SITE DEVELOPMENT PLAN
FLOW HYUNDAI
SDP2024000XX
TAX MAP 45, PARCEL 68C
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
10	10	PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
311.5 x	x^SE	SPOT ELEVATION
311.5 TC x	x^TC	TOP OF CURB ELEVATION
311.5 TW x	x^TW	TOP OF WALL ELEVATION
311.5 BW x	x^BW	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
X X	X X	FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
OHU OHU	OHU OHU	OVERHEAD UTILITY
UGU UGU	UGU UGU	UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
		ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
S S	S S	SANITARY SEWER MAIN
		SANITARY SEWER LATERAL
		WATER
W W	W W	WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
GAS GAS	GAS GAS	GAS LINE
		EASEMENTS
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

OWNER
Flow 2110 Seminole, LLC
500 W 5th St, 18th Floor
Winston-Salem, NC 27101

DEVELOPER
Flow 2110 Seminole, LLC
500 W 5th St, 18th Floor
Winston-Salem, NC 27101
bthomas@flowauto.com

ZONING
HC - Highway Commercial
Steep Slopes - Managed only
AIA - Airport Impact Area
EC - Entrance Corridor Overlay

SETBACKS
FRONT MINIMUM: 10' from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way
FRONT MAXIMUM (S.R. 1307): 30' from the right-of-way or the exterior redge of the sidewalk if the sidewalk is outside of the right-of-way
FRONT MAXIMUM (U.S. 29): None
SIDE MINIMUM: No minimum side setback if abutting lot is zoned commercial or industrial
SIDE MAXIMUM: None
REAR MINIMUM: None
REAR MAXIMUM: None

DISTRICT
Rio Magisterial District

SOURCE OF TITLE
INSTRUMENT NO. 202200004019

SOURCE OF BOUNDARY AND TOPOGRAPHY
A Boundary Survey and partial physical survey, locating utilities, was prepared by Forsight Surveying P.C.
2-FT contours are imported from LIDAR data
Additional data is downloaded from Albemarle County GIS
Additional physical information retrieved from VDOT State Proj. #1403-002-R73 (30% Plan Submittal) for bicycle & pedestrian improvements.

BENCHMARK
NAVD88

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective February 04, 2005(Community Panel 51003C0280D) no portion of this property lies within the floodplain.

RESERVOIR WATERSHED
This site is within the South Fork Rivanna River Watershed, below the reservoir.
This site is not within a public water supply watershed.

DAM BREAK INUNDATION ZONE
The parcel is not within the State Dam Break Inundation Zone and is not within the Federal Dam Break Inundation Zone

WATER & SANITARY SERVICES
Site is served by Albemarle County Service Authority. Water and sanitary sewer are located adjacent to site.

GENERAL CONSTRUCTION NOTES
1. 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.
2. All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
3. 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.
4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be acheived.
6. 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.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless othrewise noted all concrete pipe shall be reinforced concrete pipe - Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES
1. Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
2. 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 contractors shall on his own initiative locate all underground lines and structures as necessary.
3. All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
4. Datum for all elevations shown in National Geodetic Survey.
5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
6. All water and sewer pipes shall have a minimum of 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.
7. All water and sewer appurtenances are to be located outside of roadside ditches.
8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
9. Trees are not permitted in the ACSA easement.
10. 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).
11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
12. Backflow prevention is required for all connections to the water main.

BUILDING HEIGHTS
Maximum Allowable: 65'
Proposed Height: BLDG A: 20,230 SF Auto Dealership 26'
BLDG B: 1,400 SF Car Wash 26'

EXISTING USE
Vacant

PROPOSED USE
Building A : 20,230 SF Auto Dealership with Service Bays (1-story)
Building B : 1,400 SF Car Wash (1-story)

LAND USE SCHEDULE

EXISTING	Area	%
Building	0 SF	0.0%
Pavement	0 SF	0.0%
Sidewalk	0 SF	0.0%
Turf	60,082 SF	24.1%
Woods	188,994 SF	75.9%
Total=	249,076 SF	(5.718 ac.)

PROPOSED	Area	%
Building	39,476 SF	15.8%
Pavement	134,390 SF	54.0%
Sidewalk	6,804 SF	2.7%
Turf	61,000 SF	24.5%
Woods	7,406 SF	3.0%
Total=	249,076 SF	(5.718 ac.)

Limits of Disturbance = 5.78 ac

PARKING SCHEDULE

LOCATION	USE	REQUIRED	PROVIDED
Building A	20,000 SF Display/Sales Area	13	15
	13 Service Stalls	52	52
	Display Spaces	N/A	132
Building B	Car Wash (not open to public)	4	6
Total Parking Spaces:		69	73
Total Display Spaces:			270

ITE Trip Generation

ITE TripGen, 11th Edition			AM			PM		
Use Description	ITE	Qty	in	out	Total	in	out	Total
Automobile Sales (New)	840	31 Service Bays	41	22	63	32	38	70
Total			41	22	63	32	38	70

Trip Generation reflects AM and PM peak hour traffic.

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.

GENERAL NOTES
1. 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.
2. 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.
3. 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.
4. 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.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. 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 the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. 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.
13. 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 VDOLI. Contact VDOLI for additional requirements and permits for demolition projects.
14. 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.

