

MAJOR SITE PLAN AMENDMENT

FLOW KIA

SDP 2024
AMENDMENT TO SDP200200130
PARCEL ID 07800-00-00-009A0
and 07800-00-00-011B1
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
		PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		BUILDING
		RETAINING WALL
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		MATERIAL
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
		FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
		OVERHEAD UTILITY
		UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
		ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
		SANITARY SEWER LATERAL
		WATER
		WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
		GAS LINE
		EASEMENTS
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

OWNER

Parcels 9A and 11B1
Flow 1390 Richmond LLC
500 West Fifth Street
Suite 1800
Winston-Salem, NC 27101

DEVELOPER

Same as Owner

ZONING

HC - Highway Commercial
Steep Slopes - Managed only
EC - Entrance Corridor
SP200200027 was approved on August 14, 2002. SDP200200130 was approved on May 12, 2003. SP200700023 was approved on September 5th and SDP200500135 was approved sometime around August 2009.

SETBACKS

FRONT MINIMUM: 10 feet from the right-of-way
FRONT MAXIMUM: None
SIDE MINIMUM: None
SIDE MAXIMUM: None
REAR MINIMUM: None
REAR MAXIMUM: None

STEPBACKS

FRONT: 15' for each story above 4'
SIDE AND REAR: None

DISTRICT

Rivanna

SOURCE OF TITLE

Instrument # 202300005830 (both parcels)

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary and physical survey provided by Bock and Clark Corporation, February 5, 2023
Two (2)-ft contours are provided in a field survey provided by Foresight Surveying P.C. on December 27, 2023
Supplementary data (managed slopes) provided by Albemarle County GIS

BENCHMARK

NAVD88

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective February 04, 2005 (Community Panel 51003C0287D) no portion of this property lies within the floodplain.

RESERVOIR WATERSHED

This site is not within a public water supply watershed.

WATER & SANITARY SERVICES

Site is served by Albemarle County Service Authority.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer or designee it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority (ACSA) inspectors. The contractor will be responsible for notifying the proper ACSA officials at the start of the work.
- The Albemarle County Service Authority shall have access to use the airspace above the locations of construction for the flight of unmanned aerial vehicles for the purpose of imagery collection.
- The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown are only approximately correct. The contractor shall, on his own initiative, locate all underground lines and structures, as necessary.
- All materials and construction shall comply with the current edition of the general water and sewer construction specifications, as adopted by the ACSA.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
- All water and sewer pipes shall have a minimum of three and a half (3.5) feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provide adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- The contractor shall be responsible to comply with the no-lead regulation regarding brass fittings effective January 4, 2014 (senate bill 3874 which amends the safe drinking water act).
- The sewer lateral beyond the connection at the sewer main shall be private. The sewer lateral stub-out shall undergo the ACSA low-pressure air test to satisfy county testing requirements. Visual inspection of the sewer lateral stub-out shall be witnessed by the county building inspections department. This inspection shall occur under an "other plumbing" permit which must be obtained by the contractor.
- The sewer lateral beyond the connection at a manhole shall be private. Visual inspection and pressure testing of the sewer lateral shall be witnessed by the county building inspections department. This inspection shall occur under an "other plumbing" permit which must be obtained by the contractor.
- The fire sprinkler main downstream of the gate valve is private. Visual inspection and testing of the fire sprinkler main downstream of the gate valve shall be witnessed by the county building inspections department. This inspection shall occur under an "other plumbing" permit which must be obtained by the contractor.
- All flushing of fire sprinkler mains shall not occur until approval is given by the ACSA.
- Prior to backflow prevention device testing and the establishment of water service, all backflow prevention device installations shall meet the ACSA backflow requirements as detailed in section 8 of the most recent revision of the ACSA rules and regulations.
- A deed of easement and easement plat for the utility easements, approved by the ACSA, shall be recorded prior to any water and/or sewer service being established.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.

BUILDING HEIGHTS

Maximum Allowable: 65'
Proposed Height: 22'
Maximum Stories Allowed: 4 (without setback)

EXISTING USE

11,100 sf vehicle sales and service

PROPOSED USE

12,470 sf vehicle sales and service center

LAND USE SCHEDULE

EXISTING	Area	%
Building	10,400 SF	9.5%
Pavement	63,121 SF	57.5%
Sidewalk	4,115 SF	3.8%
Impervious Area	77,636 SF	70.8%
Open Space	32,048 SF	29.2%
Total=	109,684 SF	(2.518 ac.)

PROPOSED	Area	%
Building	12,470 SF	11.4%
Pavement	64,802 SF	59.1%
Sidewalk	4,246 SF	3.8%
Impervious Area	81,518 SF	74.3%
Open space	28,166 SF	25.7%
Total=	109,684 SF	(2.518 ac.)

PARKING SCHEDULE

LOCATION	USE	REQUIRED	PROVIDED
Sales Center	10,500 SF Display/Sales Area	7	7
Service Center	11 Service Stalls (includes 2 wash bays)	44	44
	Additional Storage Spaces	N/A	56
Total Parking Spaces:		51	107
Total Outdoor Display Spaces:			51

ITE TRIP GENERATION

ITE TripGen, 11th Edition			AM			PM		
Use Description	ITE	Qty	in	out	Total	in	out	Total
Automobile Sales (New)	840	11 Service Bays	14	12	26	16	19	35
Total			14	12	26	16	19	35

Trip Generation reflects AM and PM peak hour traffic.

