SP-2025-03 (AMENDMENT TO SP-2002-46)

CONCEPT PLAN + EXHIBITS

FLOW HONDA/CDJR

TMP 45-68CD4

project ID: 23.039

Submitted 23 July 2025

Revised 26 September 2025

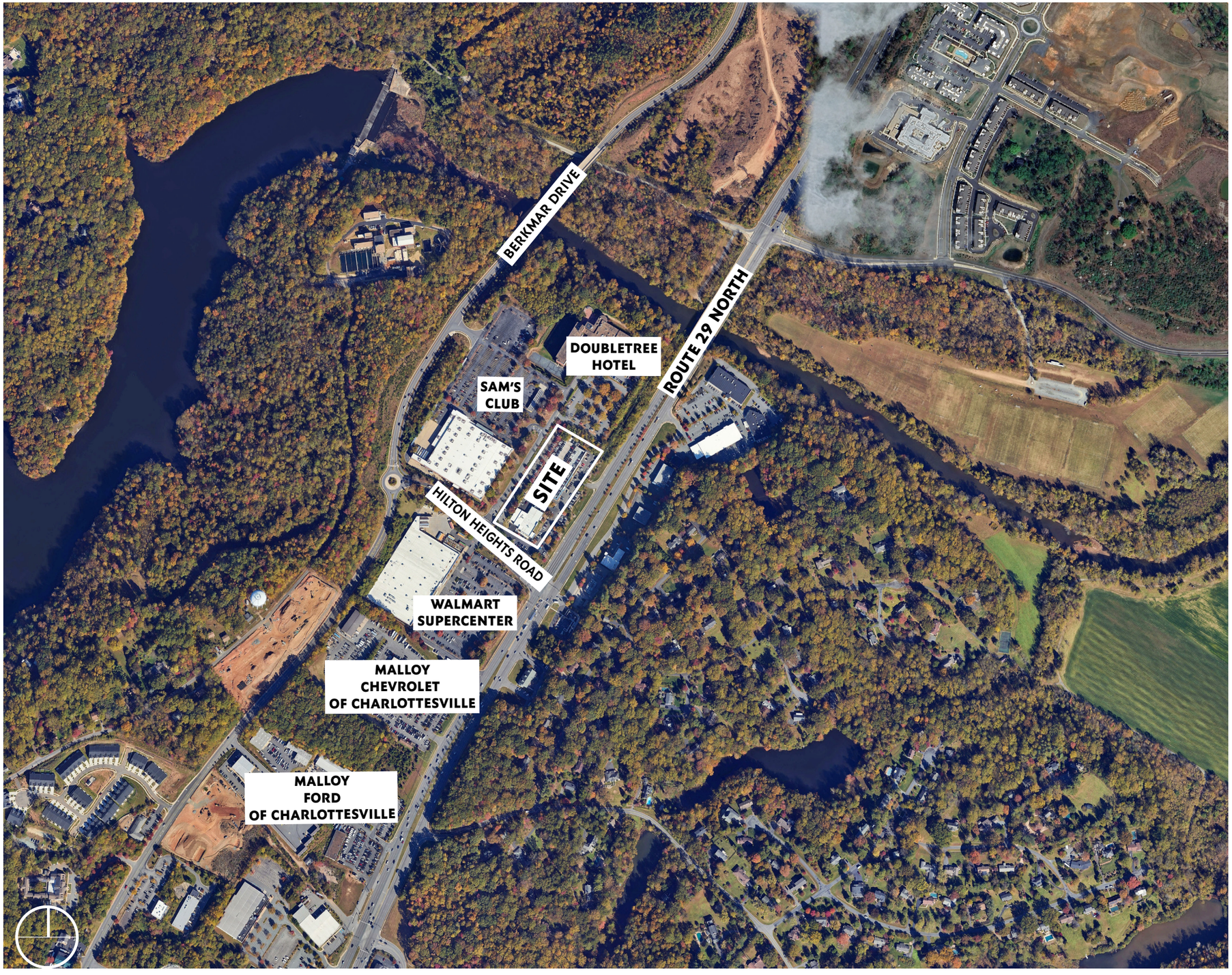


Image provided by Google Maps

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

SHIMP ENGINEERING, P.C.