VICINITY MAP
SCALE : 1"=500'



Map provided by Google.com

SHEET INDEX

C1	COVER
C2	EXISTING CONDITIONS
C3	SITE LAYOUT
C4-C5	GRADING PLAN
C6-C7	UTILITY PLAN
C8-C9	UTILITY PROFILES
C10	LANDSCAPE PLAN
C11	SITE DETAILS
C12	LIGHTING PLAN

APPROVALS
Current Development Planner — Date
Current Development Engineer — Date
Fire Official — Date
Building Official — Date
Albemarle County Service Authority — Date
Virginia Department of Transportation — Date
Architectural Review Board — Date

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JUSTIN E. SHIMP
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SITE DEVELOPMENT PLAN FOR
Flow Hyundai

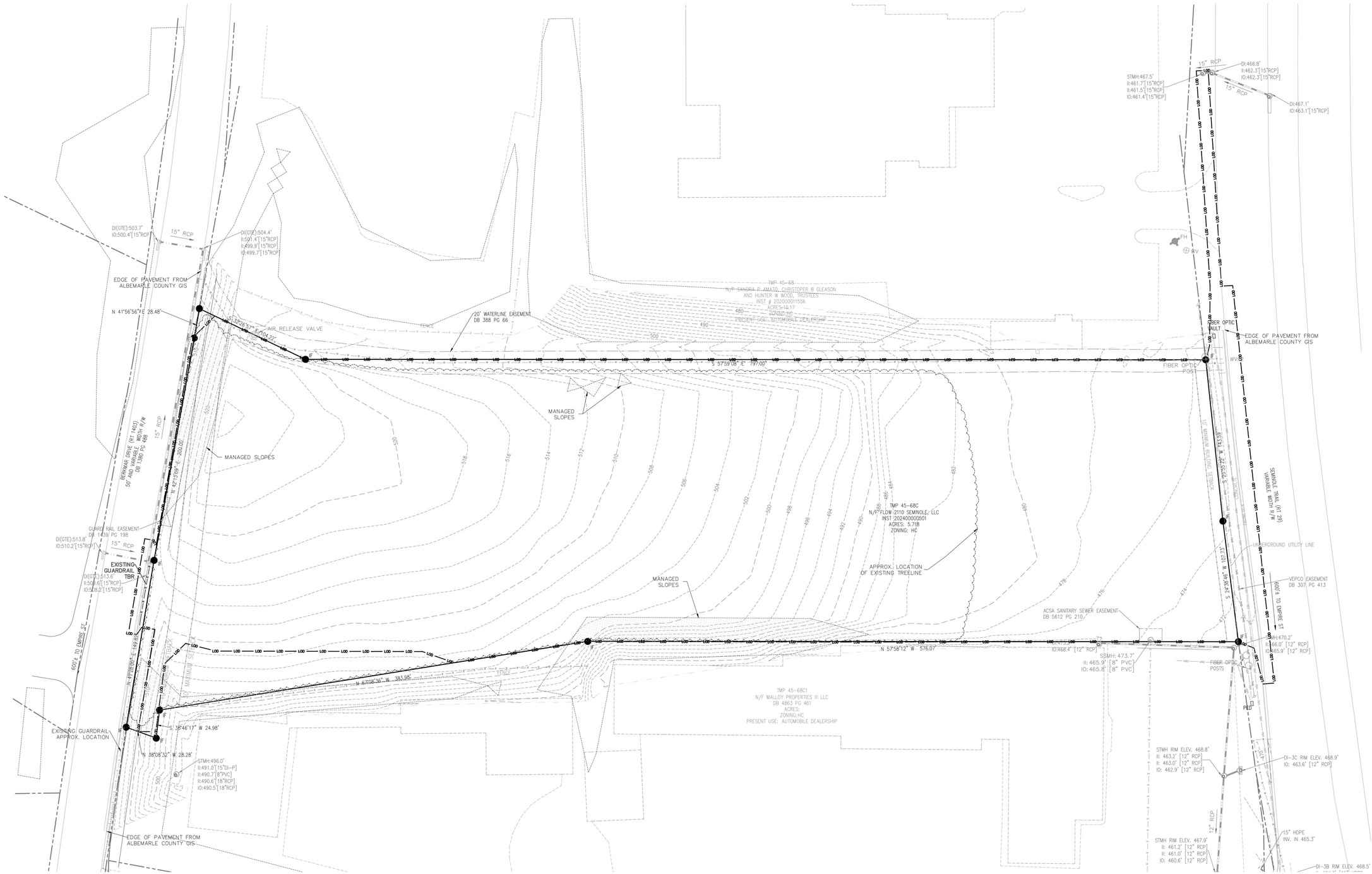
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SITE PLAN