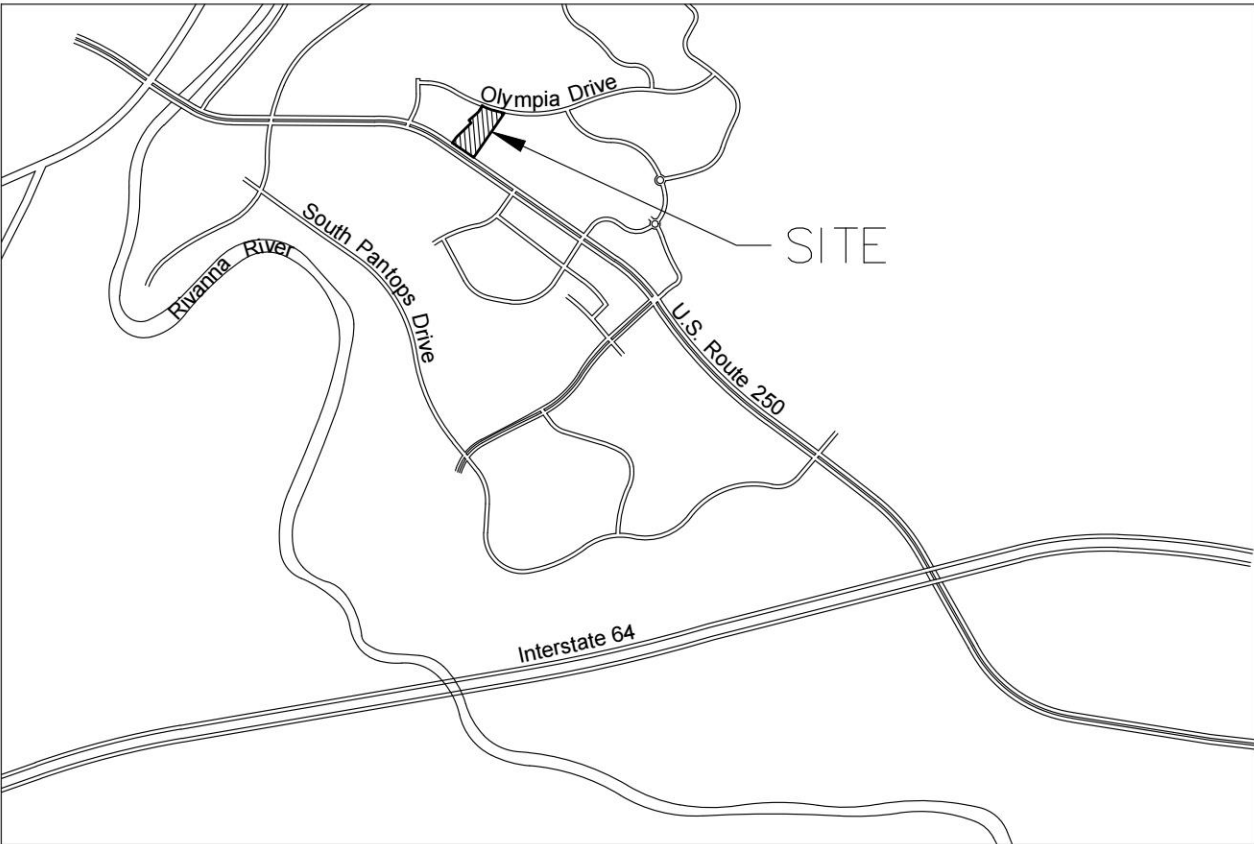
GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. The owner's approval of submittals will be general and will not relieve the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Building or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a permit. Asbestos removal permits are required is positive for such from Albemarle County and VDOL. Contact VDOL for additional requirements and permits for demolition projects.
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain, or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.

FIRE PREVENTION NOTES

- Smoking shall be prohibited in areas where smoking makes conditions such as to make smoking a hazard and these areas shall be designated with no smoking signs per Virginia Statewide Fire Prevention Code.
- Areas where smoking can occur, shall have appropriate receptacles for discarded smoking materials per Virginia Statewide Fire Prevention Code.
- Per the Virginia Statewide Fire Prevention Code, vehicular access for firefighting shall be provided at all construction and demolition sites, provide access to within 100 ft. of temporary or permanent fire department connections, and have no overhead wiring or other overhead obstructions lower than 13 ft. 6 inches; this access may be via permanent or temporary road, but shall be capable of supporting fire apparatus in all weather conditions.
- Contractor shall ensure the street numbers are always plainly visible from the frontage street during construction per the Virginia Statewide Fire Code.
- An approved water supply for firefighting operations shall be in place and available as soon as combustible materials arrive on site.
- Waste and combustible debris shall be removed from the building at the end of each day and disposed of in accordance with the Virginia Statewide Fire Code.
- Fire extinguishers shall be provided, with not less than one approved fire extinguisher at each stairwell, on all floor levels where combustible materials have accumulated, in every storage and construction shed and in areas of special hazards, such as where flammable and combustible liquids are stored or used, in accordance with the Virginia Statewide Fire Code.
- Operations involving the use of cutting and welding shall comply with the Virginia Statewide Fire Prevention Code and shall require a permit from the Albemarle County Fire Marshal's Office.

VICINITY MAP SCALE : 1"=1000'



Map provided by Google.com

SHEET INDEX

- C1 COVER
- C2 EXISTING BOUNDARY & EASEMENTS
- C3 EXISTING CONDITIONS & DEMOLITION
- C4 GENERAL DEVELOPMENT PLAN
- C5 SITE GRADING AND UTILITIES
- C6 LANDSCAPE PLAN
- C7 SITE DETAILS



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MAJOR SITE PLAN AMENDMENT FOR
FLOW KIA

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2024.02.19

REVISION:

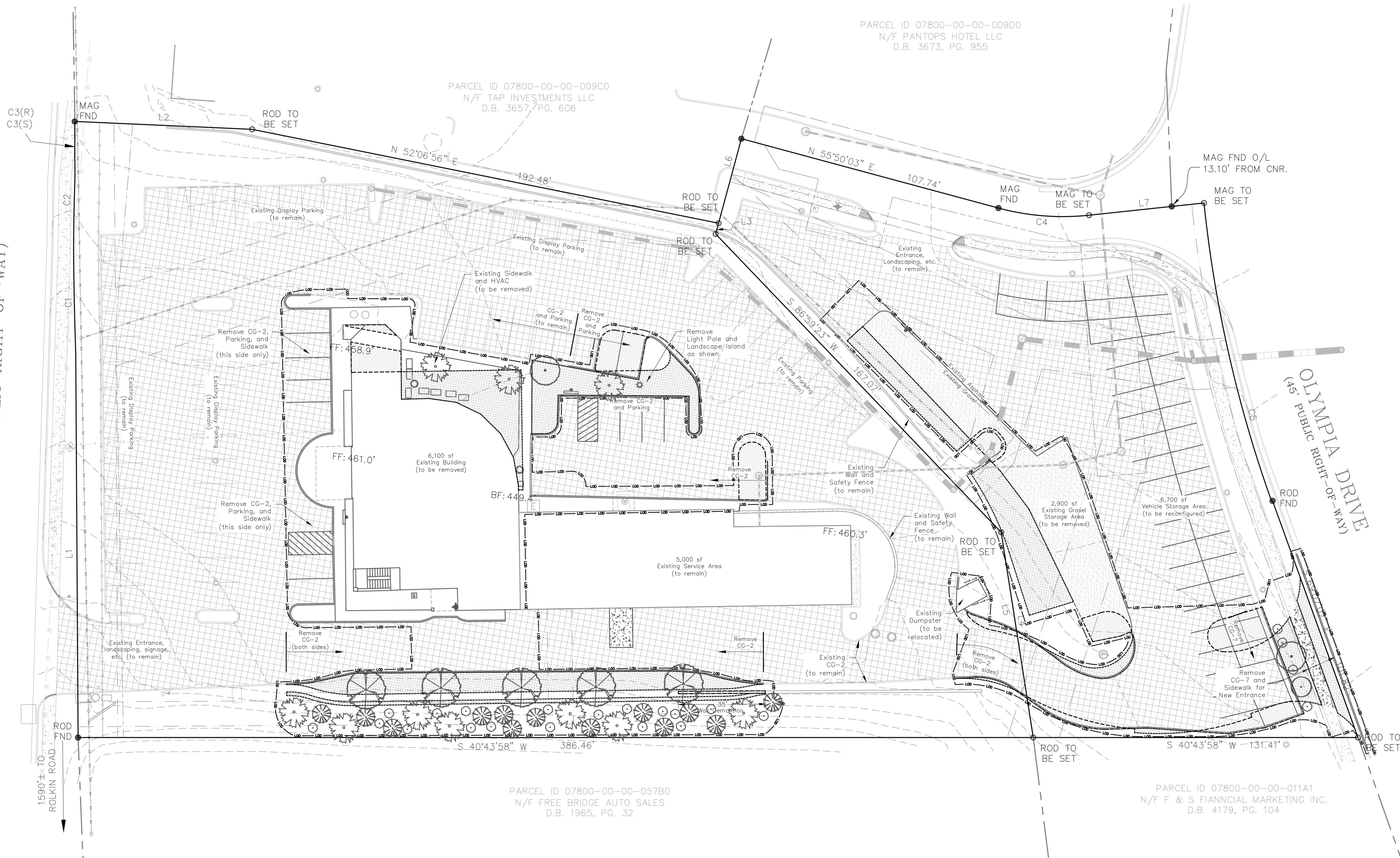
FILE NO.

