

# FLOW HYUNDAI

**TMP 45-68C**

project ID: 23.071

Submitted 18 December 2023

Revised 06 February 2024

Revised 18 March 2024

## Context Map

Sheet 1 of 7



### INDEX OF SHEETS

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- 2 - Site & SP Details
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# FLOW HYUNDAI SITE & ZMA/SP DETAILS

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## OWNER

TAP Investments LLC  
2903 North August St  
Staunton, VA 22401

## APPLICANT

Flow 2110 Seminole LLC  
2150 Seminole Trail  
Charlottesville, VA 22901

## TMP

45-68C

## ACREAGE

5.718

## 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. Two-ft interval contours provided by LiDAR, Virginia Geographic Information Network, 2016.

## 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: Steep Slopes (Managed), Airport Impact Area, Entrance Corridor  
PROPOSED: SP for Outdoor Sales, Storage, and Display

## USE

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

## COMPREHENSIVE PLAN DESIGNATION

Urban 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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# FLOW HYUNDAI EXISTING CONDITIONS

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TMP 45-68  
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees  
INST. #202000011556

Existing 20' Water Line Easement  
DB 388 PG 66

Managed Slopes

Managed Slopes

TMP 45-68C  
N/F TAP Investments LLC  
DB 4863 PG 461  
5.718 AC

Managed Slopes

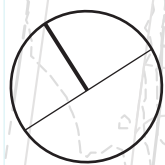
Managed Slopes

TMP 45-68C1  
N/F Malloy Properties LLC  
DB 4863 PG 461

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80 0 80 160 240

Graphic Scale: 1"=80'

# FLOW HYUNDAI CONCEPT PLAN

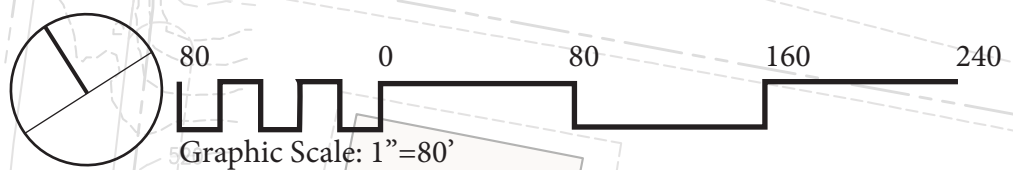
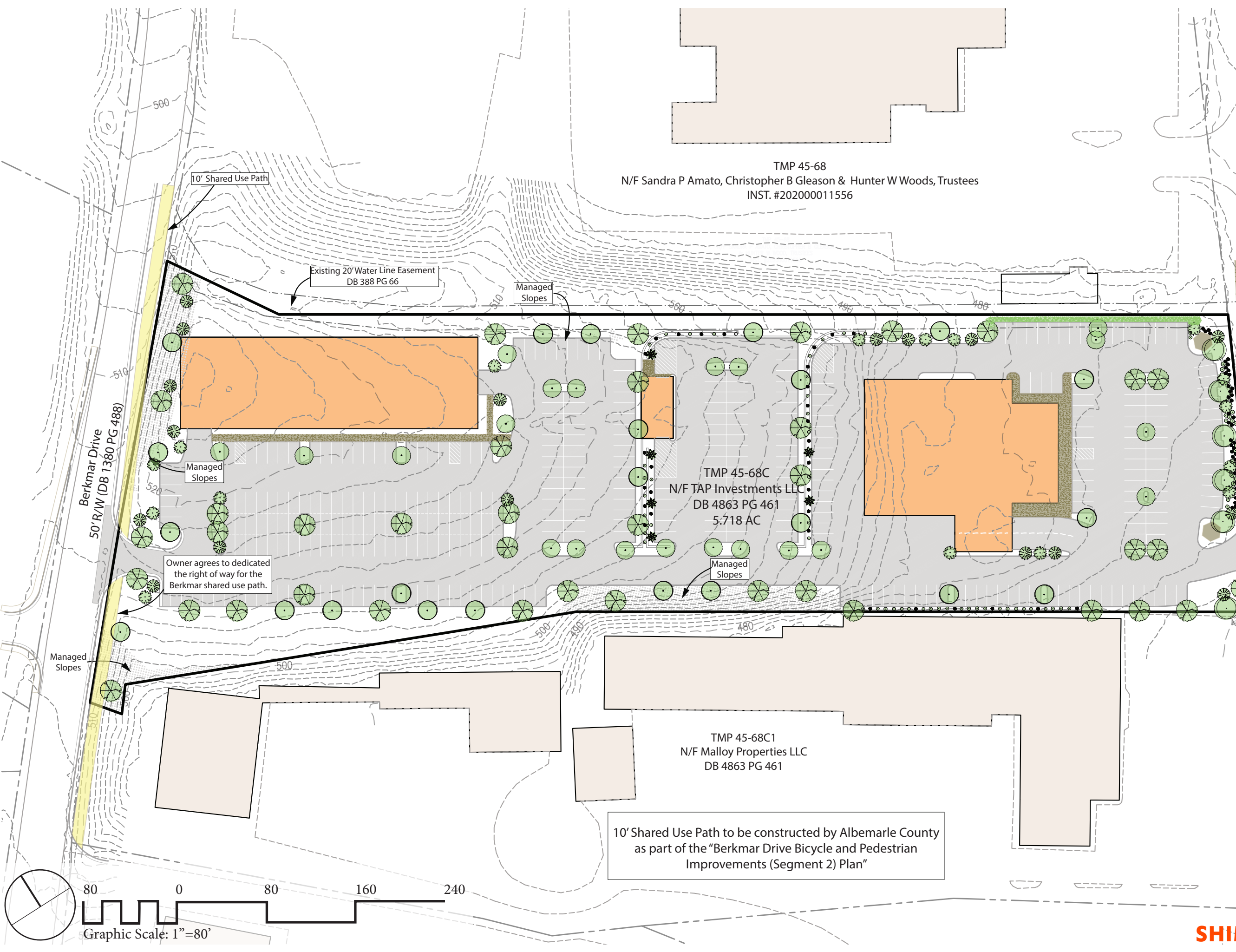
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TMP 45-68  
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees  
INST. #20200011556