C1



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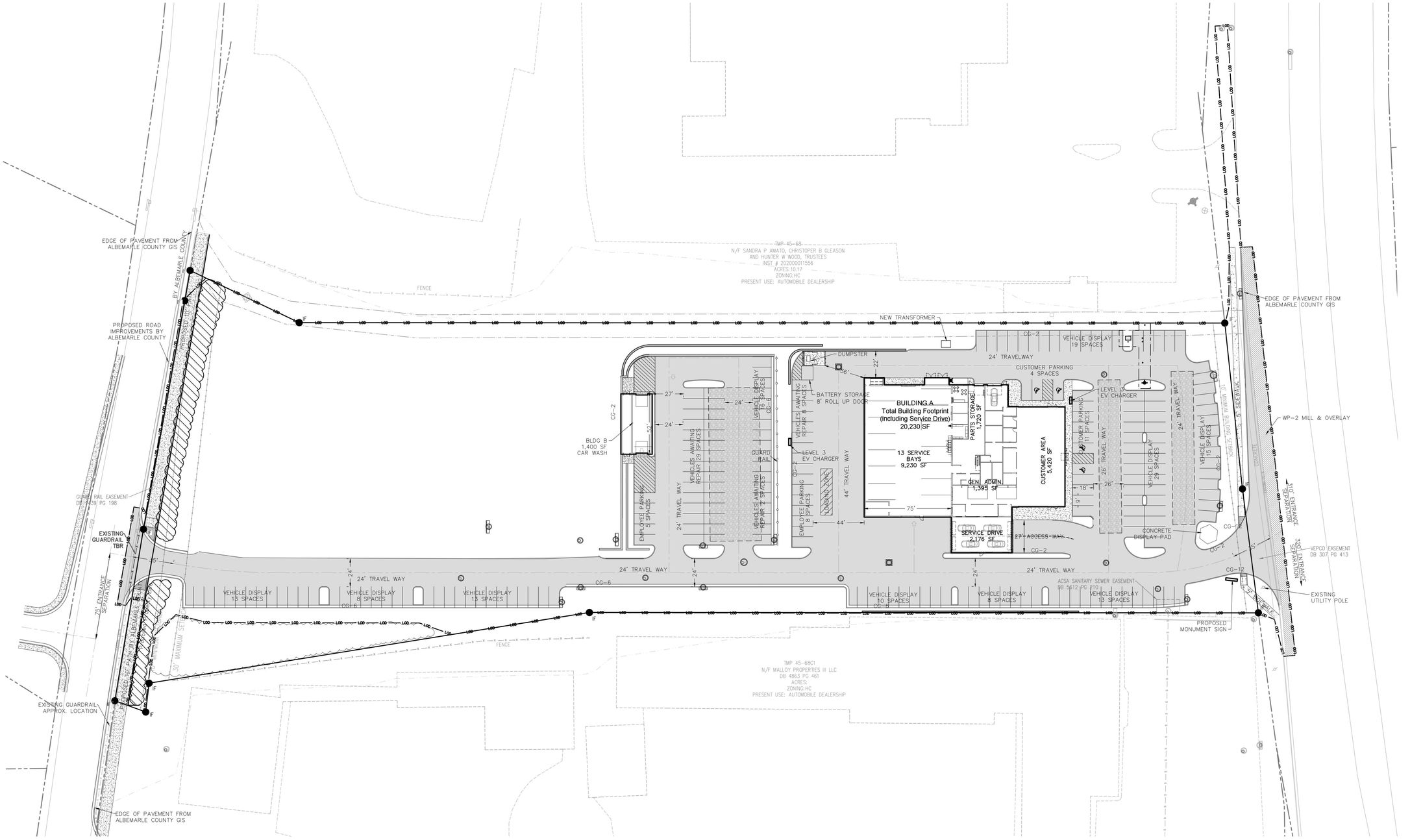
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EXISTING CONDITIONS

C2



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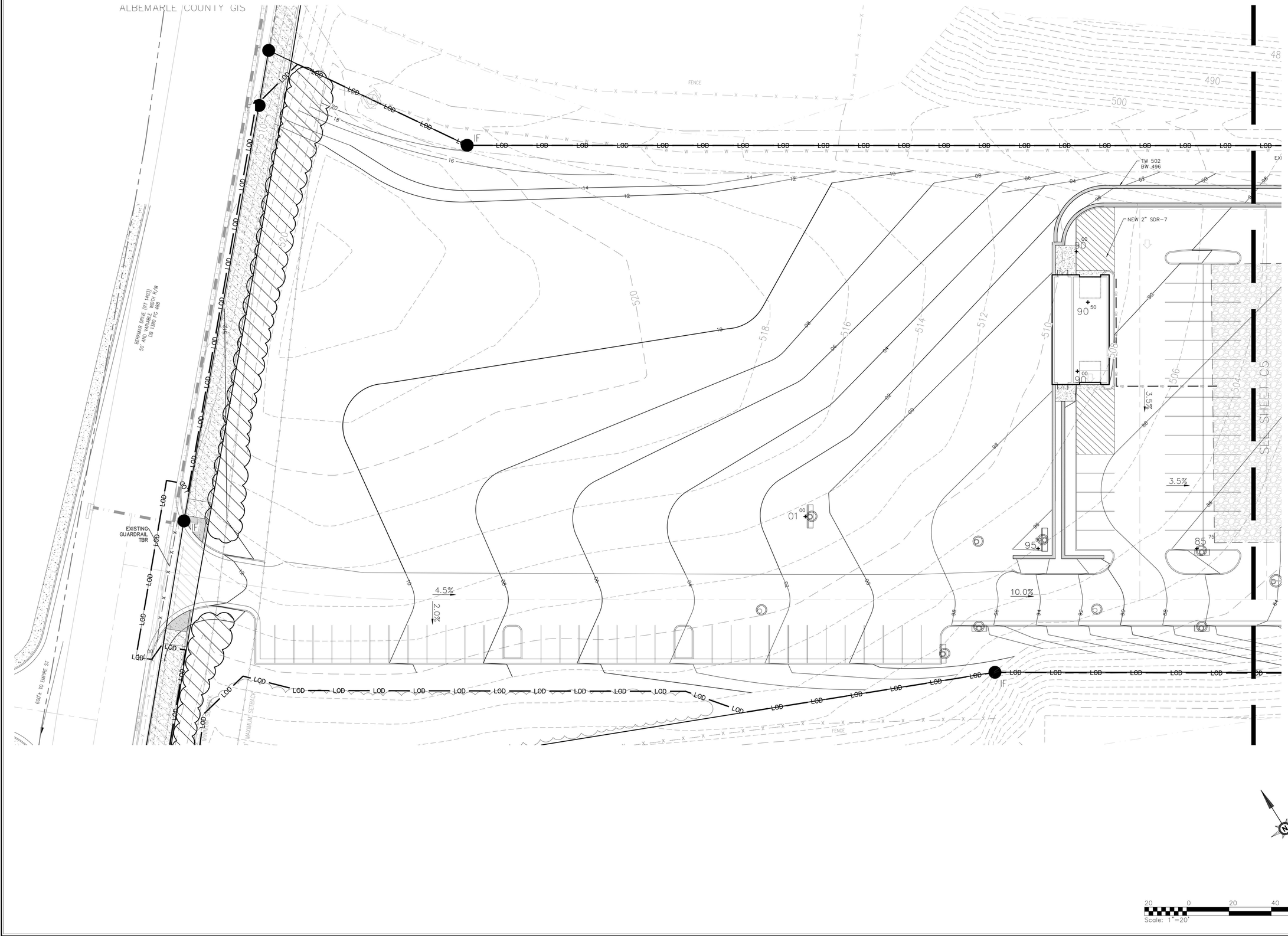
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SITE PLAN

C3



20 0 20 40 60
Scale: 1"=20'

