

FLOW HONDA/CDJR

TMP 45-68CD4
project ID: 23.039
Submitted 23 July 2025
Revised 26 September 2025

Context Map
Sheet 1 of 8



INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & SP Details
- 3 - Existing Conditions
- 4 - Concept Plan
- 5 - Conceptual Grading
- 6 - Conceptual Site Section
- 7 - Previously Approved Landscape
- 8 - Previously Approved Lighting

FLOW HONDA/CDJR
SITE & ZMA/SP DETAILS
Sheet 2 of 8

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 jusisdictional area.

WATER SUPPLY WATERSHED

This site is not within a public water supply watershed.

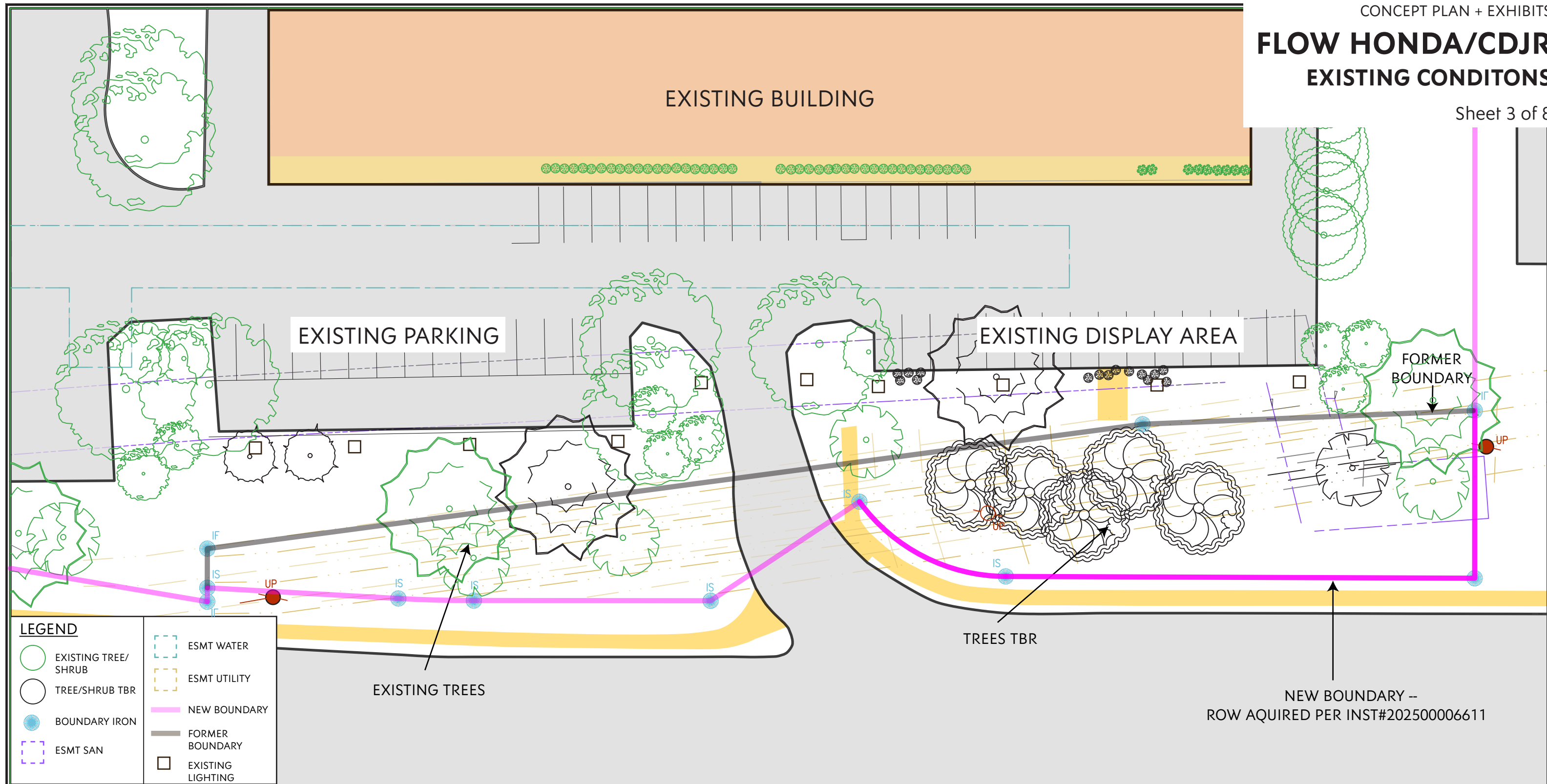
TMP 45-68D4

Submitted 23 July 2025
Revised 26 September 2025

Project: 23.039

FLOW HONDA/CDJR EXISTING CONDITIONS

Sheet 3 of 8

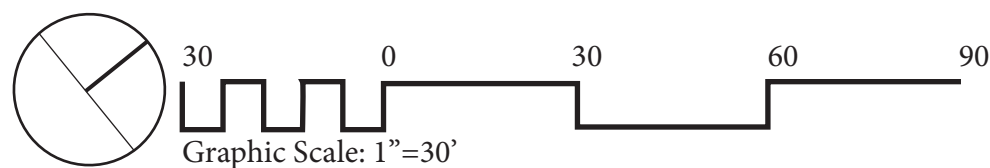
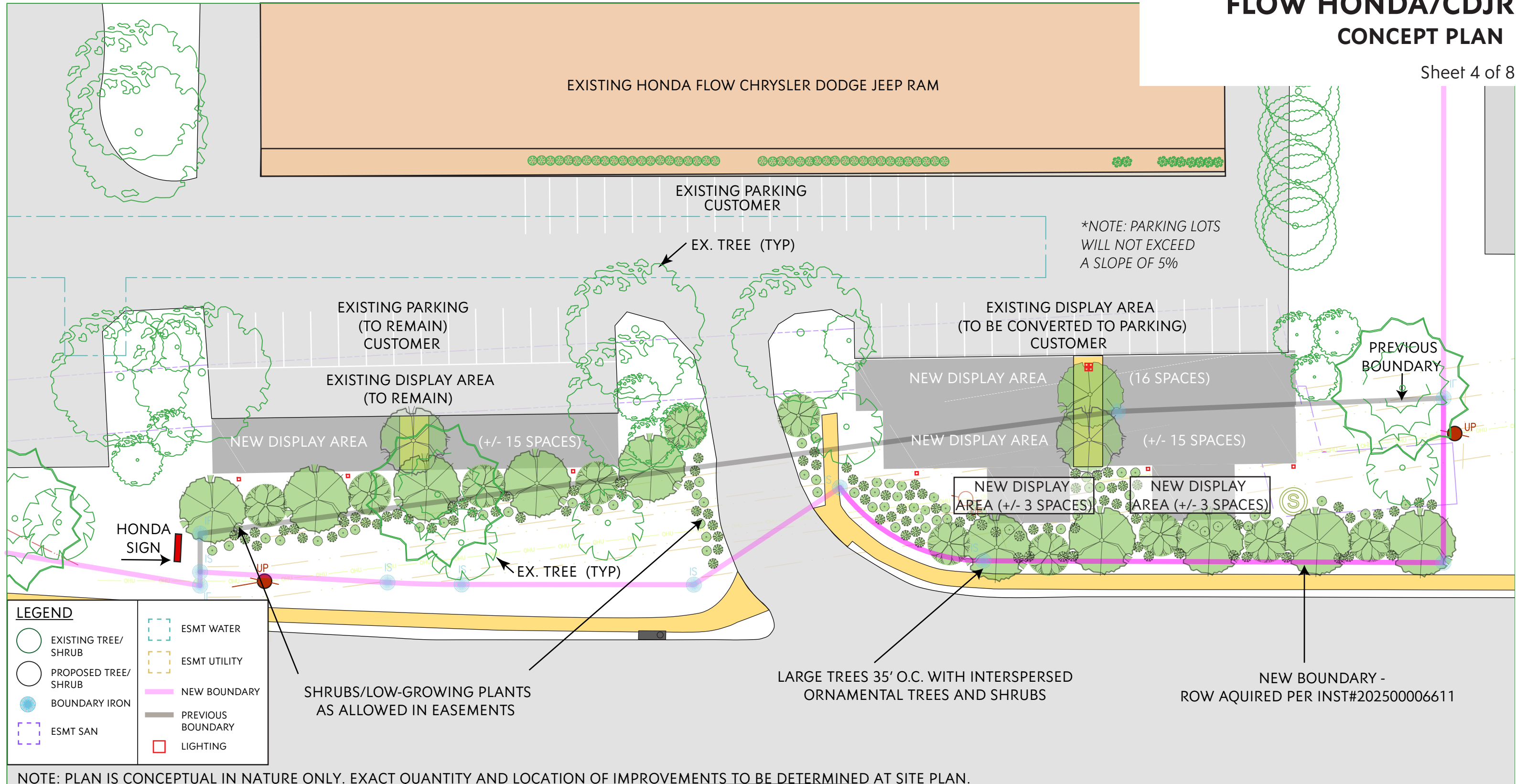