23.070

COVER

C1

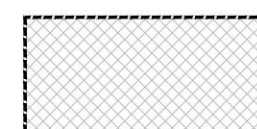
RICHMOND ROAD
A.K.A. U.S. ROUTE 250
(VAR. WIDTH PUBLIC RIGHT-OF-WAY)



LEGEND:



Impervious pavement proposed to remain



Area proposed to change from pervious to impervious surface

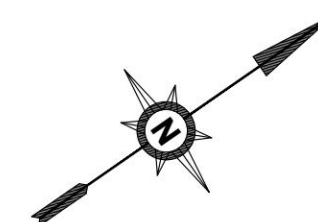
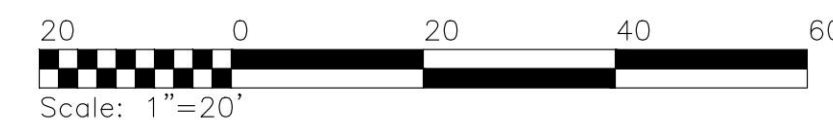


Area proposed to change from impervious to pervious surface

LANDSCAPE DEMOLITION SCHEDULE				
Plant Symbol	Planting Type	Min. Cal./Height	Quantity	Canopy
	Red Maple and Sunset Maple	6"-7"	2	628
	Zelkova Serata (Village Green Zelkova)	2 1/2"	5	1570
	Amelanchier canadensis (Shadblow Serviceberry)	2 1/2"	10	1300
	American Hollies and Eastern Red Cedars	6"-7"	13	500
	Crepe Myrtle	6"-7"	2	154
	Viburnum and Bayberry Shrubs	24"	22	968
Total Canopy Removal (S.F.)				5,120

NOTES:

- Trees and shrubs designated for removal are located and identified based on previously approved landscape plans for this site. A site visit and photographs were used to further confirm existing landscape features.
- No demolition is proposed for existing stormwater pipes, stormwater structures, sanitary pipes, or sanitary structures.



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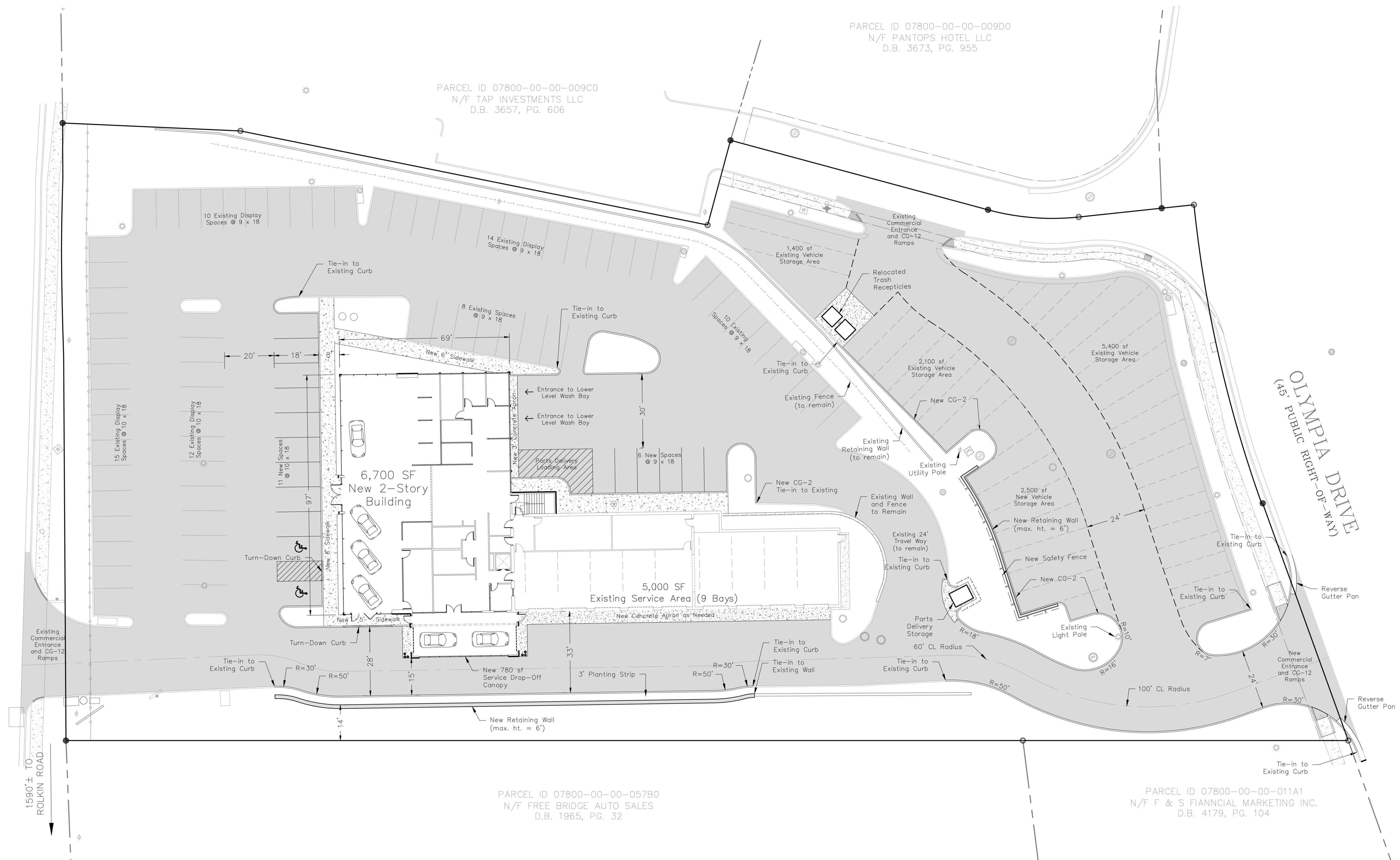
**EXISTING CONDITIONS
& DEMOLITION PLAN**

C3

RICHMOND ROAD

A.K.A. U.S. ROUTE 250

(VAR. WIDTH PUBLIC RIGHT-OF-WAY)