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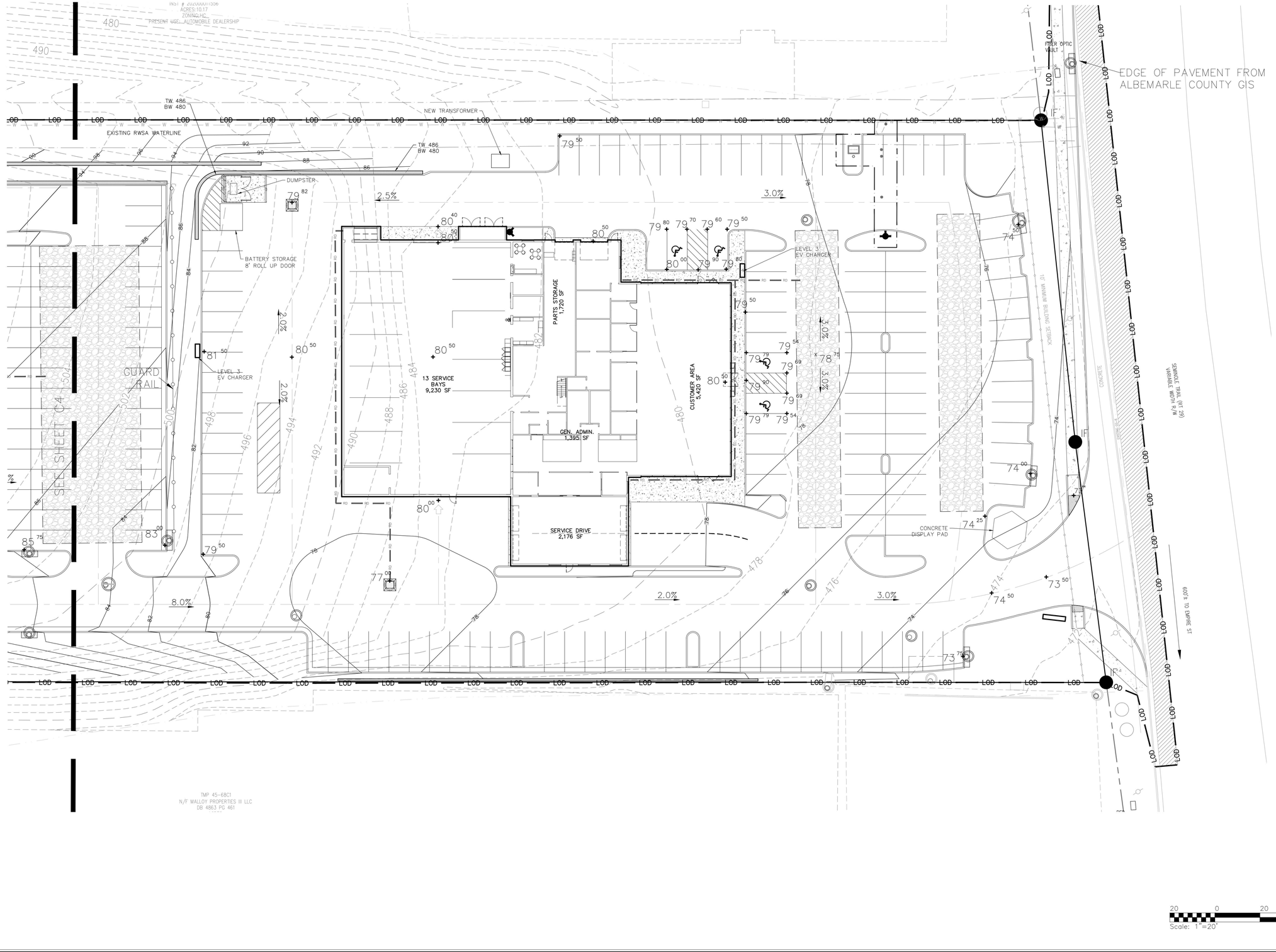
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GRADING PLAN

C4



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GRADING PLAN

C5

EDGE OF PAVEMENT FROM ALBEMARLE COUNTY GIS

CONNECT TO BERKMAR SANITARY PIPE

BERKMAR DRIVE (RT 1403)
50' R/W VARIABLE WIDTH R/W
DB 1380 PG 488

15" RCP

DI(GTE):513.8'
IO:510.2'[15"RCP]

EXISTING GUARDRAIL TBR

DI(GTE):513.6'
II:509.6'[15"RCP]
IO:508.2'[15"RCP]

600'± TO EMPIRE ST

MAXIMUM SETBACK

FENCE

1F

TW 502
BW 496

NEW 2" SDR-7

(4) 128 LF 84" CMP-UNDERGROUND DETENTION PIPES INV. 475.00

SEE SHEET C7

4" PVC SAN LAT.

10' DI-3C

76 LF 15" HDPE

MH-1

26.5 LF 15" HDPE

36.5 LF 15" HDPE

155 LF 6" SDR-26 SAN.

8' DI-3C

7 LF 15" HDPE

102 LF 15" HDPE

6' DI-3C

32 LF 15" HDPE

4.5%

20%

10.0%

3.5%

3.5%

20 0 20 40 60
Scale: 1"=20'