TMP 45-68D4
Submitted 23 July 2025
Revised 26 September 2025
Project: 23.039

SHIMP ENGINEERING, P.C.

FLOW HONDA/CDJR CONCEPT PLAN

Sheet 4 of 8



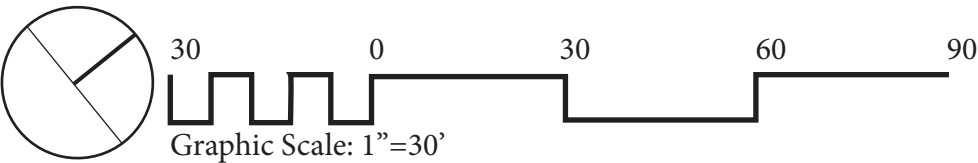
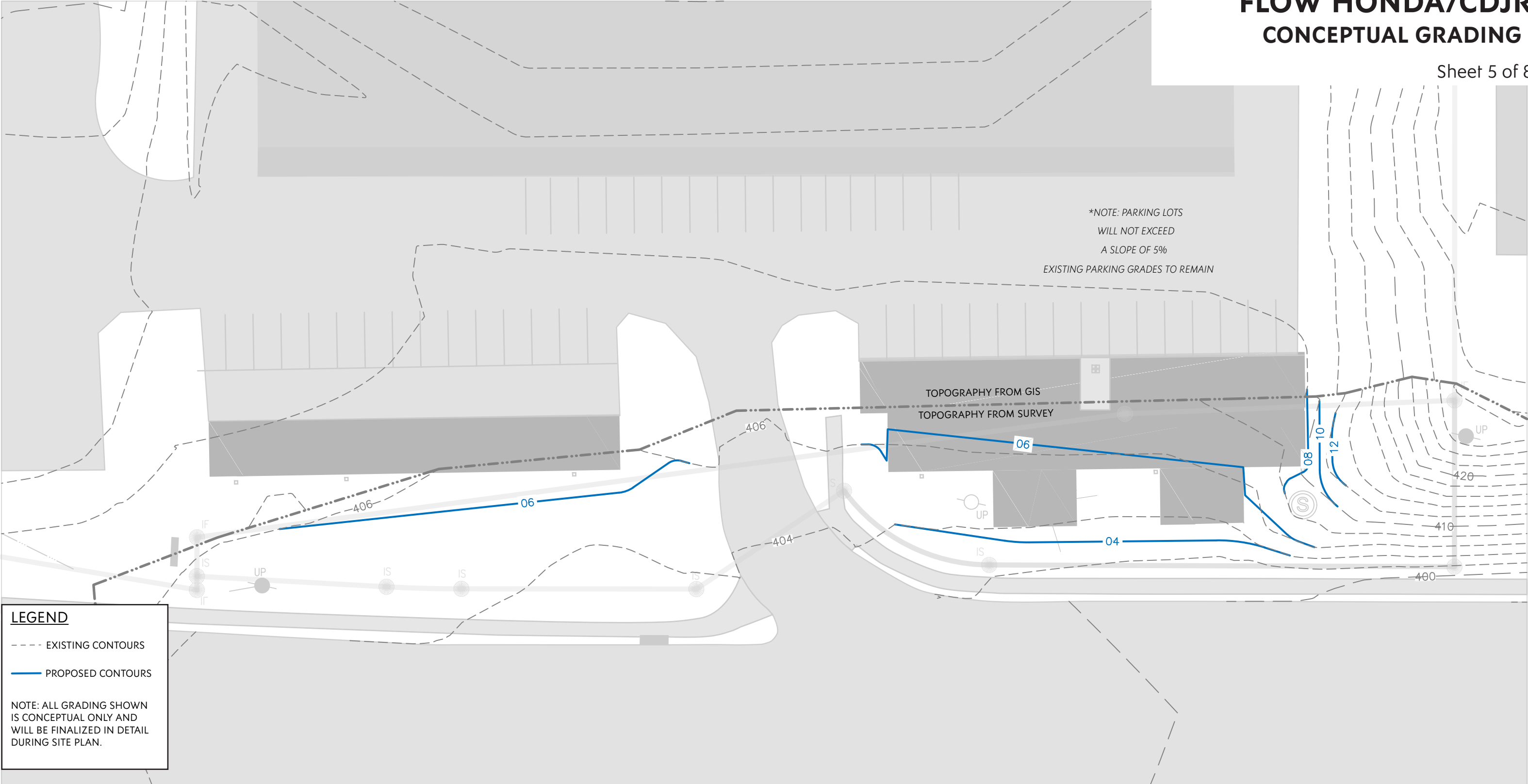
TMP 45-68D4
Submitted 23 July 2025
Revised 26 September 2025
Project: 23.039