PARCEL ID 07800-00-00-011A1
N/F F & S FIANNICAL MARKETING INC.
D.B. 4179, PG. 104



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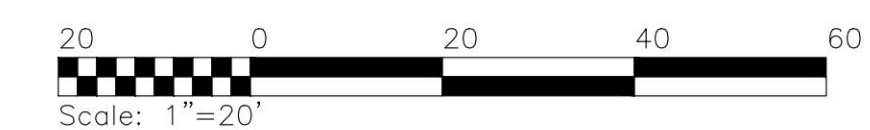
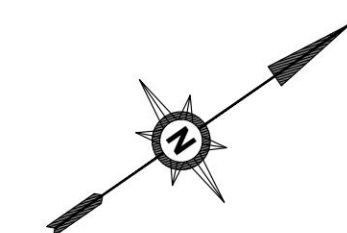
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.02.19
REVISION:

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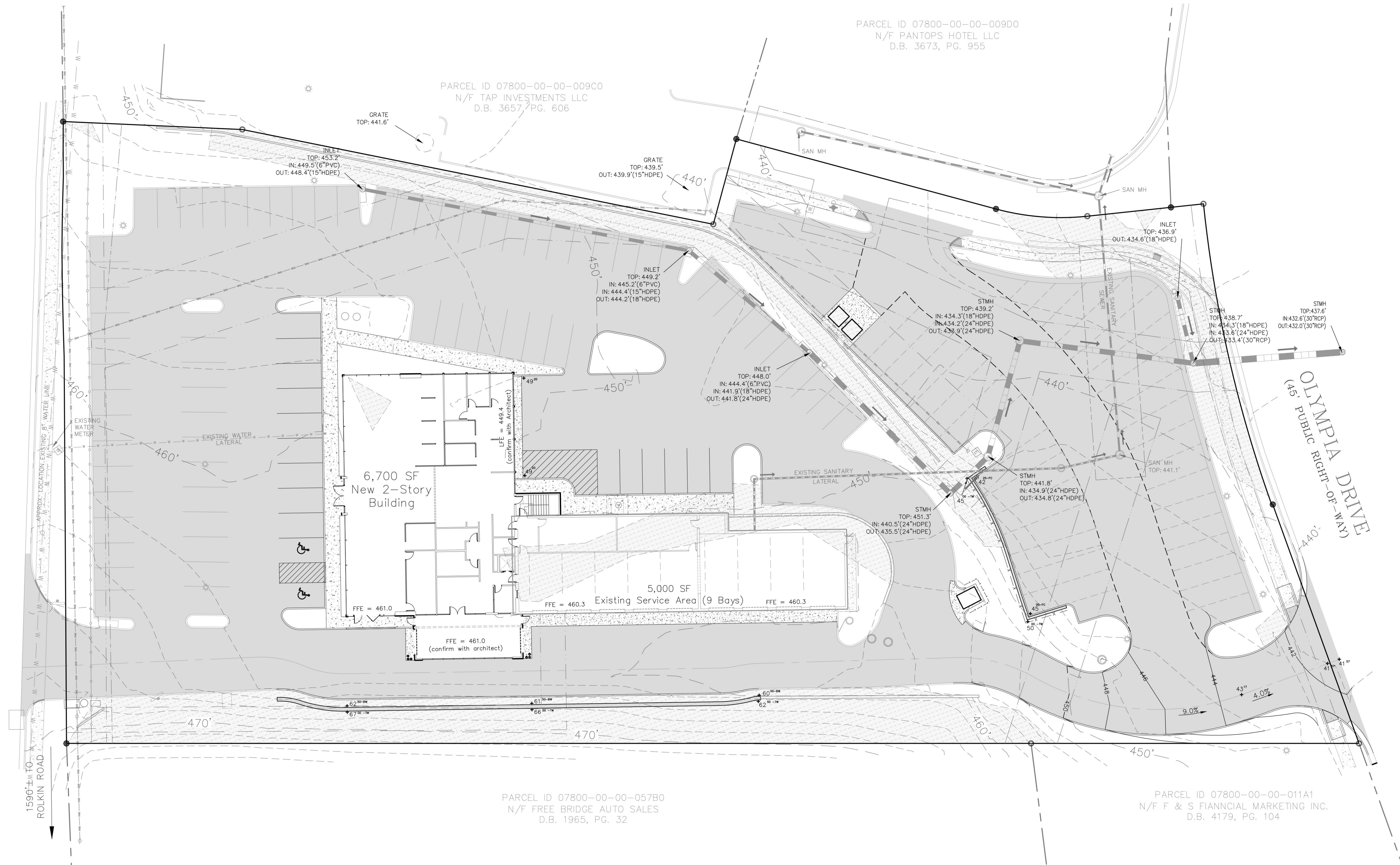
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GENERAL DEVELOPMENT PLAN

C4

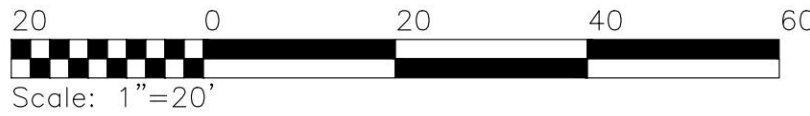
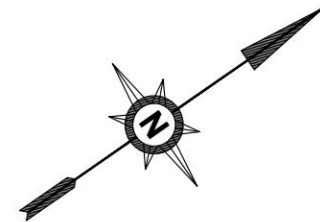


RICHMOND ROAD
A.K.A. U.S. ROUTE 250
(VAR. WIDTH PUBLIC RIGHT-OF-WAY)



LEGEND:
Area designated as Managed Slopes on Albemarle County GIS

- NOTES:
- No changes are proposed to storm, sanitary, or water structures, pipes, or laterals currently existing on the site.
 - A separate VSMP Application and Plan will be submitted in conjunction with this Site Plan Amendment.