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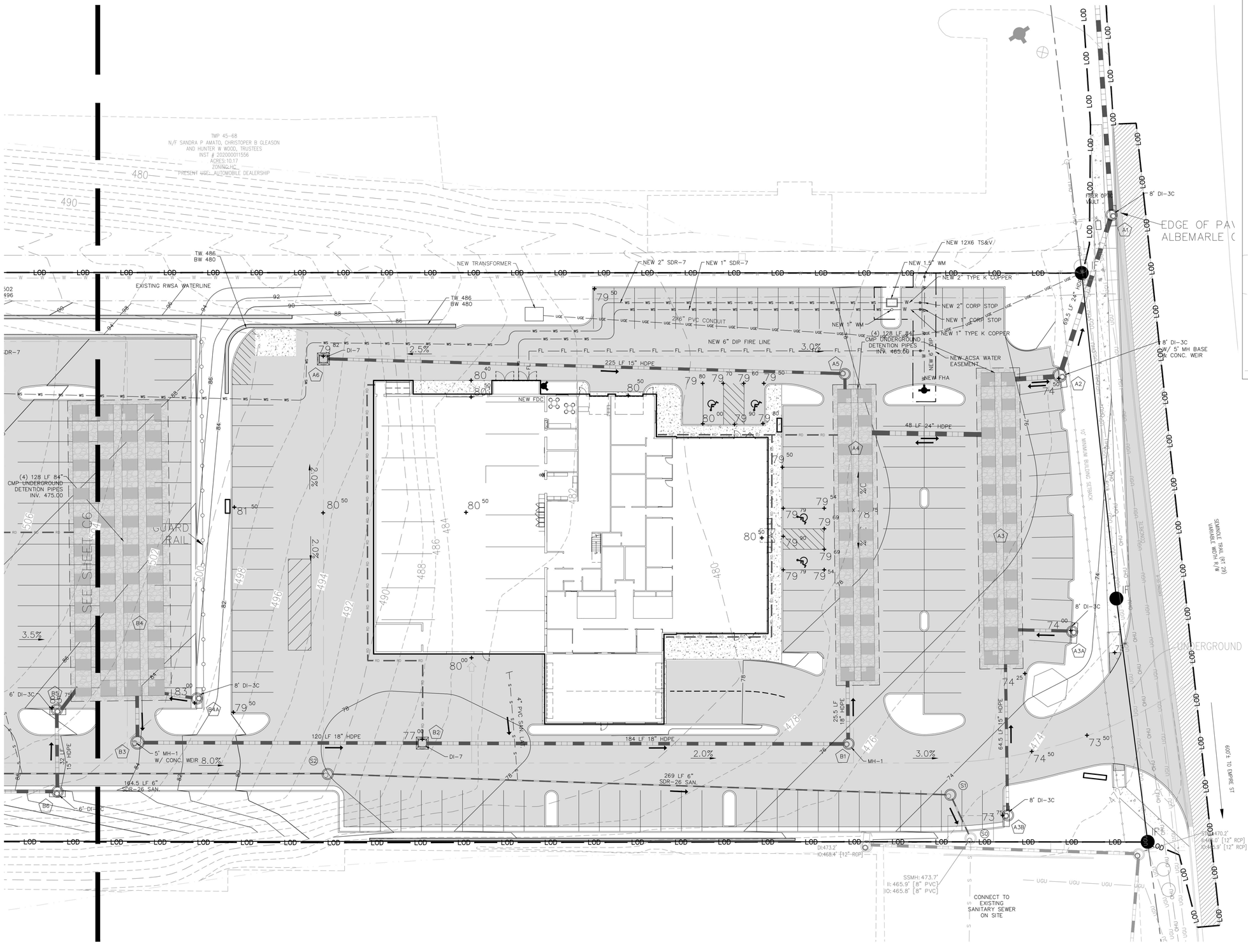
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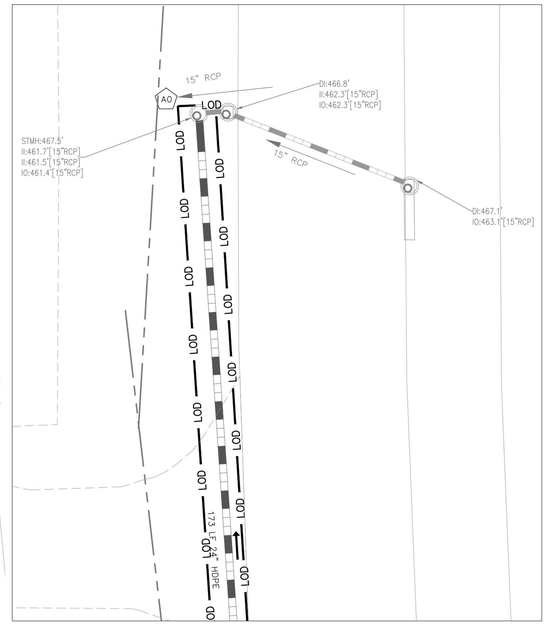
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UTILITY PLAN

C6





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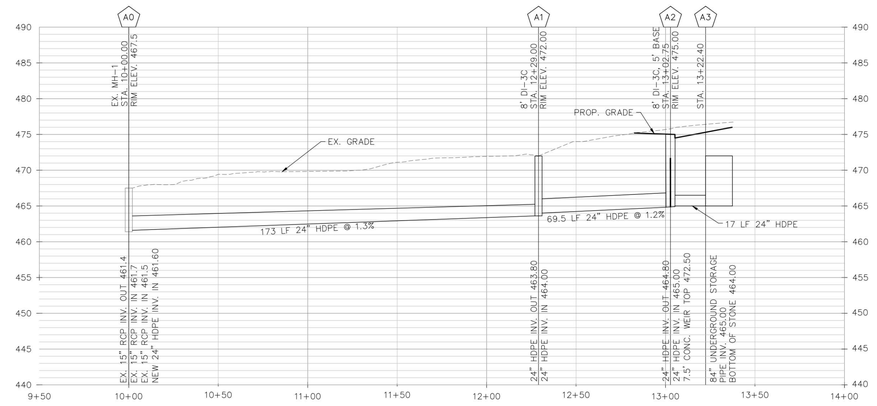
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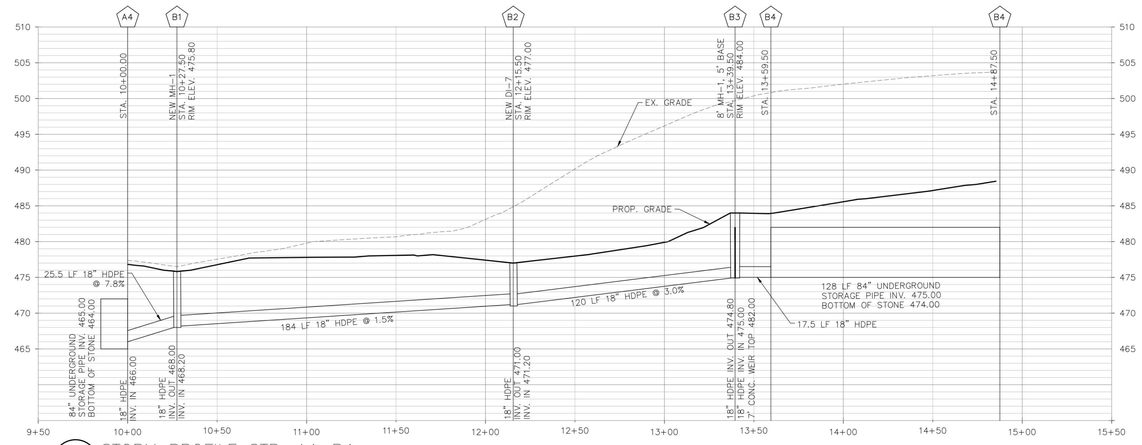
UTILITY PLAN