SHIMP ENGINEERING, P.C.

FLOW HONDA/CDJR

CONCEPTUAL GRADING

Sheet 5 of 8

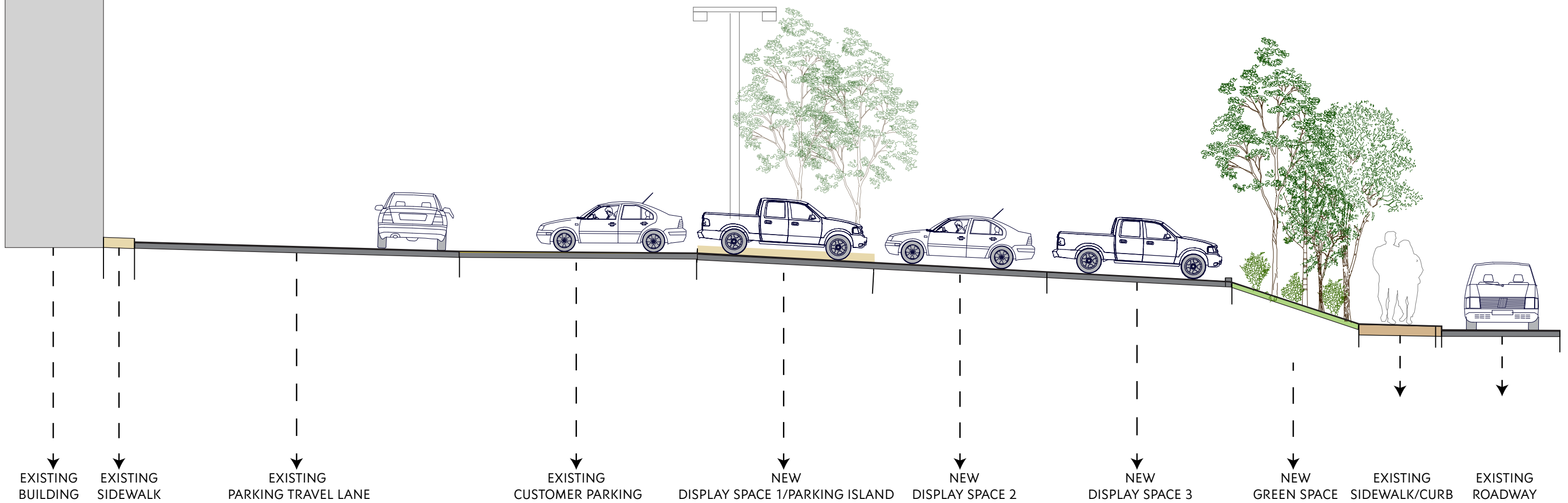
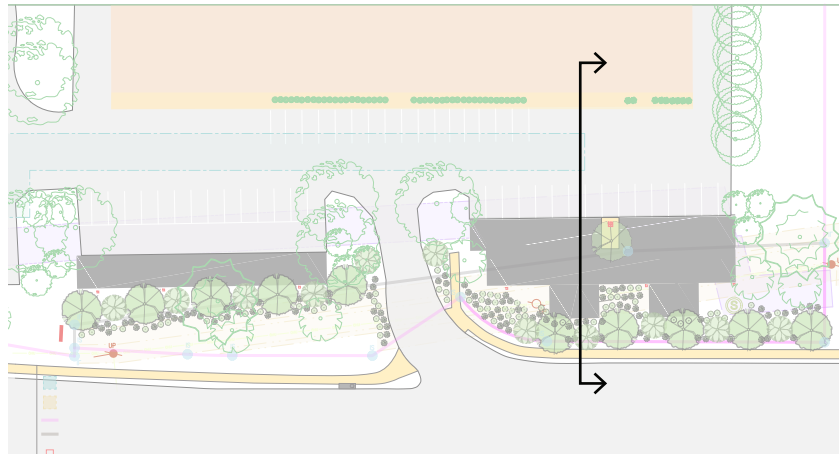