FLOW HONDA/CDJR
SITE & ZMA/SP DETAILS

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. Addittional 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.

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FLOW HONDA/CDJR

EXISTING CONDITONS

EXISTING BUILDING

EXISTING PARKING

EXISTING DISPLAY AREA

FORMER BOUNDARY

IF
IS
UP
IS
IS
IS
IF
IS
UP
IS
IS

EXISTING TREES

TREES TBR

NEW BOUNDARY --
ROW AQUIRED PER INST#202500006611

LEGEND

- EXISTING TREE/ SHRUB
- TREE/SHRUB TBR
- BOUNDARY IRON
- ESMT SAN
- ESMT WATER
- ESMT UTILITY
- NEW BOUNDARY
- FORMER BOUNDARY
- EXISTING LIGHTING

30 0 30 60 90

Graphic Scale: 1”=30’

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FLOW HONDA/CDJR
CONCEPT PLAN

EXISTING HONDA FLOW CHRYSLER DODGE JEEP RAM

EXISTING PARKING
CUSTOMER

EX. TREE (TYP)

**NOTE: PARKING LOTS WILL NOT EXCEED A SLOPE OF 5%*

EXISTING PARKING
(TO REMAIN)
CUSTOMER

EXISTING DISPLAY AREA
(TO REMAIN)

NEW DISPLAY AREA (+/- 15 SPACES)

EXISTING DISPLAY AREA
(TO BE CONVERTED TO PARKING)
CUSTOMER

NEW DISPLAY AREA (16 SPACES)

NEW DISPLAY AREA (+/- 15 SPACES)

PREVIOUS BOUNDARY

NEW DISPLAY AREA (+/- 3 SPACES)

NEW DISPLAY AREA (+/- 3 SPACES)

HONDA SIGN

EX. TREE (TYP)

SHRUBS/LOW-GROWING PLANTS
AS ALLOWED IN EASEMENTS

LARGE TREES 35' O.C. WITH INTERSPERSED
ORNAMENTAL TREES AND SHRUBS

NEW BOUNDARY -
ROW AQUIRED PER INST#202500006611

LEGEND

- EXISTING TREE/ SHRUB
- PROPOSED TREE/ SHRUB
- BOUNDARY IRON
- ESMT SAN
- ESMT WATER
- ESMT UTILITY
- NEW BOUNDARY
- PREVIOUS BOUNDARY
- LIGHTING

NOTE: PLAN IS CONCEPTUAL IN NATURE ONLY. EXACT QUANTITY AND LOCATION OF IMPROVEMENTS TO BE DETERMINED AT SITE PLAN.