C7



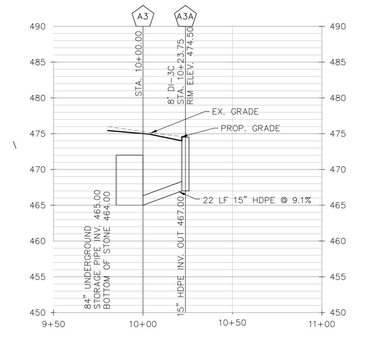
1 C8 STORM PROFILE STR. A0–A3

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'



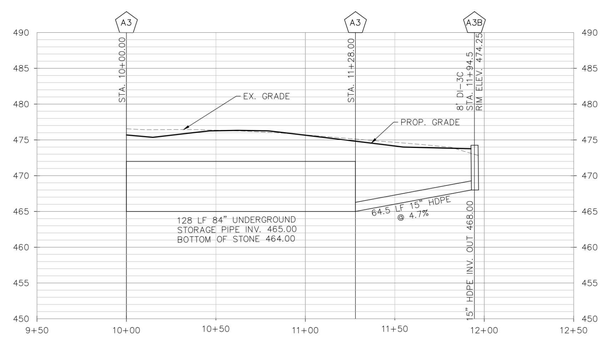
5 C8 STORM PROFILE STR. A4–B4

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'



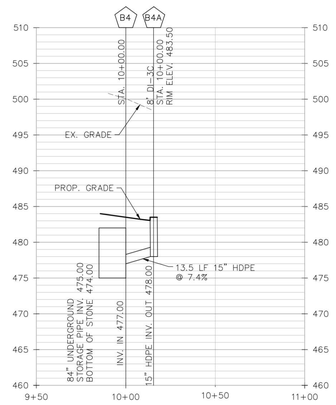
2 C8 STORM PROFILE STR. A3–A3A

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'



3 C8 STORM PROFILE STR. A3–A3B

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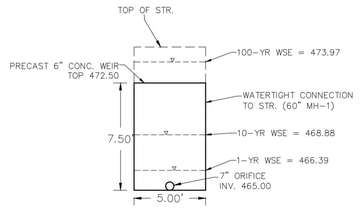


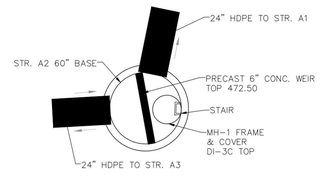
6 C8 STORM PROFILE STR. B4–B4A

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'

4 C8 STORM PROFILE STR. A4–A6

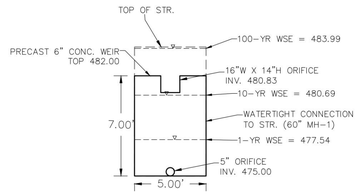
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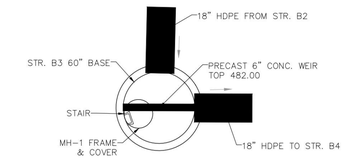




7 C8 STORM STR. A2 DETAILS

SCALE: 1"=5'





8 C8 STORM STR. B3 DETAILS

SCALE: 1"=5'

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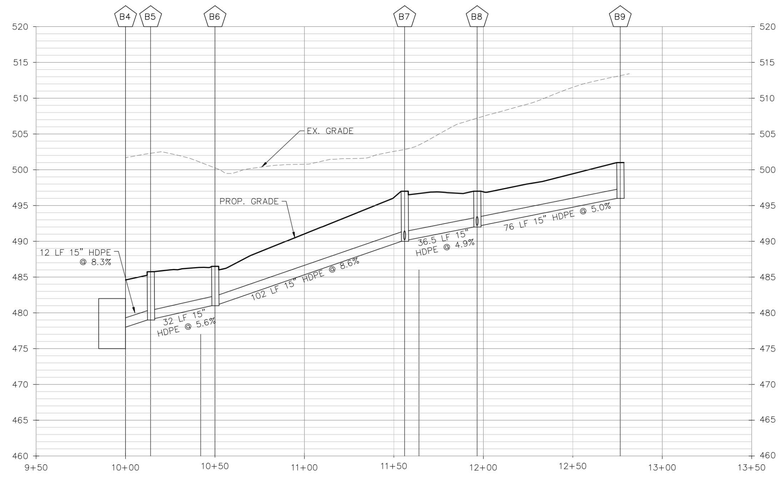
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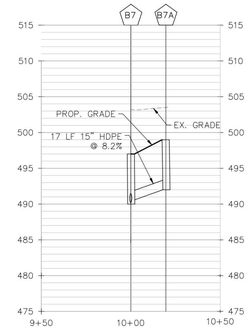
UTILITY PROFILES