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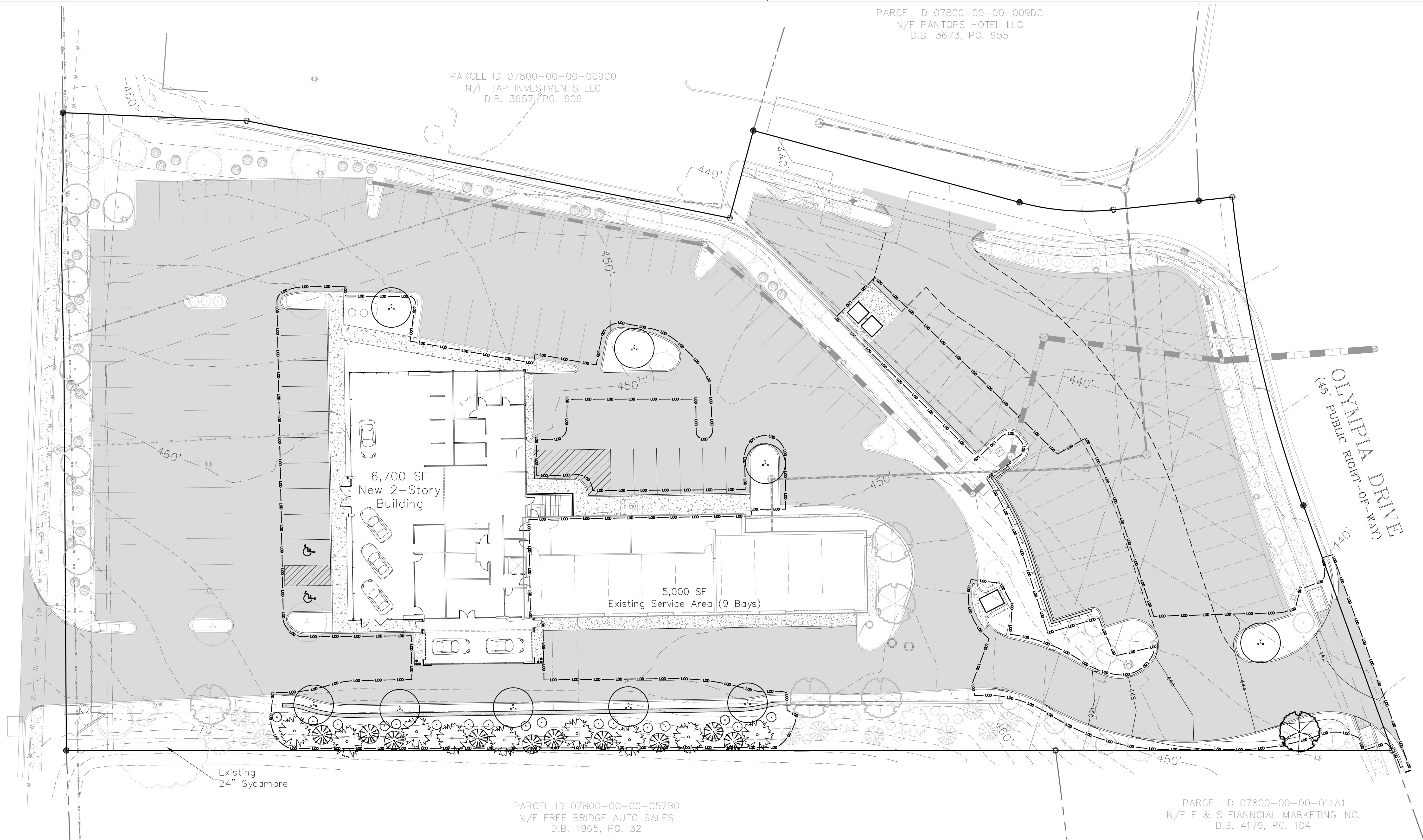
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FLOW KIA

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.02.19
REVISION:

FILE NO. 23.070

**SITE GRADING AND
UTILITIES PLAN**

RICHMOND ROAD
A.K.A. U.S. ROUTE 250
(VAR. WIDTH PUBLIC RIGHT-OF-WAY)



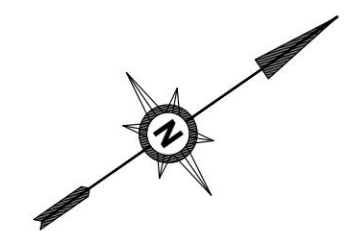
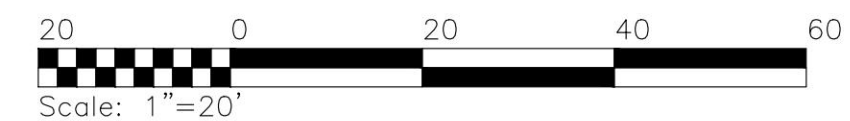
EXISTING LANDSCAPE SCHEDULE				
Plant Symbol	Planting Type	Min. Cal./Height	Quantity	Canopy
	Existing 12" Cherry	10"-12"	14	4396
	Existing Hawthorne	6"-8"	6	1206
	Existing Red Maple	2"-5"	17	8330
	Existing Feature Maple	2"-5"	3	942
	Existing Zelkova	8"-12"	5	1570

EXISTING LANDSCAPE SCHEDULE				
Plant Symbol	Planting Type	Min. Cal./Height	Quantity	Canopy
	Serviceberry	2"-5"	4	520
	Existing Crepe Myrtle	8'-10' Ht.	10	770
	Existing Cedars, Hollies, and Arborvita	10'-20' Ht.	12	660
	Rhododendron and Azalea Shrubs	2'-4' Ht.	33	660
	Viburnum, Bayberry, and Holly Shrubs	2-5' Ht.	41	1640
Total Existing Canopy (S.F.)				20,694

PROPOSED LANDSCAPE SCHEDULE				
Plant Symbol	Planting Type	Min. Cal./Height	Quantity	Canopy
	Acer griseum (Paperbark Maple)	6'-7'	9	792
	Zelkova Serata (Village Green Zelkova)	2 1/2"	1	314
	Amelanchier canadensis (Shadblow Serviceberry)	2 1/2"	9	1170
	Ilex opaca (American Holly)	6'-7'	10	440
	Viburnum x pragense (Prague Viburnum)	24"	17	748
Total New Canopy (S.F.)				3,464

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA: 2.518 AC (109,684 SF)
109,684 SF x 10% = 10,968 SF
CANOPY REQUIRED: 10,968 SF
EXISTING CANOPY TO REMAIN: 20,694 SF
NEW CANOPY TO BE PROVIDED: 3,464 SF



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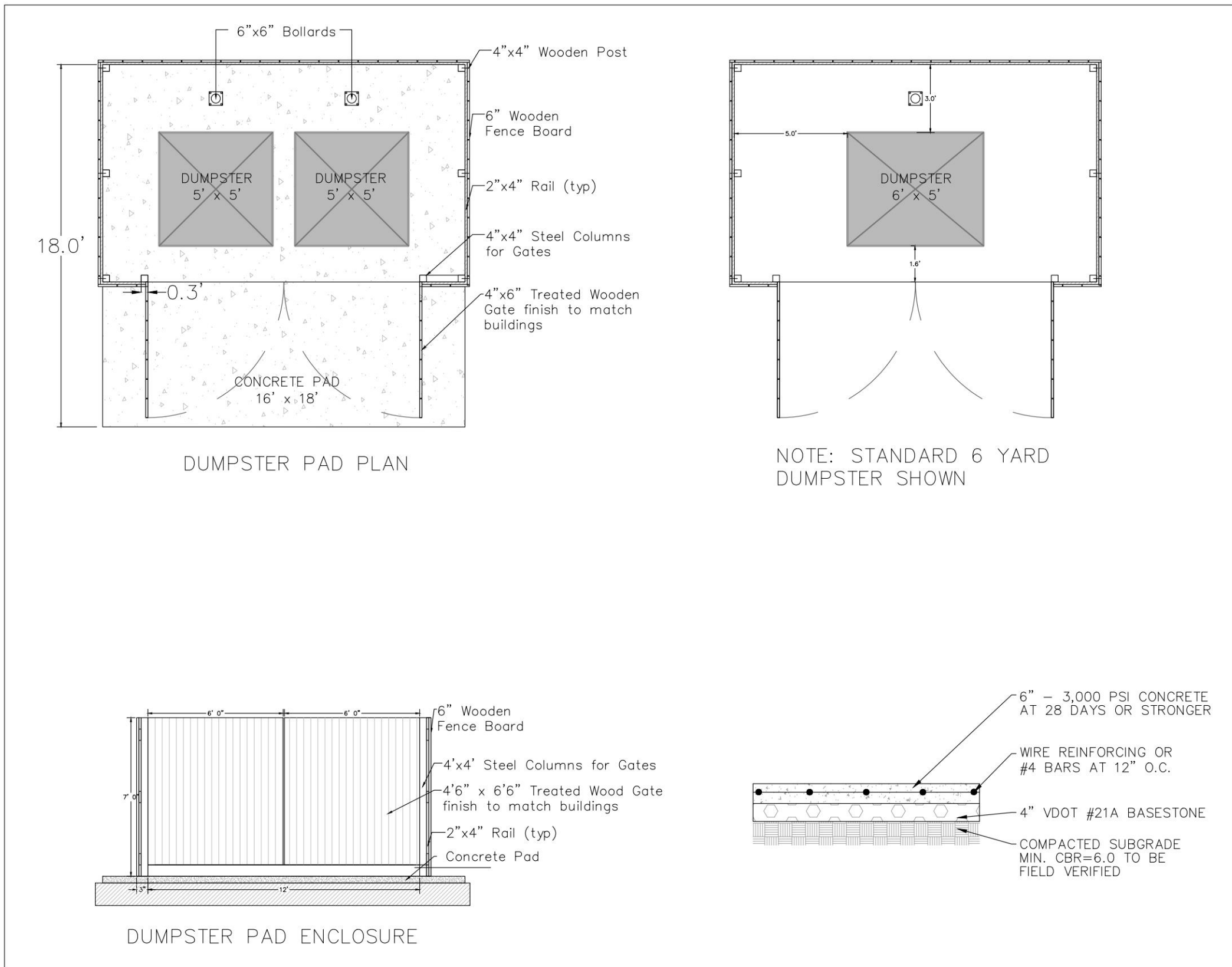


