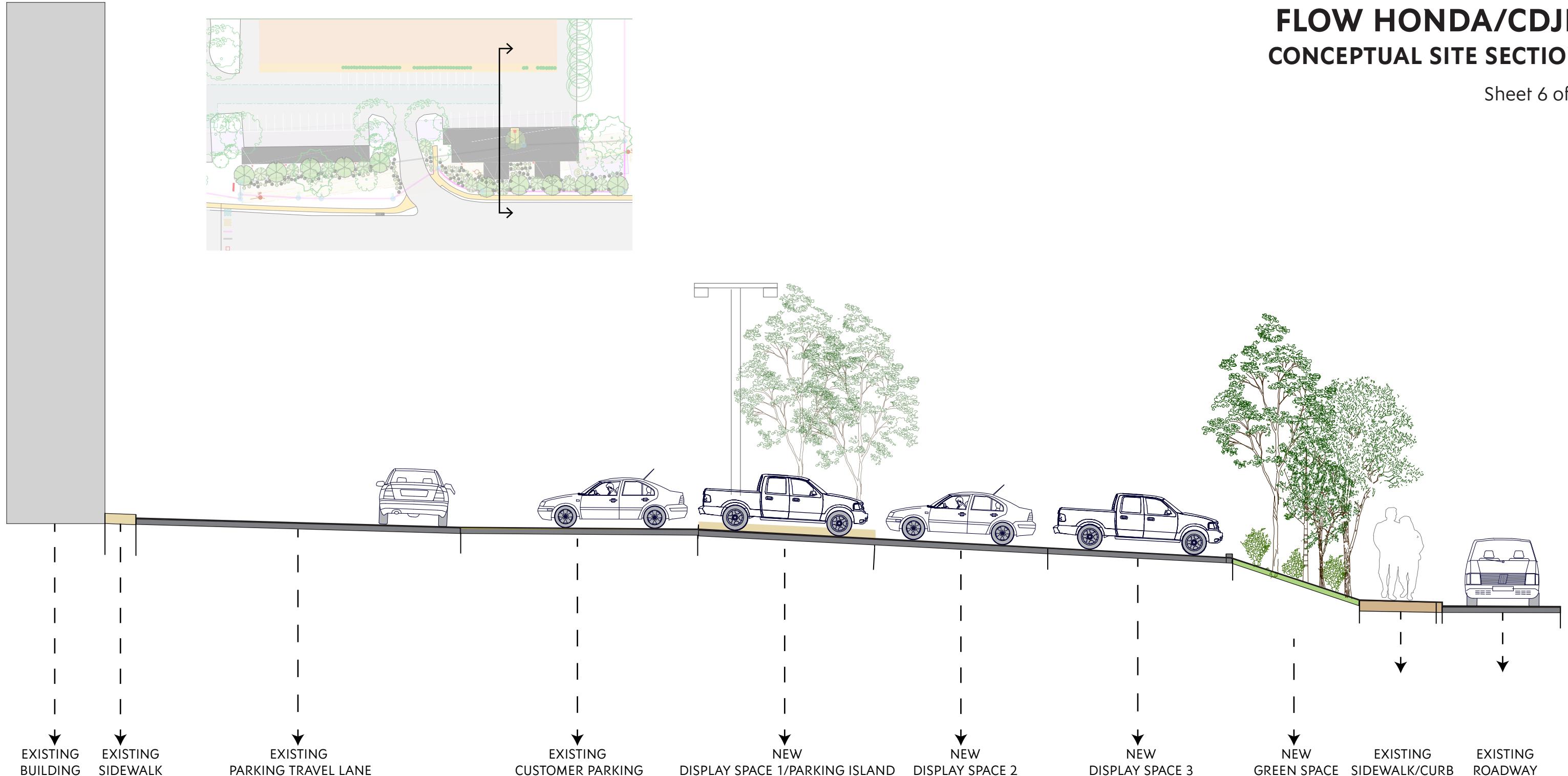


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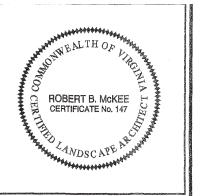


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SDP-2003-67 APPROVED LANDSCAPING