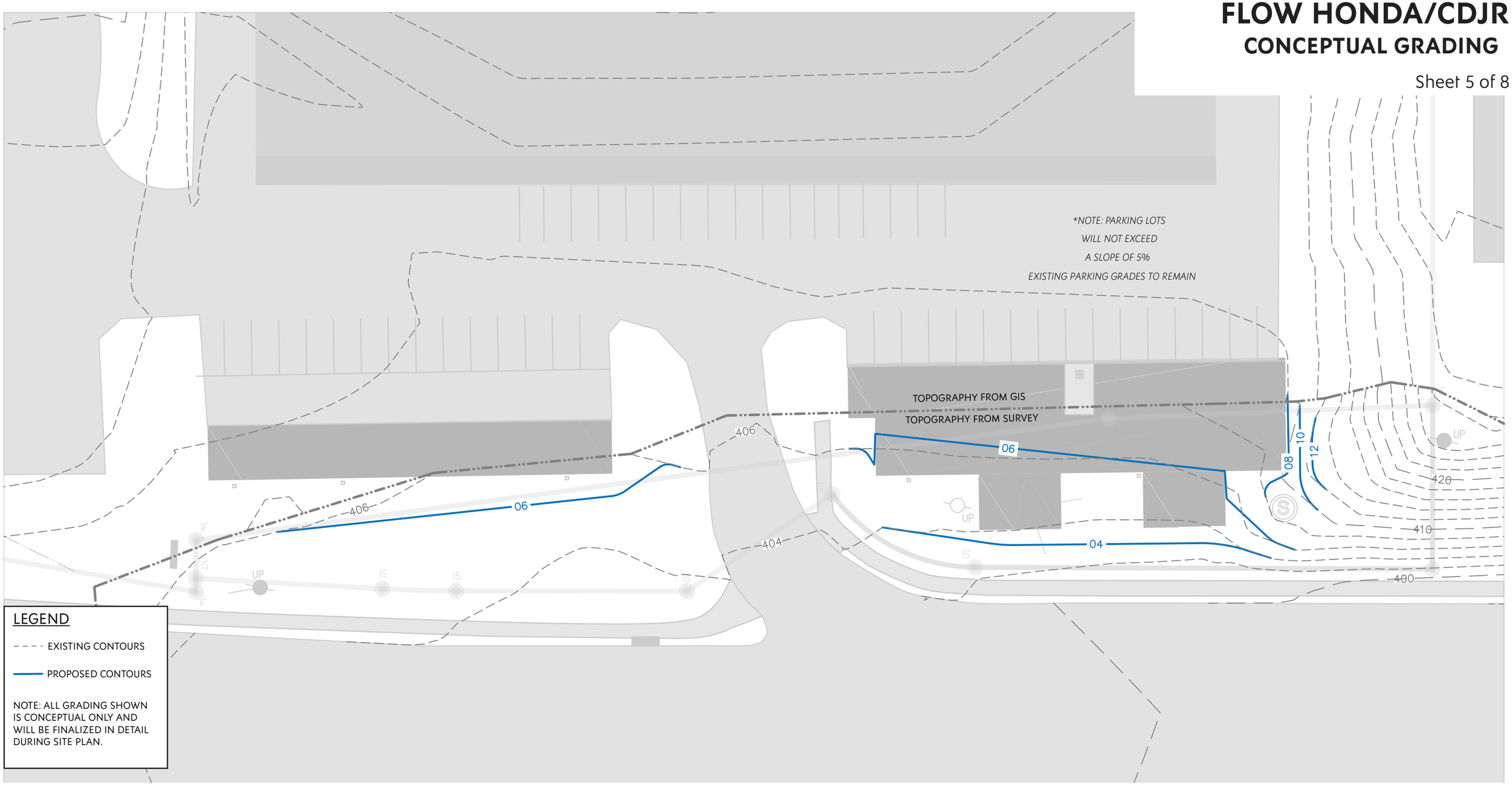
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Graphic Scale: 1"=30'

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FLOW HONDA/CDJR
CONCEPTUAL GRADING