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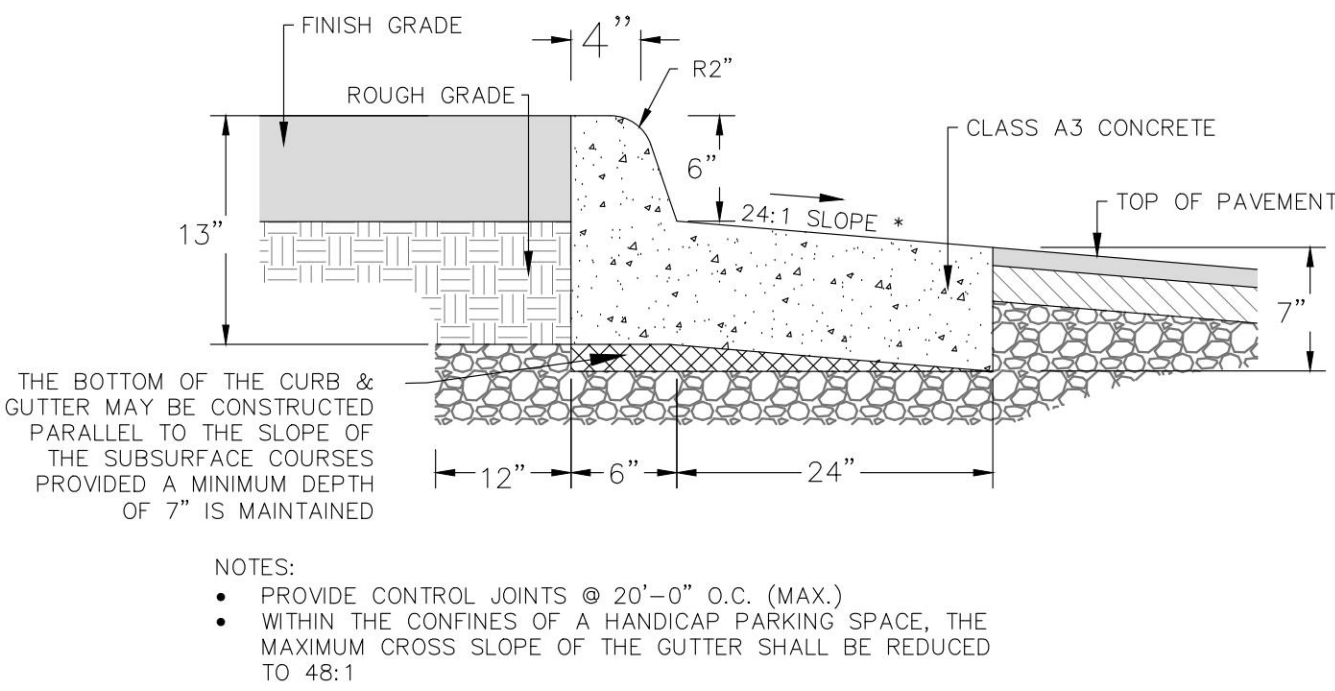
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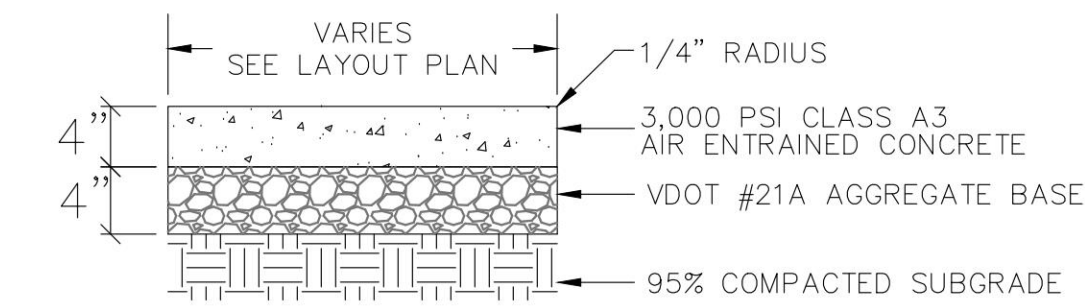
LANDSCAPE PLAN