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BROWN AUTO PARK
Albemarle County, Virginia

LANDSCAPE AND LIGHTING PLAN

EXISTING CANOPY	INCREASE IN HEIGHT IN 10 YRS. (Y)	DIAMETER AS A FUNCTION OF HEIGHT (MULTIPLIER R)
Sessile Oak	25.00'	.75
Sweetgum	20.00'	.72
Maple	17.14'	.73
Oak	20.00'	.667
AVERAGE:	Y + 20.61'	R = .72
		AVERAGE HEIGHT: 35'

STEP 1: DETERMINE AVERAGE TREE DIAMETER (EXISTING)

Average Height X (R) = D1

(35 X .74) = 25.20'

STEP 2: DETERMINE AVERAGE TREE DIAMETER IN 10 YEARS

(Average Height Y) X (R) = D2

(35 + 20.61) X (.72) = 49.64'

STEP 3: DETERMINE CREDIT FOR ENROACHMENT OF PRESERVED TREES INTO DISTURBED/OPEN AREAS OVER 10 YEARS

D2 - D1 = Canopy encroachment into open areas

49.64 - 25.20 = 24.64'

STEP 4: DETERMINE EXISTING CANOPY OF SAVED TREES WITH 10 YEARS ADDITIONAL GROWTH

Calculate areas of canopy saved on-site and project new canopy limits based on step 3 at 10 additional years.

(Existing trees saved on-site) + additional branch growth into open areas- see

step 3 above : resultant new encroachment area

14901 + (4684) = 8874 SF (0.20 AC)

STEP 5: DETERMINE TOTAL CANOPY CREDIT FOR SAVED TREES

Calculate areas of canopy saved on-site. Multiply by 125.

(Existing tree area saved on-site)

14901 X (1.25) = 52375 SF (0.01 AC) (THIS IS THE CANOPY CREDIT)

STEP 6: DETERMINE REQUIRED CANOPY

(Basic for Canopy- see calculations below X 1%) = X SF (Y AC)

(4.75) x (0.01) = 0.475 AC (20,691 SF)

(THIS IS THE CANOPY REQUIRED)

STEP 7: DETERMINE ADDITIONAL CANOPY REQUIRED FROM NEW PLANTINGS

Subtract canopy credit from required canopy

(Step 6) - (Step 5) = NEW CANOPY REQUIRED

0.475 AC - 0.01 AC = 0.465 AC (NEW CANOPY REQUIRED)

NOTES:
A 10% Tree Canopy value was applied to the site based on commercial, industrial or office uses.
An average 35' height was assumed for the existing trees on-site.
Values for the Area of Canopy provided above were taken from the Albemarle Tree Canopy Calculation Chart and using the best professional judgment.

NEW PLANTINGS (TO ACHIEVE CANOPY REQUIRED IF NECESSARY)

Tree type	Quantity	Height at Planting (feet)	Amount of Growth in 10 yrs (feet)	Height in 10 yrs (height + 10 yrs growth)	Width in 10 yrs (feet)	Width in 10 years (feet)	Multiplier (yrs x yrs multiplier)	10 years Canopy (in 10 yrs each)	Total area of canopy (sq ft)	Total area of canopy
Trident Maple	7	10	20	30.00	1	30.00	707	4,946		
Red Sunset Maple	15	12	17.14	29.24	0.73	21.27	355	5,325		
American Elm	6	12	9	21.00	0.9	18.90	200	1,682		
Cryptomeria	19	7	30	37.00	0.225	8.325	54	1,034		
Kousa Dogwood	13	10	12	22.00	0.74	16.280	208	2,705		
Hawthorn	9	10	7	17.00	0.9	15.30	184	1,654		
Palmate Green Ash	45	14	15	29.00	0.85	24.650	477	21,711		
Green Cluster Holly	96	2	4	6.00	1	6.00	28	2,713		
Indeberry	47	2	4	6.00	1	6.00	28	1,328		
Magnolia	35	8	10	18.00	0.57	10.260	83	2,692		
Bayberry	186	2.5	20	22.00	0.755	9.300	68	4,413		
Otto Lukken Laurel	55	2	10	12.00	0.775	10.250	68	4,413		
White Pine	10	8	20	28.00	0.503	14.084	166	1,557		
Pin Oak	5	12	20	32.00	1.503	48.096	1816	9,079		
Arborvitae	8	7	10	17.00	0.25	4.250	14	113		
Chinese Elm	8	16	20	36.00	3.503	126.106	12484	99,872		
									TREE CANOPY (FT)	TREE CANOPY (AC)
									235,176	5.40

ALL TREES IDENTIFIED ON THE PLANT LIST WERE USED TO COMPENSATE FOR TREE CANOPY DEFICIT.