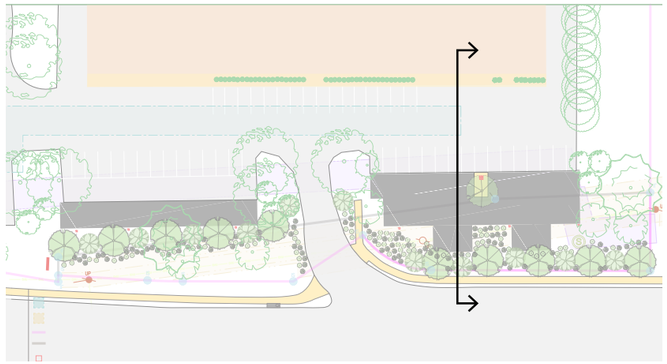


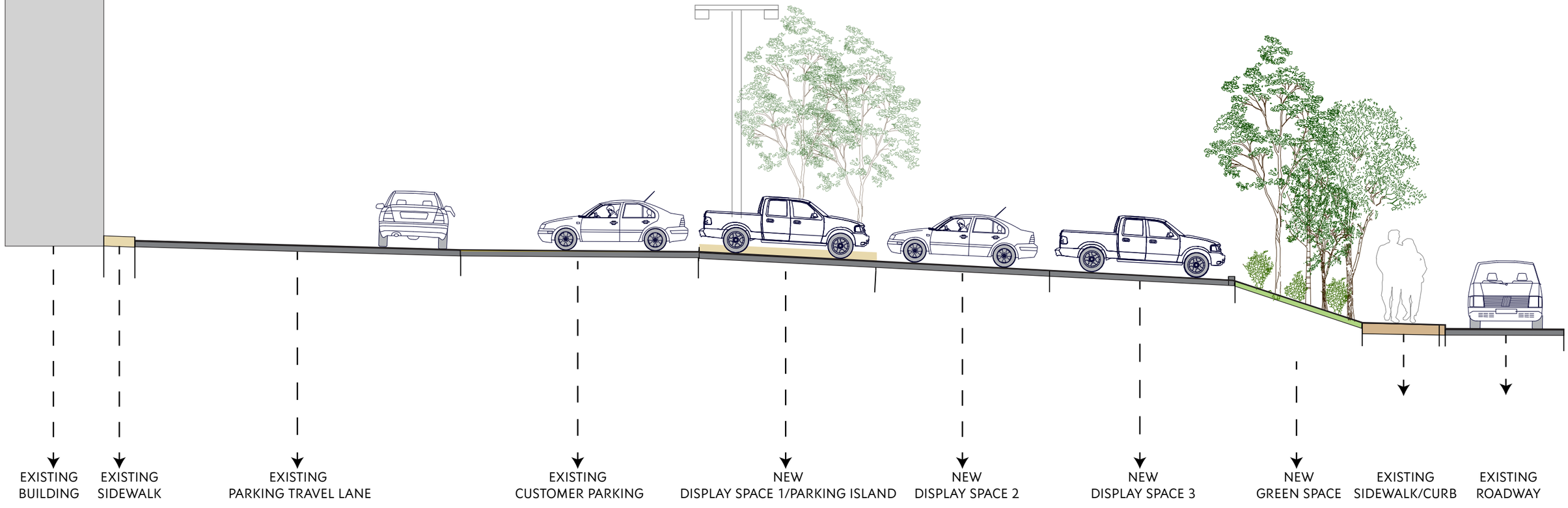
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SHIMP ENGINEERING, P.C.

FLOW HONDA/CDJR
CONCEPTUAL SITE SECTION





10 0 10 20 30
Graphic Scale: 1”=10’

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FLOW HONDA/CDJR

SDP-2003-67 APPROVED LANDSCAPING

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

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) + (4684) = 8874 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) = 523.75 SF (0.01 AC.) (THIS IS THE CANOPY CREDIT)

STEP 6: DETERMINE REQUIRED CANOPY
(Basis for Canopy- see calculations below) X (%) = X SF (Y AC.)
(4.75) x (0.10) = 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)