TMP 45-68C  
N/F TAP Investments LLC  
DB 4863 PG 461  
5.718 AC

TMP 45-68C1  
N/F Malloy Properties LLC  
DB 4863 PG 461

10' Shared Use Path to be constructed by Albemarle County  
as part of the "Berkmar Drive Bicycle and Pedestrian  
Improvements (Segment 2) Plan"



U.S. Route 29  
Sentinole Trail (Southbound Lanes)  
Variable Width RW

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



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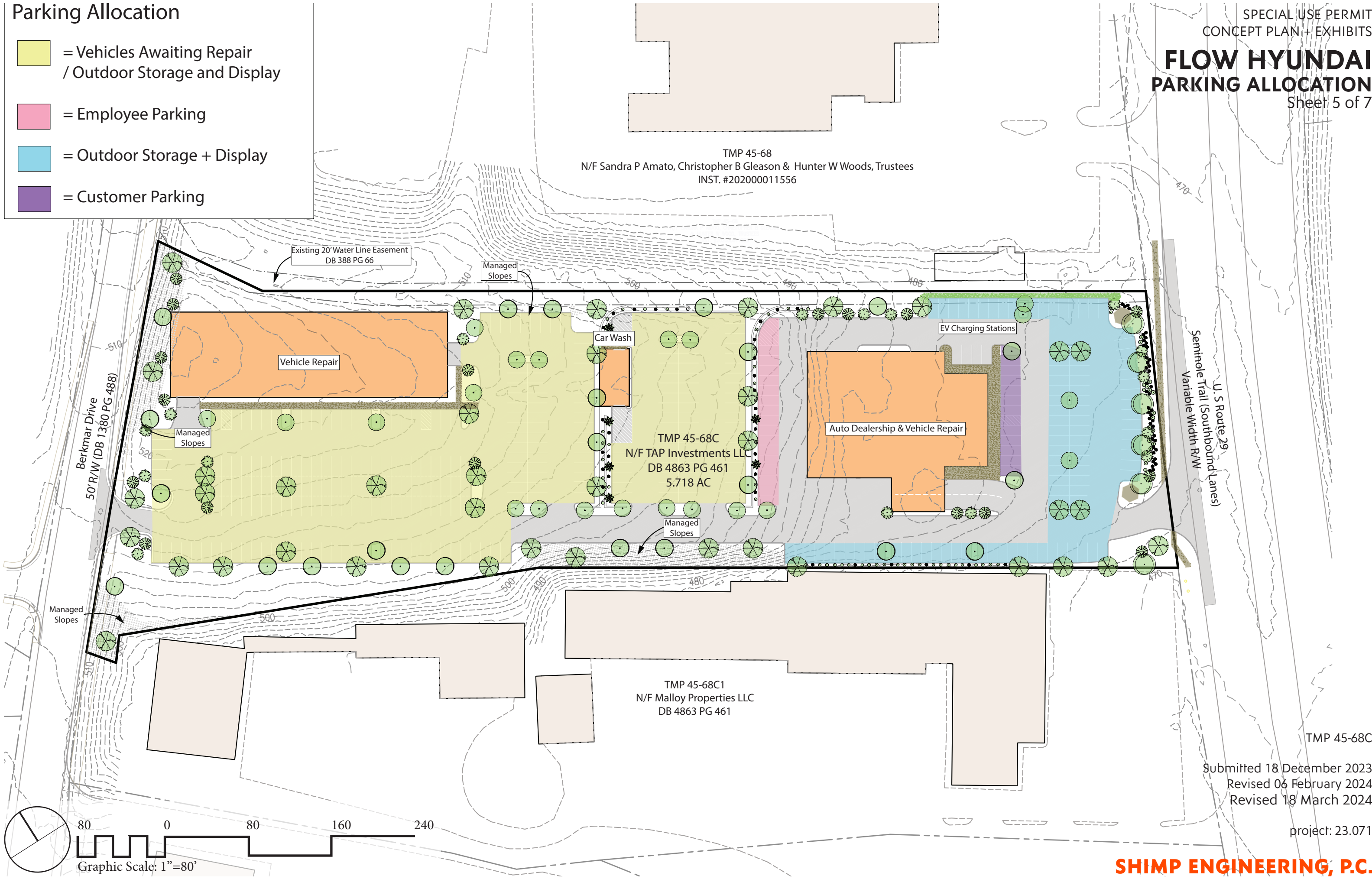
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# FLOW HYUNDAI PARKING ALLOCATION

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### Parking Allocation

-  = Vehicles Awaiting Repair / Outdoor Storage and Display
-  = Employee Parking
-  = Outdoor Storage + Display
-  = Customer Parking