TMP 45-68D4
Submitted 23 July 2025
Revised 26 September 2025
Project: 23.039

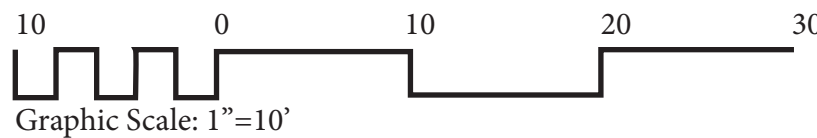
FLOW HONDA/CDJR

CONCEPTUAL SITE SECTION

Sheet 6 of 8



EXISTING BUILDING EXISTING SIDEWALK EXISTING PARKING TRAVEL LANE EXISTING CUSTOMER PARKING NEW DISPLAY SPACE 1/PARKING ISLAND NEW DISPLAY SPACE 2 NEW DISPLAY SPACE 3 NEW GREEN SPACE EXISTING SIDEWALK/CURB EXISTING ROADWAY



TMP 45-68D4
Submitted 23 July 2025
Revised 26 September 2025
Project: 23.039

EXISTING CANOPY	INCREASE IN HEIGHT IN 10 YRS. (Y)	DIAMETER AS A FUNCTION OF HEIGHT (MULTIPLIER R)
Species		
Sweetgum	25.00'	.75
Maple	20.30'	.72
Oak	17.14'	.73
	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) = 49.84'

STEP 3: DETERMINE CREDIT FOR ENCROACHMENT OF PRESERVED TREES INTO DISTURBED/OPEN AREAS OVER 10 YEARS
D2 - D1 = Canopy encroachment into open areas
49.84' - 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 maturity
(Existing tree area saved on-site) + (additional branch growth into open areas- see step 3 above) = resultant/new encroachment area
(4190) + (4664) = 8854 SF (0.20 AC)

STEP 5: DETERMINE TOTAL CANOPY CREDIT FOR SAVED TREES
Calculate areas of canopy saved on-site. Multiply by 1.25.
(Existing tree area saved on-site)
(4190) X (1.25) = 5237.5 SF (0.01 AC) [THIS IS THE CANOPY CREDIT]

STEP 6: DETERMINE REQUIRED CANOPY
[Basis for Canopy- see calculations below] X (X) = X SF (Y AC)
(4.75) X (10.10) = 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 judgement.

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 years (height + 10 yr growth)	Width in 10 years (width x multiplier)	Area of Canopy (sq ft)	Total area of Canopy
Trident Maple	7	10	20	30.00	1.73	30.000	707
Red Sunset Maple	15	12	9	21.00	0.9	21.000	355
American Hornbeam	6	12	9	21.00	0.9	18.900	280
Cryptomeria	19	7	30	37.00	0.225	8.325	54
Kousa Dogwood	13	10	12	22.00	0.74	16.280	208
Hawthorn	9	10	7	17.00	0.9	15.300	184
Palmore Green Ash	46	14	15	29.00	0.85	24.650	477
Green Luster Holly	35	2	4	6.00	1	6.000	28
Inherry	47	8	10	18.00	0.57	10.260	83
Magnolia	35	8	10	18.00	0.57	10.260	83
Bayberry	166	2.5	20	22.50	1	22.500	397
Otto Luyken Laurel	65	2	10	12.00	0.775	9.300	68
White Pine	10	8	20	28.00	0.503	14.084	156
Pin Oak	5	12	20	32.00	1.503	48.096	166
Arborvitae	8	7	10	17.00	0.25	4.250	14
Chinese Elm	8	16	20	36.00	3.503	126.108	12484
						TREE CANOPY (FT)	235,176
						TREE CANOPY (AC)	5.40