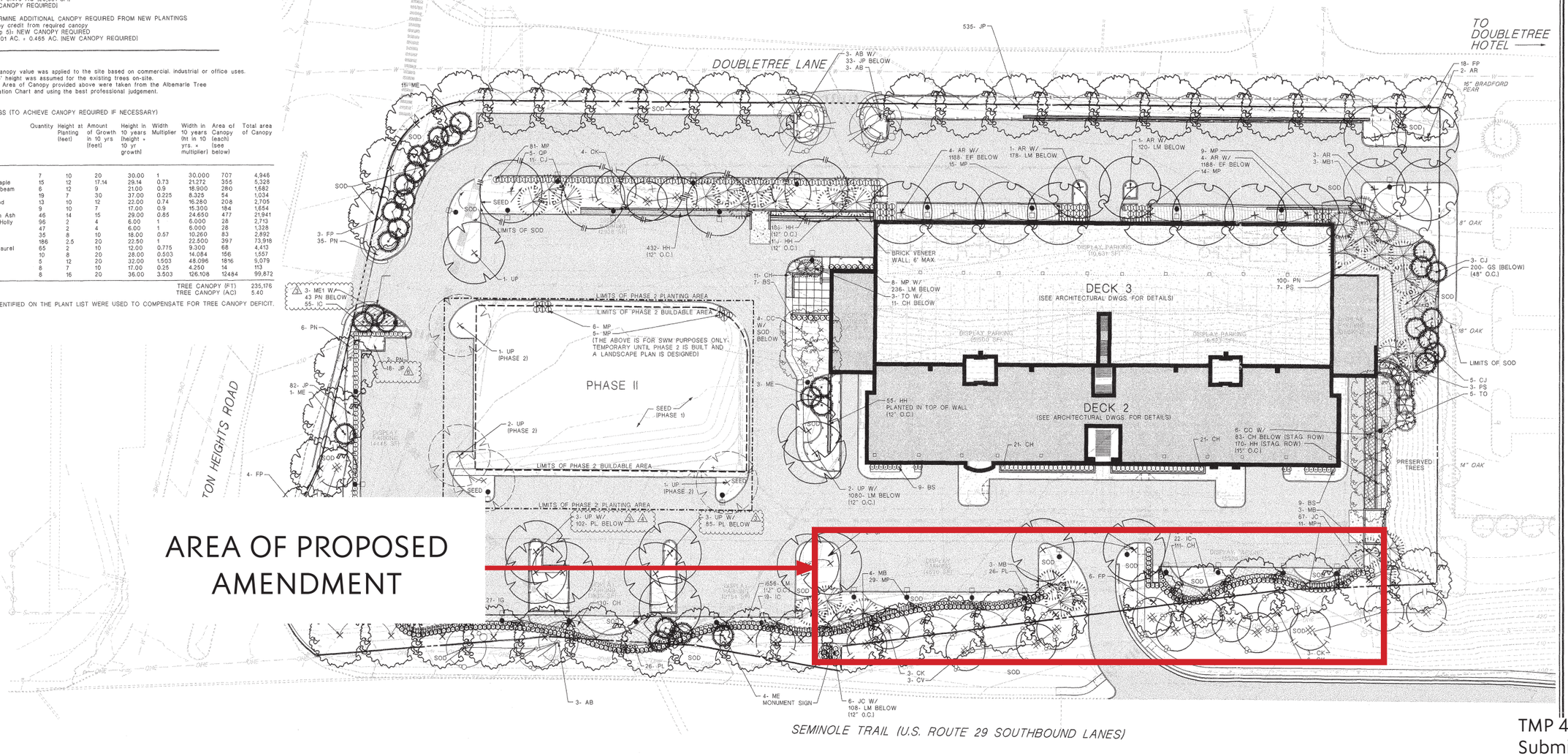
NOTES:
A 10% Tree Canopy value was applied to the site based on commercial, industrial or office uses.
An average 35' height was assumed for the existing trees on-site.
Values for the Area of Canopy provided above were taken from the Albemarle Tree Canopy Calculation Chart and using the best professional 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 Multiplier	Width in 10 years (ht in 10 yrs. x multiplier)	Area of Canopy (each) (see below)	Total area of Canopy
Trident Maple	7	10	20	30.00	1	30.000	707	4,946
Red Sunset Maple	15	12	17.14	29.14	0.73	21.272	355	5,328
American Hornbeam	6	12	9	21.00	0.9	18.900	280	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	15.300	184	1,654
Patmore Green Ash	46	14	15	29.00	0.85	24.650	477	21,941
Green Luster Holly	96	2	4	6.00	1	6.000	28	2,713
Inkberry	47	2	4	6.00	1	6.000	28	1,328
Magnolia	35	8	10	18.00	0.57	10.260	83	2,892
Bayberry	166	2.5	20	22.50	1	22.500	397	73,916
Otto Luyken Laurel	65	2	10	12.00	0.775	9.300	68	4,413
White Pine	10	8	20	28.00	0.503	14.084	156	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	126.108	12484	99,872
						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.