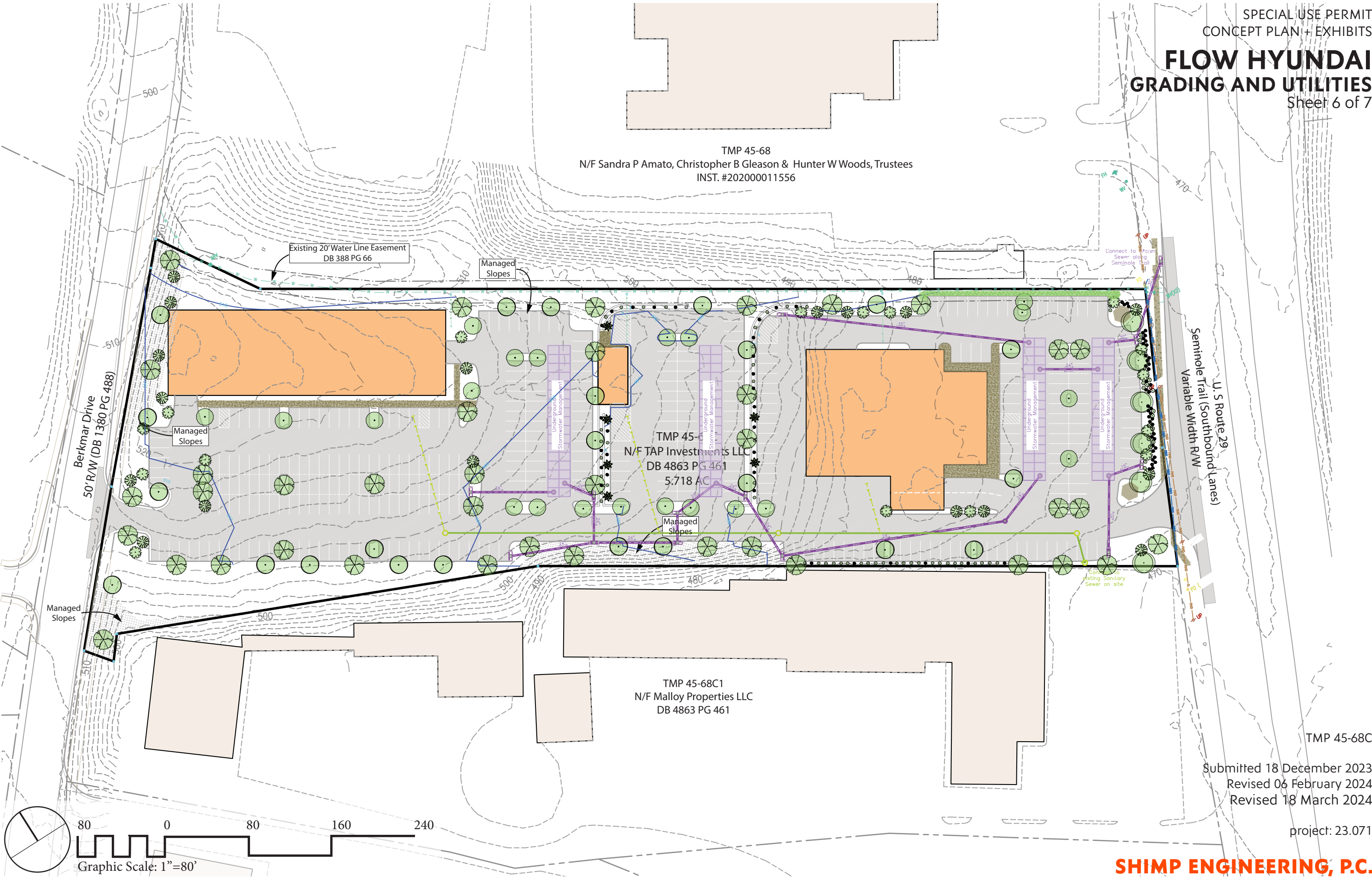
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# FLOW HYUNDAI GRADING AND UTILITIES

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INST. #20200011556



Berkmar Drive  
50' R/W (DB 1380 PG 488)

U.S. Route 29  
Seminole Trail (Southbound Lanes)  
Variable Width RW

Managed Slopes

Existing 20' Water Line Easement  
DB 388 PG 66

Managed Slopes

Managed Slopes

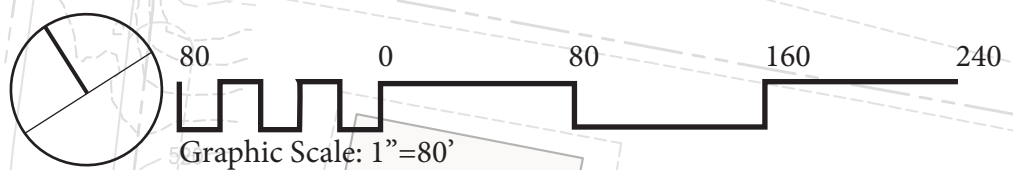
TMP 45-68  
N/F TAP Investments LLC  
DB 4863 PG 461  
5.718 AC