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

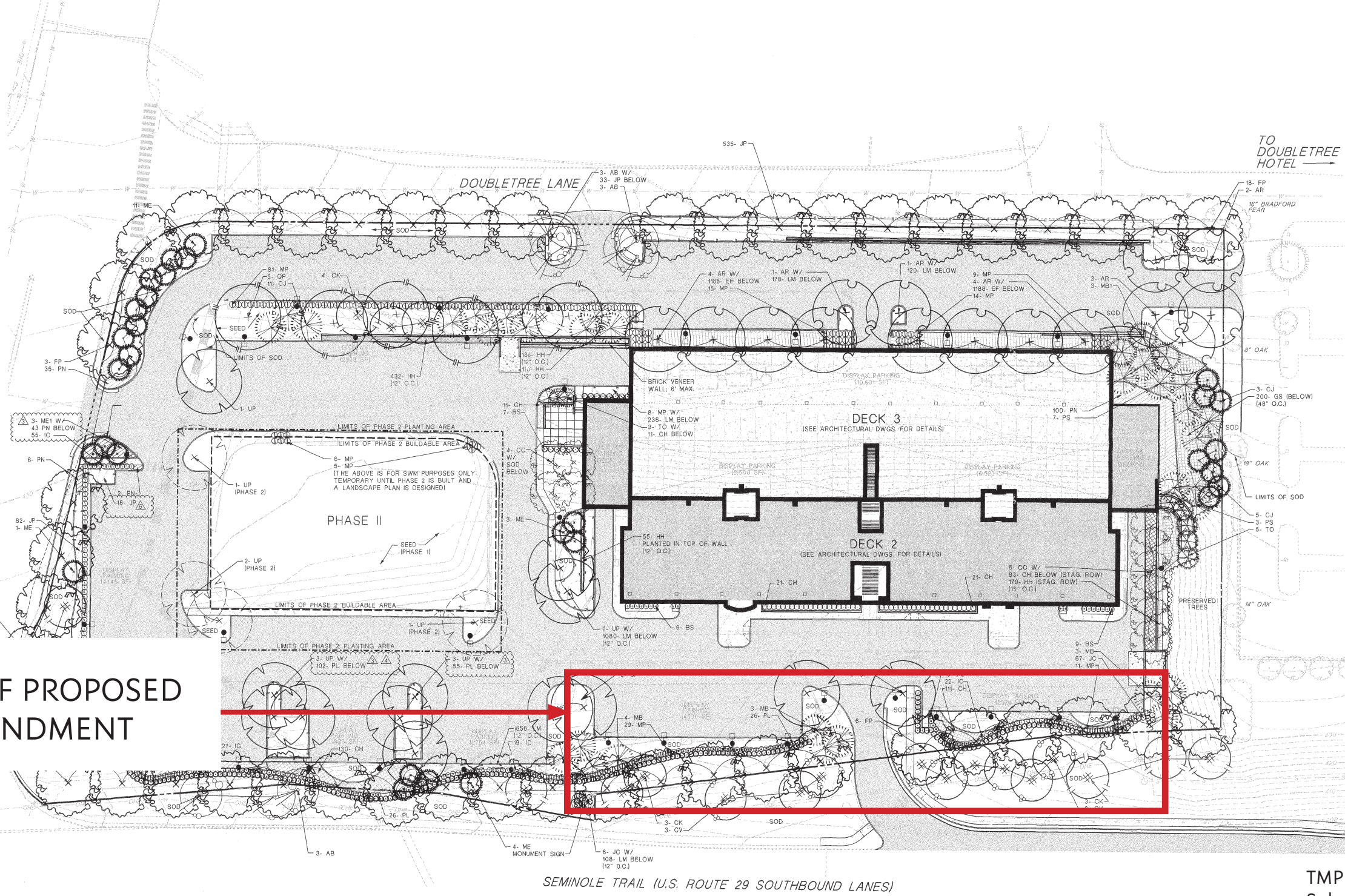
CH	Cotoneaster horizontalis	Rockspray Cotoneaster	453	7-8'	18-24"	3 G	Dense form, good color, well rooted in soil, 30" O.C.
CJ	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cryptomeria	19	2-2.5'	8-10"	3 G	Branched to ground, dense foliage, straight, pyramidal form
CK	Cornus kousa	Kousa Dogwood	13	2-2.5'	8-10"	3 G	Multi-trunk (3-5 trunks), dense, uniform branching
CV	Crataegus viridis 'Winter King'	Winter King Green Hawthorn	9	2-2.5'	8-10"	3 G	Straight trunk, branching begins at 2', balanced head, matched
EE	Eurospirus tortuosa var. coloratus	Purpleleaf Wintercreeper	2378	4-6'	1-2"	4" pot (1 pint)	Dense form, good color, well rooted in soil, 12" O.C.
FP	Fraxinus pennsylvanica 'Palmore'	Palmore Green Ash	46	3.5-4"		3 G	Straight trunk, branching begins at 2', balanced head, matched
GS	Galearia sempervirens	Carolina Jasmine	200			1 G	Dense form, healthy color, uniform branching, 48" O.C.
HI	Hedera helix	English Ivy	953			2" plugs	Dense branching, well rooted, self-supporting stems
IC	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	96	24-30"		3 G	Dense form, healthy color, uniform branching, 36" O.C.
IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	44	24-30"		3 G	Dense form, healthy color, uniform branching, 36" O.C.
JC	Juniperus chinensis var. sargentii 'Glaucia'	Sargent Juniper	233	18-24"		3 G	Dense form, good color, well rooted in soil, 36" O.C.
JP	Juniperus chinensis 'Parsoni'	Parson's Juniper	638	18-24"		3 G	Dense form, healthy color, uniform branching, 36" O.C.