AREA OF PROPOSED AMENDMENT

SEMINOLE TRAIL (U.S. ROUTE 29 SOUTHBOUND LANES)

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THIS SHEET TO BE USED FOR



Scale:

1" = 30'

Date:

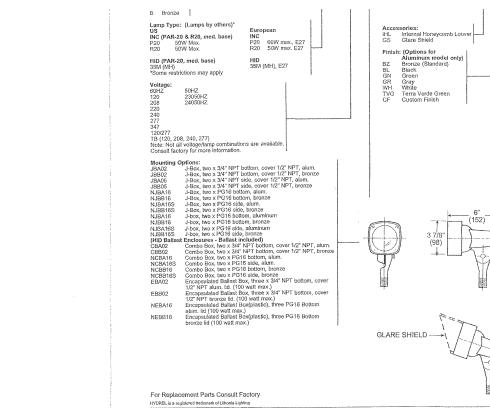
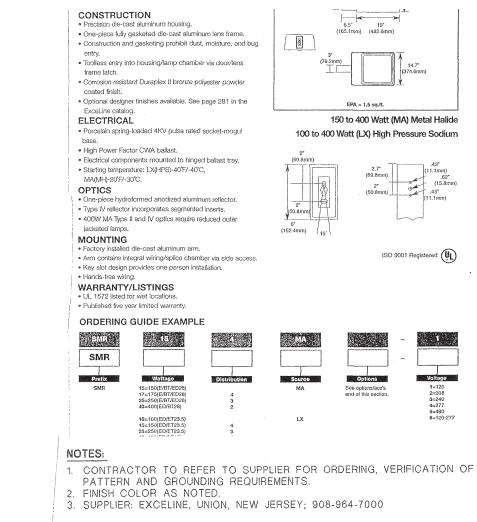
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SDP2003-00067 APPROVED LIGHTING

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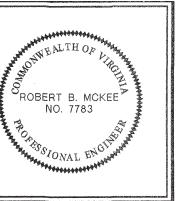
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Rear Area FC Spill	Illuminance	Fc	0.04	0.3	0.0	0.00	0.00
Upper Paved Lot FC	Illuminance	Fc	3.87	16.4	0.1	38.70	164.00
Upper Deck FC	Illuminance	Fc	2.79	27.6	0.0	0.00	0.00
Lower Deck FC	Illuminance	Fc	3.15	32.7	0.0	0.00	0.00
FC Spill at Prop Line	Illuminance	Fc	0.04	0.4	0.0	0.00	0.00
Lower Lot Grade FC	Illuminance	Fc	10.68	47.2	0.4	26.70	118.00

ALL FIXTURES ARE SHOWN MOUNTED 20 FEET ABOVE FINISHED GRADE
FIXTURES NOTED IN PARENTHESIS () SHALL BE PLACED ON 24" CONCRETE BASES
IN LAWN AREAS SHALL BE MOUNTED ON CONCRETE BASES 3" HIGHER THAN FINISHED GRADE.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT ROW DISPLAY FC	Illuminance	Fc	21.55	42.2	0.9	23.94	46.89