CC	Cephalotaxus harringtonia	Harrington Nutgrass, Musclewood	10	2.5-3'		B&B	Straight trunk; branching begins at 2'; balanced head
CH	Cotoneaster horizontalis	Rockspray Cotoneaster	453		18-24"	3 G	Dense form; good color; well rooted in pot; 30" O.C.
CJ	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cryptomeria	19		7-8'	B&B	Branched to ground; dense foliage, straight, pyramidal form
CK	Cornus kousa	Kousa Dogwood	13	2-2.5'		B&B	Multi-trunk (3-5 trunks); dense, uniform branching
CV	Crataegus viridis 'Winter King'	Winter King Green Hawthorn	9	2-2.5'	8-10'	B&B	Straight trunk; branching begins at 2'; balanced head; matched
EF	Euonymus fortunei var. coloratus	Purpleleaf Wintercreeper	2376			4" pot (1pint)	Dense form; good color; well rooted in pot; 12" O.C.
FP	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	46	3.5-4"		B&B	Straight trunk; branching begins at 2'; balanced head; matched
GS	Gelsemium sempervirens	Carolina Jasmine	200			1 G	Dense form; healthy color; uniform branching; 48" O.C.
HH	Hedra helix	English Ivy	953			2" plugs	Dense branching; well rooted, self-supporting stems
IC	Ilex crenata 'Green Lustre'	Green Luster 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 'Glauca'	Sargent Juniper	233		18-24"	3 G	Dense form; good color; well rooted in pot; 36" O.C.
JP	Juniperous chinensis 'Parsoni'	Parson's Juniper	638		18-24"	3 G	Dense form; healthy color; uniform branching; 36" O.C.
LM	Liriope muscari 'Majestic'	Majestic Liriope	3378			4" pot (1pint)	Dense form; healthy color; uniform branching; 12" O.C.
MB	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia	10		10-12'	B&B/cont	Branched to ground; dense foliage, straight, pyramidal form
MB1	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia	6		8-10'	B&B/cont	Branching begins at 2';dense foliage, straight, pyramidal form
ME	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	19		8-10'	B&B/cont	Branched to ground; dense foliage, straight, matched
ME1	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	4		8-10"	B&B/cont	Tree-form; branching begins at 3-4';dense foliage, straight; matched
MP	Myrica pennsylvanica	Bayberry	196		24-30"	5 G	Dense form; healthy color; uniform branching; 48" O.C.
PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	228		24-30"	5 G	Dense form; healthy color; uniform branching; 36" O.C.
PN	Pennisetum alopgcuroides 'Hameln'	Hamlin Fountain Grass	272			3 G	Dense form; good color; well rooted in pot; 36" O.C.
PS	Pinus strobus	White Pine	10		8-10'	B&B	Branched to ground; dense foliage, straight, pyramidal form
QP	Quercus palustris	Pin Oak	5	2.5-3"		B&B	Straight trunk; branching begins at 2'; balanced head, matched
TO	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	8		7-8'	B&B/cont	Branched to ground; dense foliage, straight, pyramidal form
UP	Ulmus parvifolia 'Athena'	Athena Chinese Elm	14	3.5-4"		B&B	Straight trunk; branching begins at 2'; balanced head, matched



AREA OF PROPOSED AMENDMENT

COMMONWEALTH OF VIRGINIA
ROBERT B. McKEE
CERTIFICATE No. 147
CERTIFIED LANDSCAPE ARCHITECT

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

SHIMP ENGINEERING, P.C.

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

FLOW HONDA/CDJR

SDP2003-00067 APPROVED LIGHTING

Sheet 8 of 8

CONSTRUCTION
- Precision die-cast aluminum housing.
- One-piece fully gasketed, die-cast aluminum lens frame.
- Construction and gasketing prohibit dust, moisture, and bug entry.
- Toolless entry into housing/lamp chamber via downlens frame latch.
- Corrosion resistant Duraplex II bronze polyester powder coated finish.
- Optional designer finishes available. See page 281 in the Excel Inc catalog.

ELECTRICAL
- Porcelain spring-loaded 4KV pulse rated socket-except base.
- High Power Factor CWA ballast.
- Electrical components mounted to hinged ballast tray.
- Starting temperature: 120(HPS)-40?F/-40?C, MMA/B-0-0?F/-20?C.

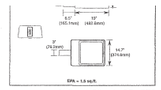
OPTICS
- One-piece hydroformed anodized aluminum reflector.
- Type IV reflector incorporates segmented inserts.
- 400W MA Type II and IV optics require reduced outer jacketed lamps.