C8



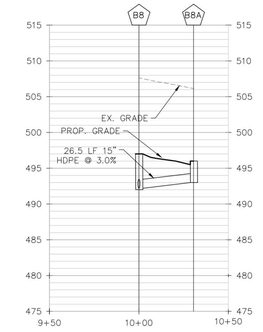
1 / C9 STORM PROFILE STR. B4–B9

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'



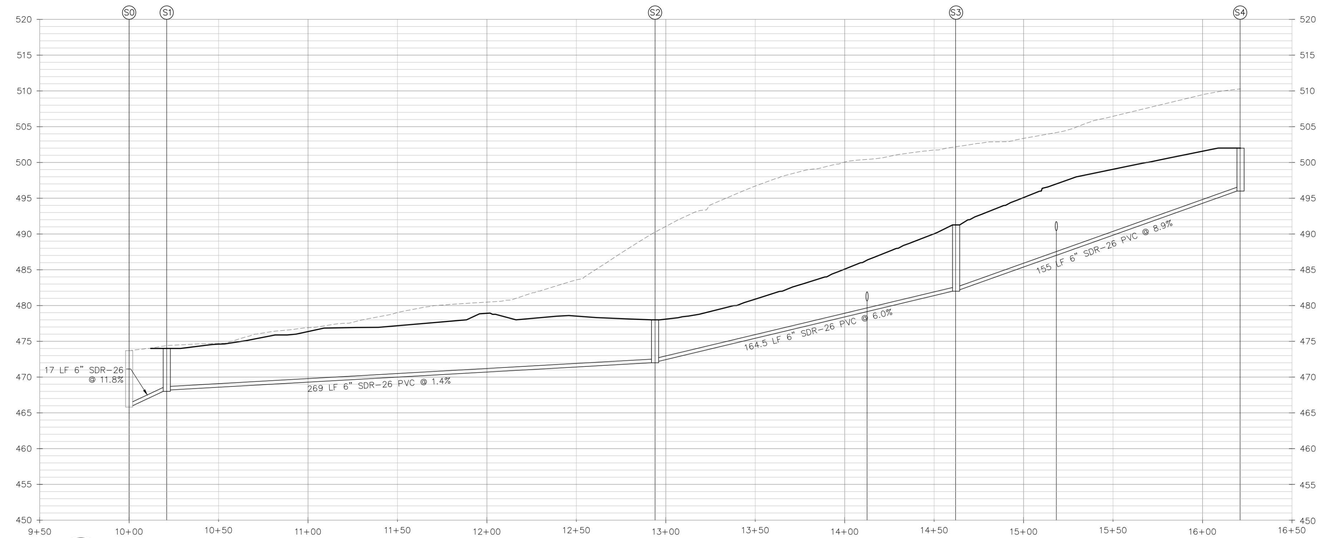
2 / C9 STORM PROFILE STR. B7–B7A

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'



3 / C9 STORM PROFILE STR. B8–B8A

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'



4 / C9 SANITARY PROFILE STR. S0–S4

HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'

SHIMP ENGINEERING PC
LAND PLANNING · PROJECT MANAGEMENT

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COMMONWEALTH OF VIRGINIA
JUSTIN T. SHIMP
045183
PROFESSIONAL ENGINEER
FOR REVIEW