LM	Liriodendron muscari 'Majestic'	Majestic Liriodendron	3378			4" pot (1 pint)	Dense form, healthy color, uniform branching, 12" O.C.
MB	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia	10	10-12'		3 G	Branched to ground, dense foliage, straight, pyramidal form
MB1	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia	6	8-10"		3 G	Branched to ground, dense foliage, straight, pyramidal form
ME	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	19	8-10"		3 G	Branched to ground, dense foliage, straight, pyramidal form
ME1	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	4	8-10"		3 G	Branched to ground, dense foliage, straight, pyramidal form
MP	Myrica pensylvanica	Bayberry	196	24-30"		3 G	Dense form, healthy color, uniform branching, 48" O.C.
PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	228	24-30"		3 G	Dense form, healthy color, uniform branching, 36" O.C.
PN	Pennisetum alopecuroides 'Hamelin'	Hamlin Fountain Grass	272	8-10"		3 G	Dense form, good color, well rooted in soil, 36" O.C.
PS	Pinus strobus	White Pine	10	2-5-3'		3 G	Branched to ground, dense foliage, straight, pyramidal form
QP	Quercus palustris	Pin Oak	5	2-5-3'		3 G	Straight trunk, branching begins at 2', balanced head, matched
TO	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	8	7-8'		3 G	Branched to ground, dense foliage, straight, pyramidal form
UP	Ulmus parvifolia 'Athena'	Athena Chinese Elm	14	3.5-4"		3 G	Straight trunk, branching begins at 2', balanced head, matched