1 DUMPSTER PAD & ENCLOSURE DETAILS
C.12 Not To Scale

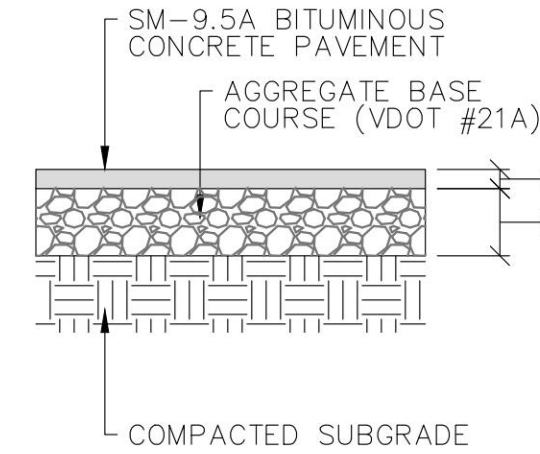


2 CG-6 REVERSE CURB & GUTTER DETAIL
C.12 Not To Scale

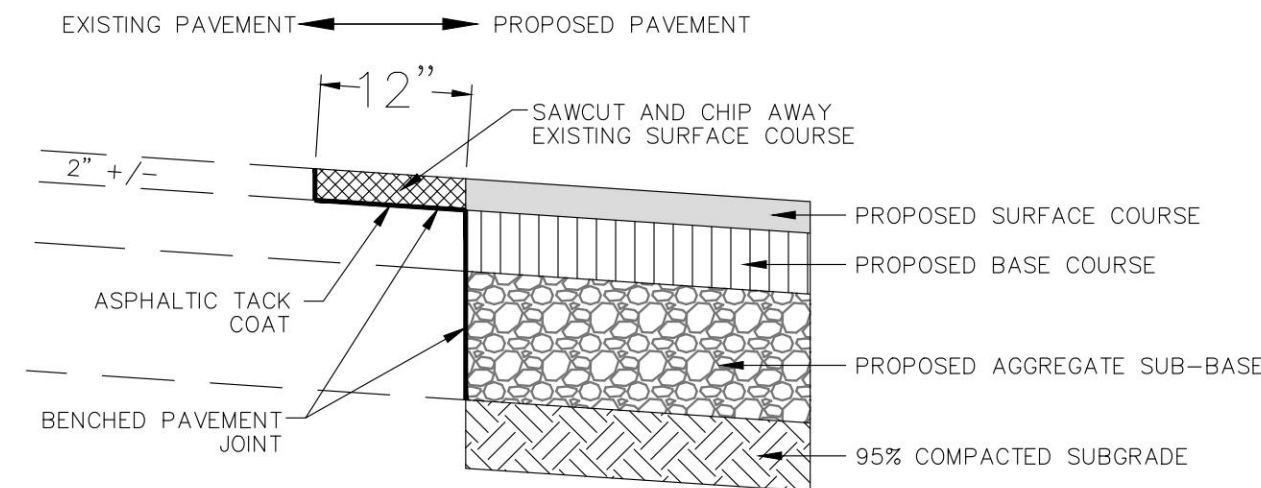


- NOTES:
- FINISH: RADIUS TOOLED EDGES, FINE BROOM FINISH.
 - TOOL CONTROL JOINTS (SCORING) EVERY 6' MAXIMUM (SPACE EQUIDISTANT).
 - 30# FELT BOND BREAKER WHERE ADJACENT TO BUILDINGS OR OTHER FIXED STRUCTURES.

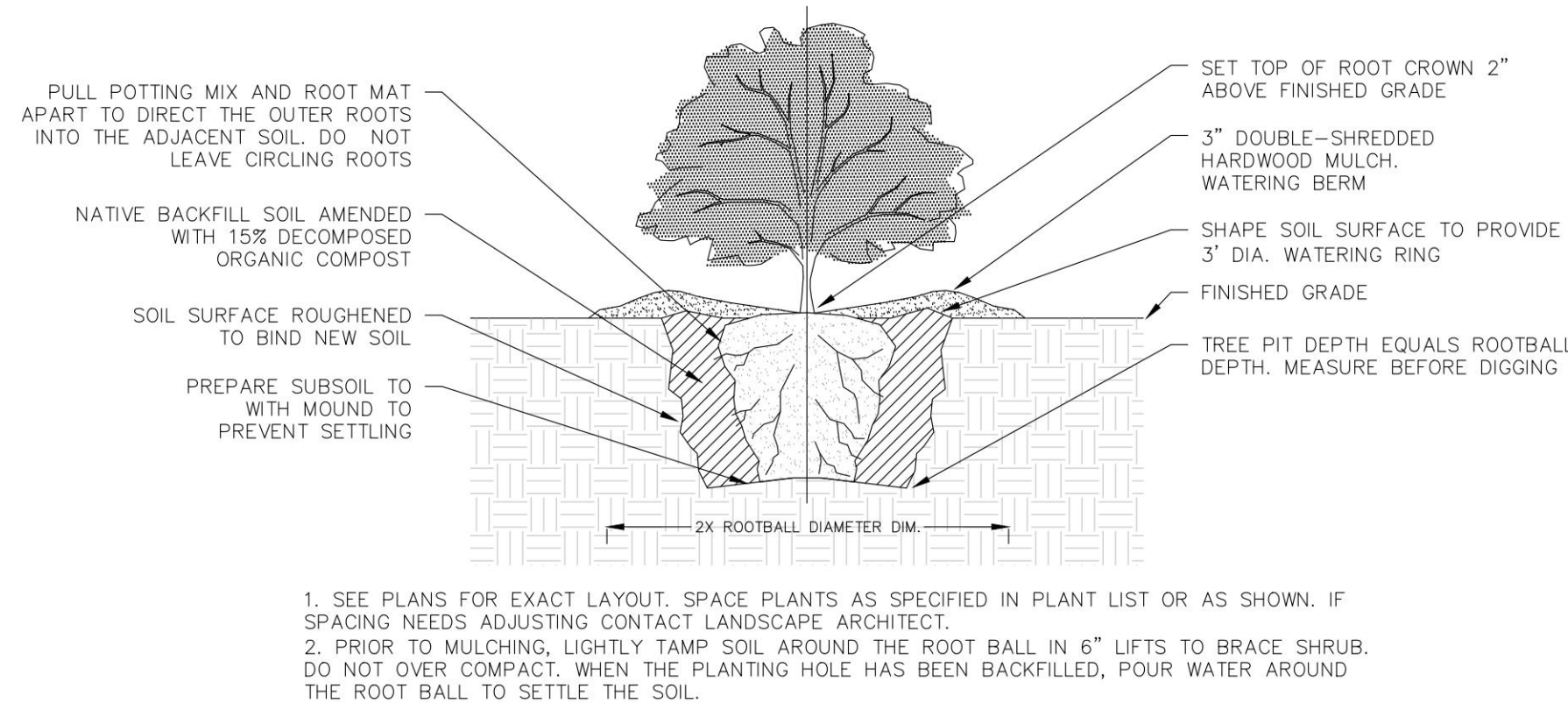
4 TYPICAL CONCRETE SIDEWALK DETAIL
C.12 Not To Scale