MOUNTING
- Factory installed die-cast aluminum arm.
- Arm contains integral wiring/splice chamber via side access.
- Key slot design provides one person installation.
- Handle-free wiring.

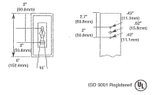
WARRANTY/LISTINGS
- UL 1572 listed for wet locations.
- Published five year limited warranty.

ORDERING GUIDE EXAMPLE

SMR	150	MA	Universal	-	1
SMR					
Family	Wattage	Distribution	Source	Options	Voltage
SMR	150=150(HPS)/150(MH) 175=175(MV)/175(MH) 250=250(MV)/400(MH) 400=400(HPS)/400(MH) 1K=1000(HPS)/1000(MH) 1K5=1500(HPS)/1500(MH) 2K=2000(HPS)/2000(MH)	2 3 4 5 7 9 4 9	MA LX	See submenu's, end of list section.	1 120=120 208=208 240=240 277=277 480=480 347=347 R=120-277

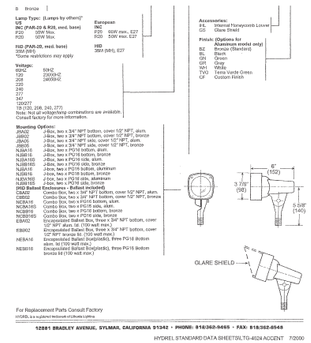


150 to 400 Watt (MA) Metal Halide
100 to 400 Watt (LX) High Pressure Sodium



NOTES:
1. CONTRACTOR TO REFER TO SUPPLIER FOR ORDERING, VERIFICATION OF BOLT PATTERN AND GROUNDING REQUIREMENTS.
2. FINISH COLOR AS NOTED.
3. SUPPLIER: EXCELINE, UNION, NEW JERSEY; 908-964-7000

A/9 **POLE LIGHT**
MANUFACTURER SPECIFICATION SHEET N.T.S.



NOTES:
1. CONTRACTOR TO REFER TO SUPPLIER FOR ORDERING, VERIFICATION OF BOLT PATTERN AND GROUNDING REQUIREMENTS.
2. FINISH COLOR AS NOTED.
3. SUPPLIER: HYDREL, SYLMAR, CALIFORNIA; 818.362.9465

B/9 **SIGN LIGHT** ⚠
MANUFACTURER SPECIFICATION SHEET N.T.S.

☐●	20	HS	SINGLE	107300	1.000	SMR1004MA - SMR03
☐●	4	J	SINGLE	33400	1.000	SMR402MA

ALL FIXTURES ARE SHOWN MOUNTED 20 FEET ABOVE FINISHED GRADE

FIXTURES NOTED IN PARENTHESIS ( ) SHALL BE PLACED ON 24" CONCRETE BASES.

FIXTURES NOT NOTED IN PARENTHESIS ( ) THAT ARE AROUND PARKING AND TRAVELWAYS IN LAWN AREAS SHALL BE MOUNTED ON CONCRETE BASES 3" HIGHER THAN FINISHED GRADE.