SP-2025-03 (AMENDMENT TO SP-2002-46)
CONCEPT PLAN + EXHIBITS

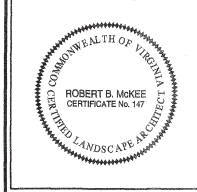
FLOW HONDA/CDJR

SDP-2003-67 APPROVED LANDSCAPING

Sheet 7 of 8



AREA OF PROPOSED AMENDMENT



BROWN AUTO PARK
Albemarle County, Virginia
LANDSCAPE AND LIGHTING PLAN

Revisions:
1. 9/2/03 COUNTY REVISIONS
3. 11/10/03 ARB & ACSA COMMENTS
4. 11/18/03 ARB COMMENTS
6. 12/12/03 ZONING COMMENTS

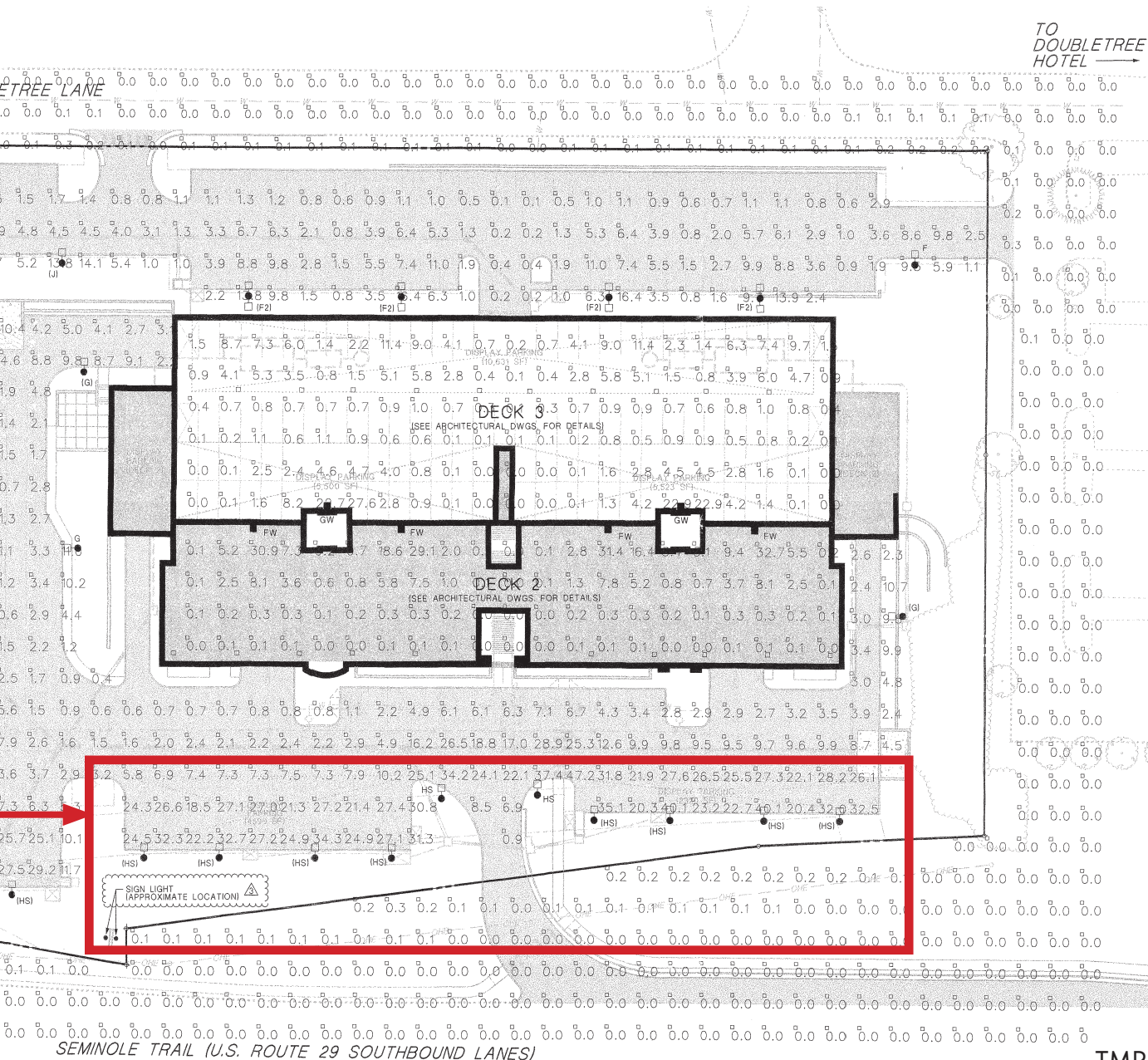
Scale: 1" = 30'
Date: 7/28/03

TMP 45-68D4
Submitted 23 July 2025
Revised 26 September 2025
Project: 23.039

THIS SHEET TO BE USED FOR | || |

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

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



A circular professional engineer seal for the Commonwealth of Virginia. The outer ring of the seal contains the text "COMMONWEALTH OF VIRGINIA" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small decorative dots. In the center of the seal, the name "ROBERT B. MCKEE" is printed above the number "NO. 7783".

BROWN AUTO PARK
Albemarle County, Virginia
PHOTOMETRIC PLAN

Revisions:
1. 9/2/03 COUNTY REVISIONS
3. 11/10/03 ARB & ACSA COMMENTS
4. 11/18/03 ARB COMMENTS

Scale: 1" = 30'

Date: 7/28/03

TMP 45-68D4
Submitted 23 July 2025
Revised 26 September 2025
Project: 23.039

THIS SHEET TO BE USED FOR