Managed Slopes

TMP 45-68C1  
N/F Malloy Properties LLC  
DB 4863 PG 461

Connect to existing Sanitary Sewer on site

Connect to Storm Sewer along Seminole Trail



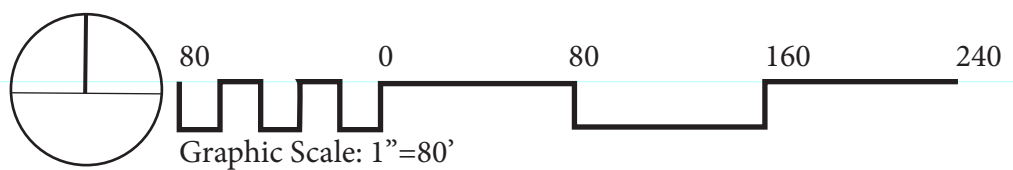
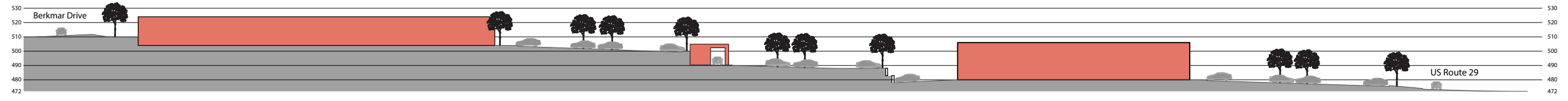
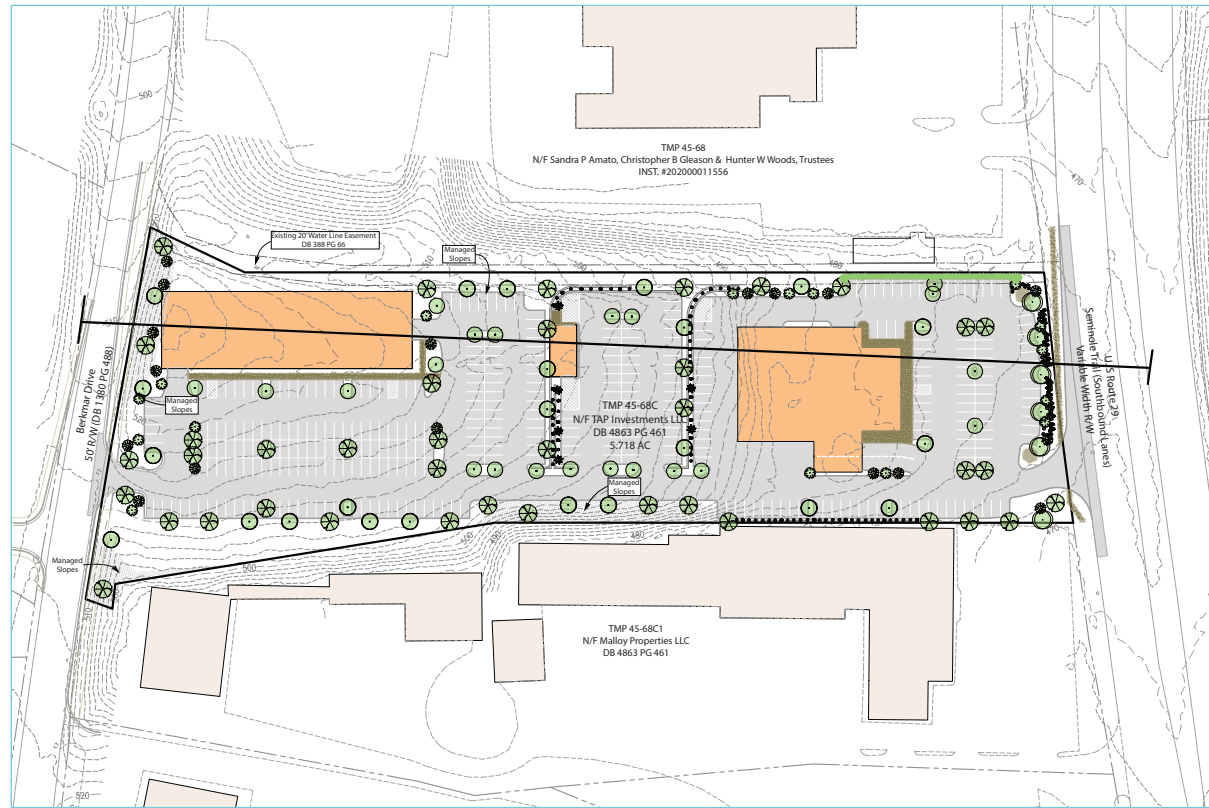
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# FLOW HYUNDAI SITE SECTION

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