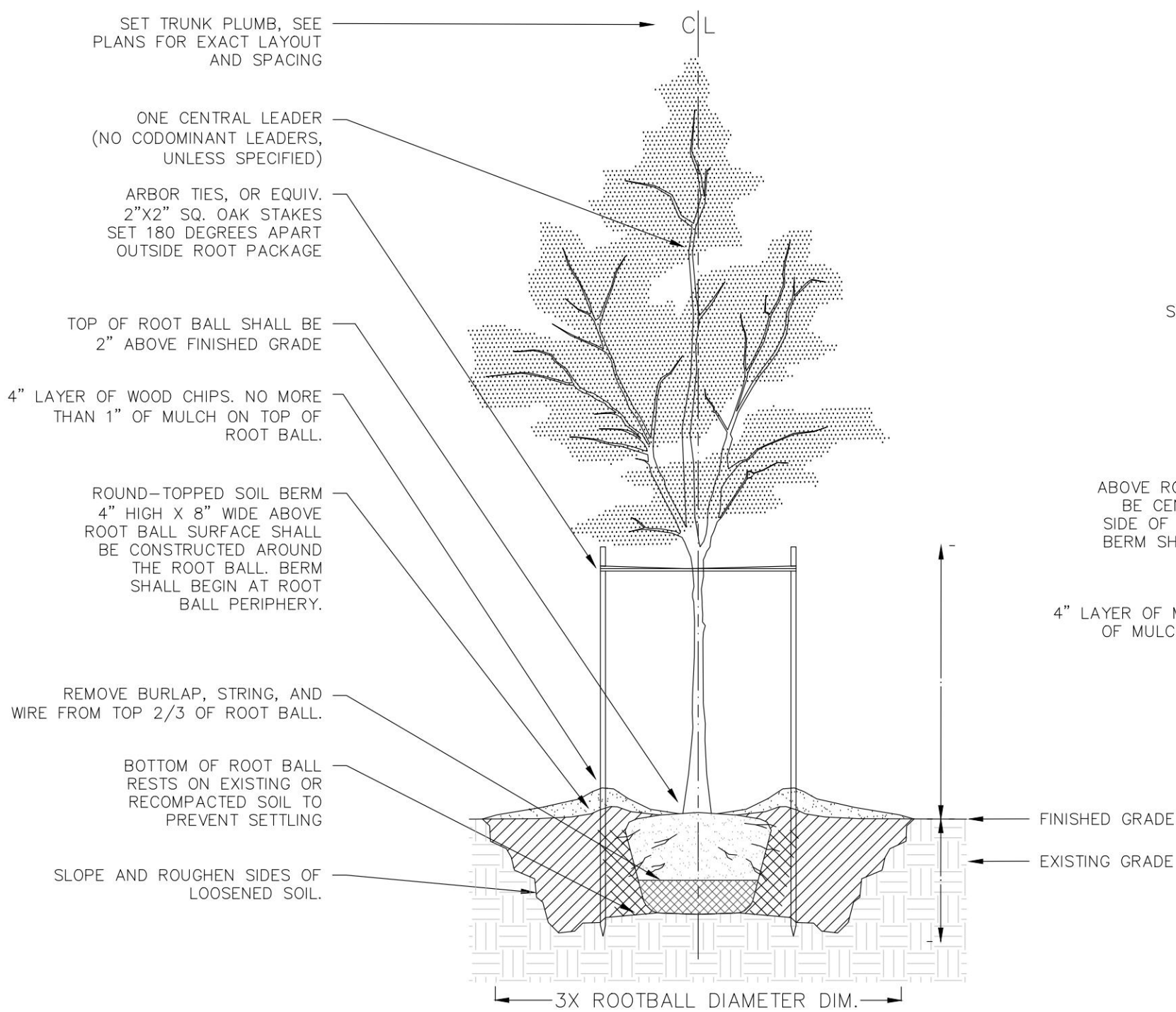
5 STANDARD PARKING ASPHALT PAVING DETAIL
C.12 Not To Scale



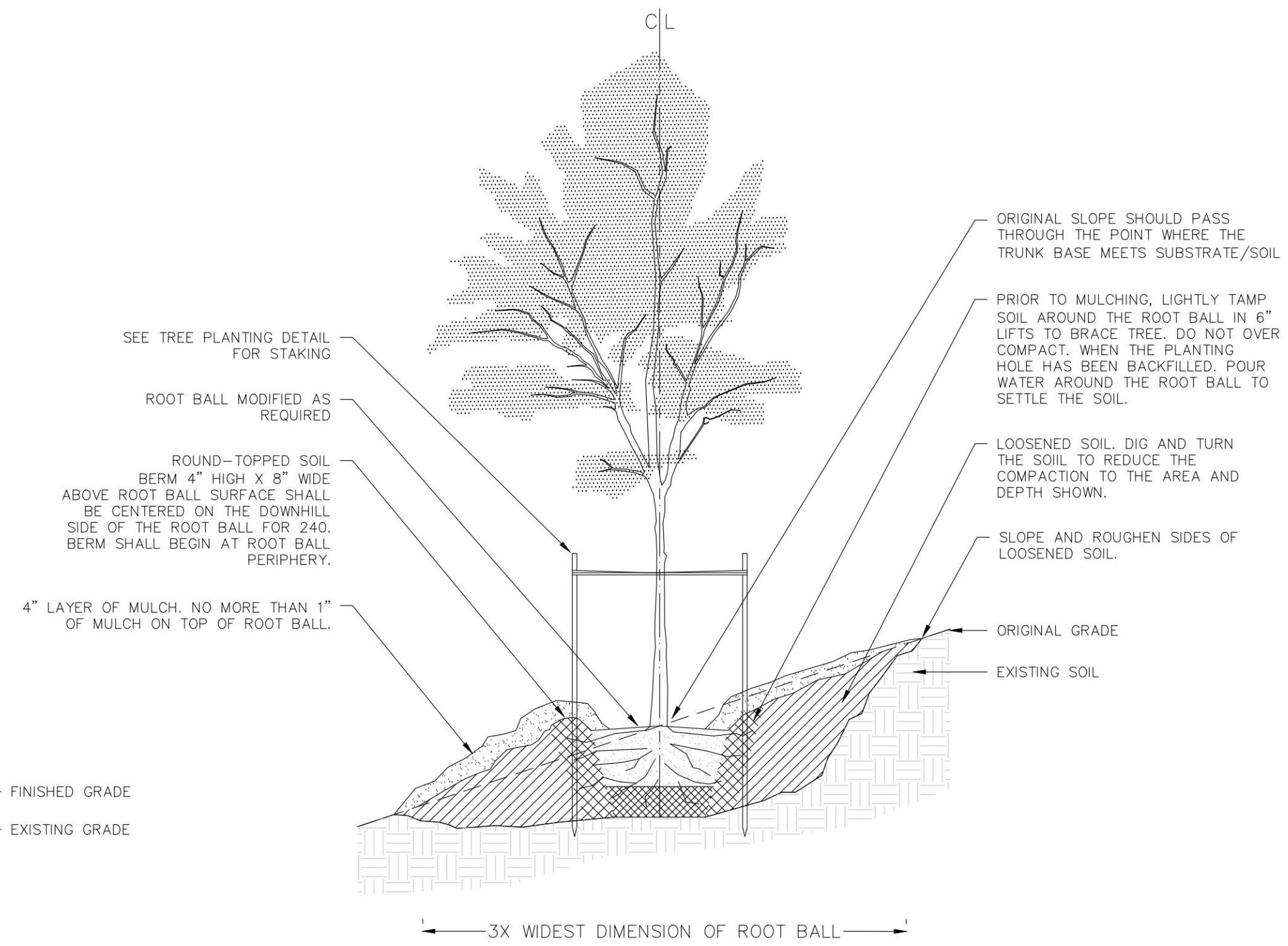
3 PAVEMENT JOINT DETAIL
C.12 Not To Scale



4 SHRUB PLANTING - SECTION
C7 Not To Scale



3 TREE PLANTING DETAIL
C7 Not To Scale



2 TREE ON SLOPE @ 25% (4:1) to 50% (2:1)
C7 Not To Scale

NOTE: VDOT GUIDELINES PROHIBIT THE COPY OF VDOT DETAILS ONTO PLAN SHEETS. CONTRACTOR SHALL USE OF MOST CURRENT VDOT STANDARD DETAILS FROM THE LATEST VERSION OF VDOT ROAD AND BRIDGE STANDARDS. THIS CAN BE FOUND ONLINE AT: https://www.virginiadot.org/business/locdes/2016_road_and_bridge_standards.asp