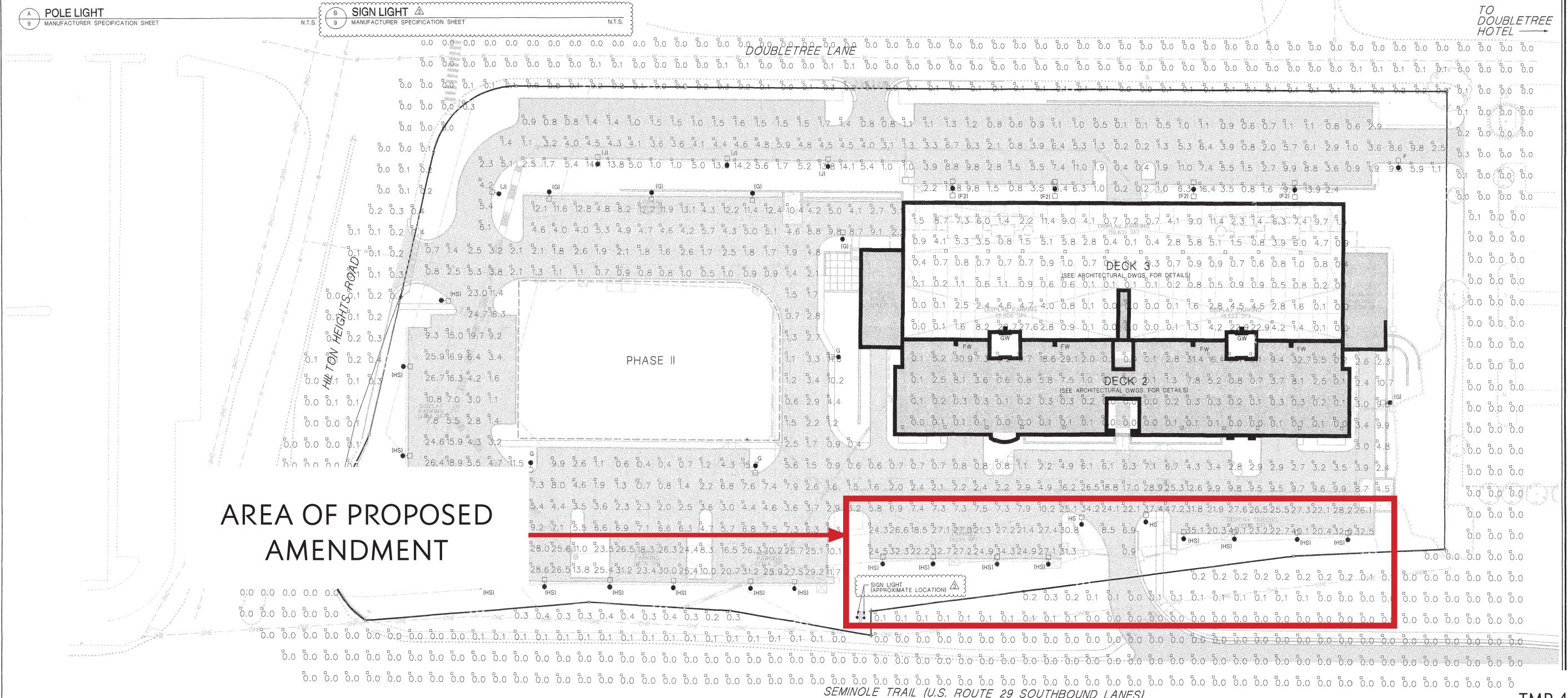
THESE REFER TO THE VALUES IN THE FRONT MAIN ROW AREA ONLY

- CONTRACTOR TO PROVIDE LIGHTING INSTALLER AS-BUILT UTILITY PLANS PRIOR TO LIGHTING SYSTEM INSTALLATION.
- ALL LIGHTS SHOWN ARE IN THEIR APPROXIMATE LOCATION. FIELD ADJUSTMENTS SHALL BE DONE. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR FIELD APPROVAL.
- CONTRACTOR TO PROVIDE AND COORDINATE WITH LIGHTING INSTALLER LOCATION FOR ALL WEATHERPROOF JUNCTION BOX FOR FLOODLIGHTS.
- CONTRACTOR TO SIZE AND CONSULT ARCHITECT ON LOCATIONS OF ALL TRANSFORMERS.
- ALL POLE SHAFTS SHALL BE SQUARE STRAIGHT STEEL UNLESS OTHERWISE NOTED BY ARCHITECT.



BROWN AUTO PARK
Albemarle County, Virginia

PHOTOMETRIC PLAN



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