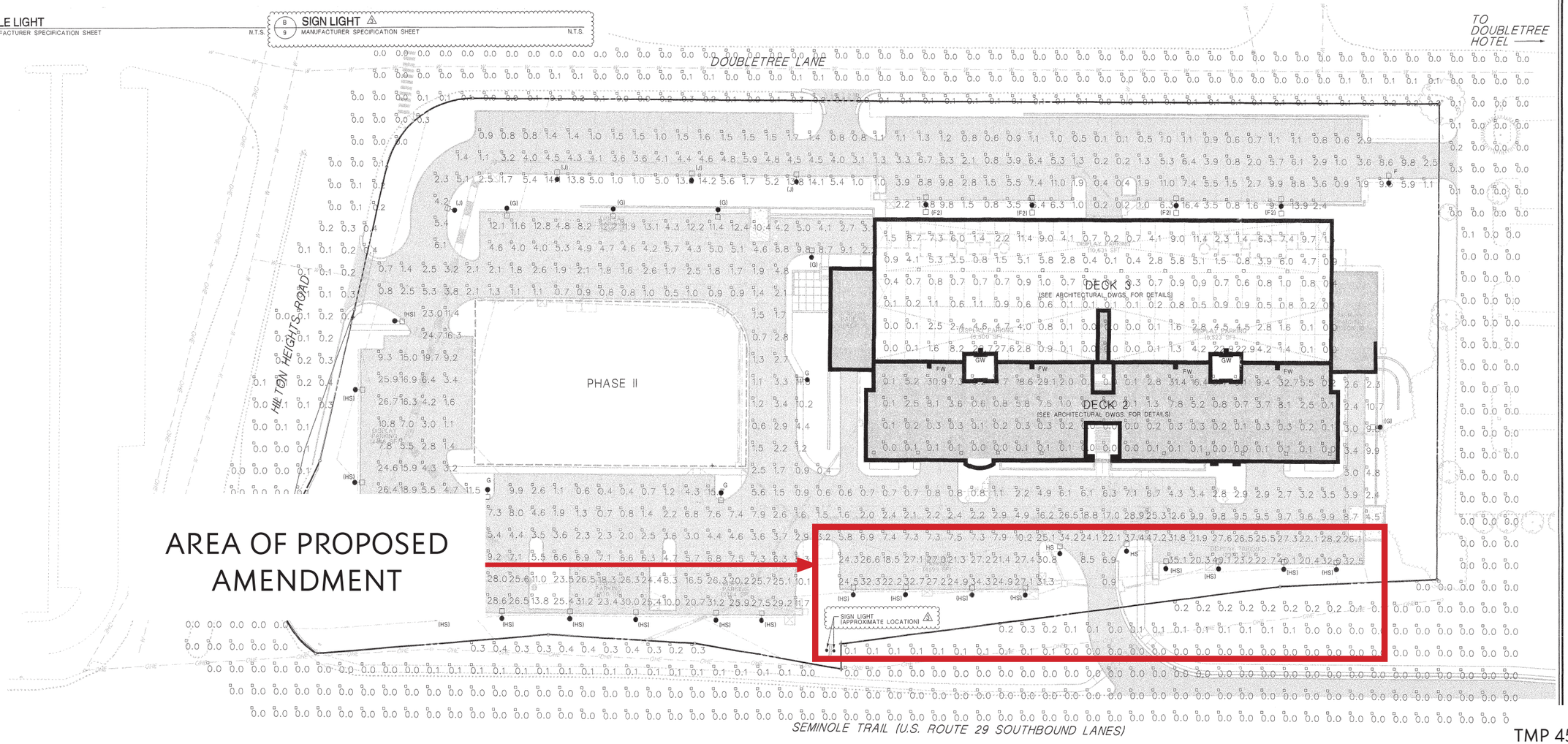
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Rear Area FC Spill	Illuminance	Fc	0.04	0.3	0.0	0.00	0.00
Upper Paved Lot FC	Illuminance	Fc	3.87	16.4	0.1	38.70	164.00
Upper Deck FC	Illuminance	Fc	2.79	27.6	0.0	0.00	0.00
Lower Deck FC	Illuminance	Fc	3.15	32.7	0.0	0.00	0.00
FC Spill at Prop Line	Illuminance	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 VALUES SHOWN ARE HORIZONTAL "INITIAL" FOOTCANDLES AT GRADE
SEVERE ELEVATION CHANGES ARE INCLUDED IN CALCULATIONS TO SIMULATE ACTUAL CONDITIONS
VALUES DO NOT INCLUDE SUPPLEMENTAL LIGHTING FROM ADJACENT PROPERTIES OR STREETS

Label	Avg	Max	Min	Avg/Min	Max/Min
FRONT ROW DISPLAY FC	21.55	42.2	0.9	23.94	46.89

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

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



AREA OF PROPOSED AMENDMENT

COMMONWEALTH OF VIRGINIA
ROBERT B. MCKEE
NO. 7783
PROFESSIONAL ENGINEER

BROWN AUTO PARK
Albemarle County, Virginia
PHOTOMETRIC PLAN

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