SITE DEVELOPMENT PLAN FOR

Flow Hyundai

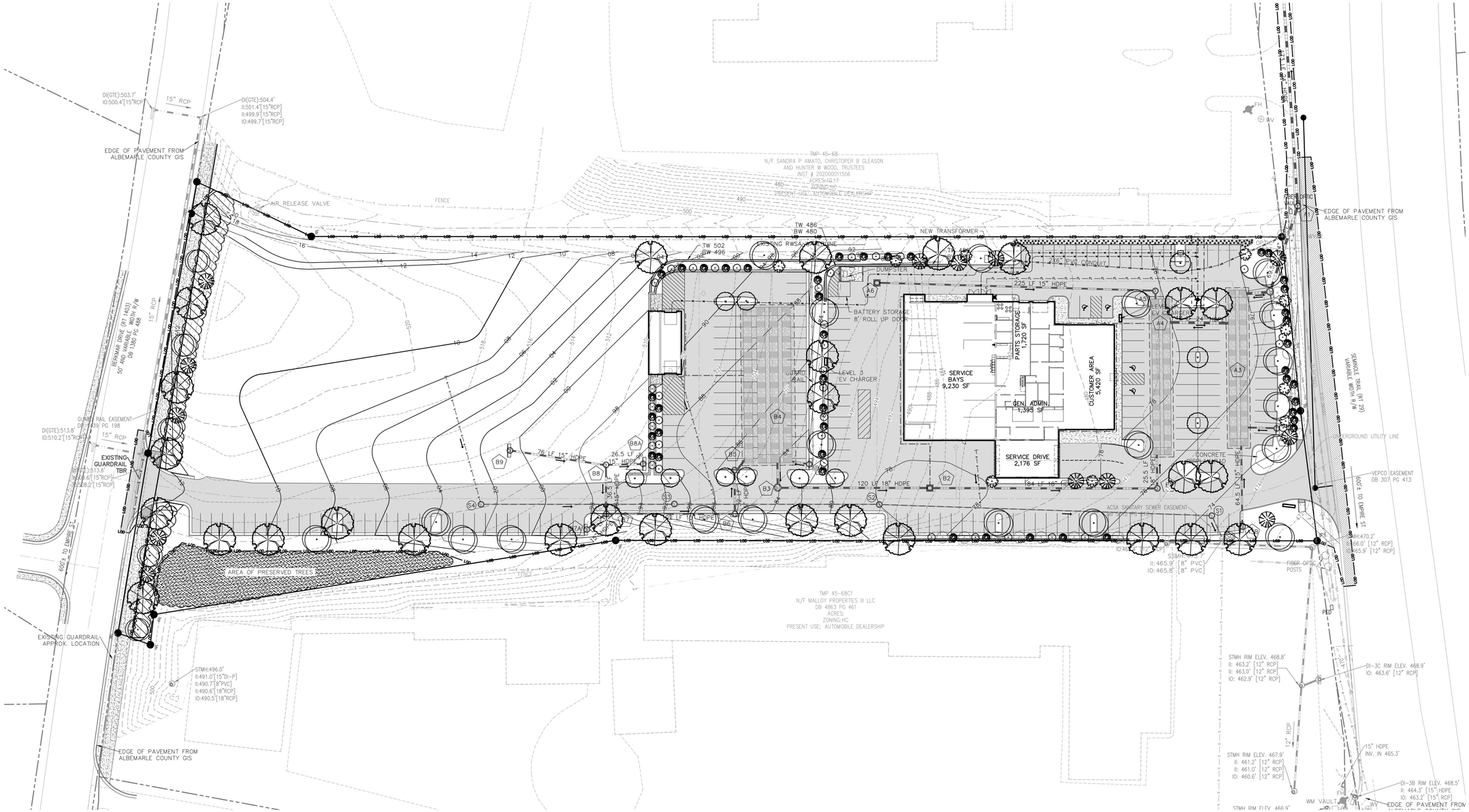
ALBEMARLE COUNTY, VIRGINIA

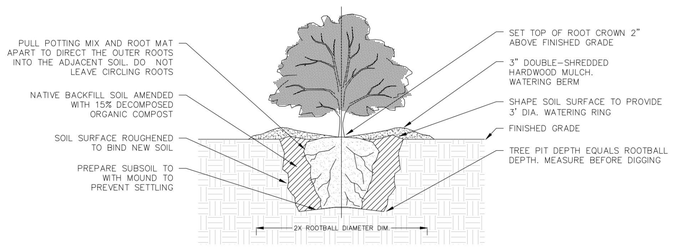
SUBMISSION:
2024.09.03
REVISION:

FILE NO.
23.071

UTILITY PROFILES

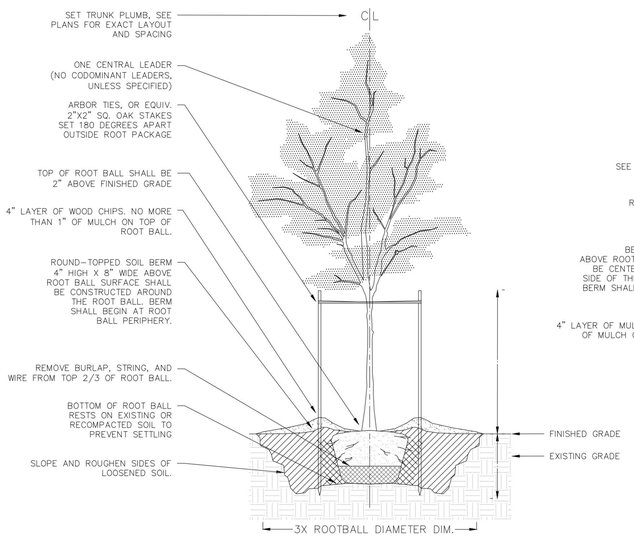
C9


TMP 45-68
N/F SANDRA P AMATO, CHRISTOPER B GLEASON AND HUNTER W WOOD, TRUSTEES
INST # 202000011556
ACRES: 10.17
ZONING: HC
PRESENT USE: AUTOMOBILE DEALERSHIP
TMP 45-68O
N/F ALBEMARLE DEALERSHIP
DB 5307 PG 413
TMP 45-68O1
N/F ALBEMARLE DEALERSHIP
DB 5307 PG 413
TMP 45-68O2
N/F ALBEMARLE DEALERSHIP
DB 5307 PG 413
TMP 45-68O3
N/F ALBEMARLE DEALERSHIP
DB 5307 PG 413
TMP 45-68O4
N/F ALBEMARLE DEALERSHIP
DB 5307 PG 413
TMP

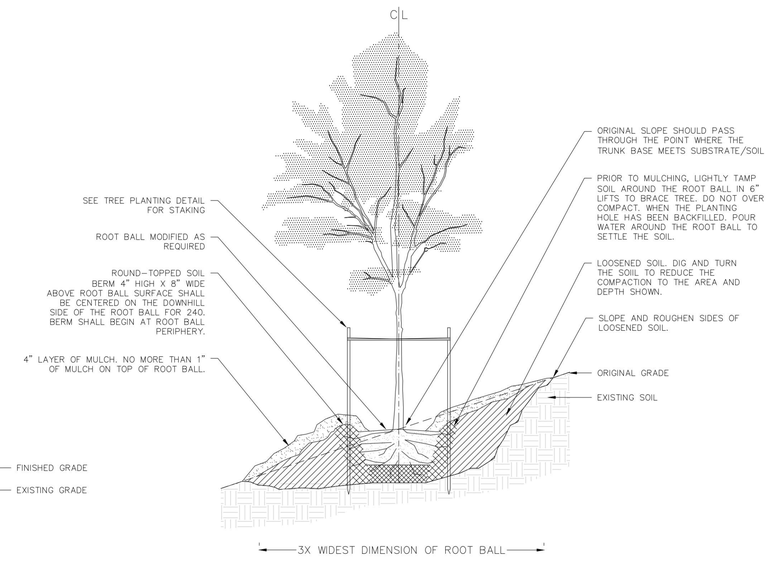


1. SEE PLANS FOR EXACT LAYOUT. SPACE PLANTS AS SPECIFIED IN PLANT LIST OR AS SHOWN. IF SPACING NEEDS ADJUSTING CONTACT LANDSCAPE ARCHITECT.
2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

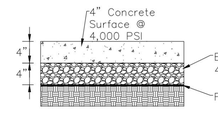
1 C11 SHRUB PLANTING – SECTION
Not To Scale



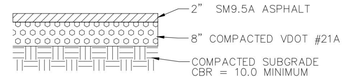
2 C11 TREE PLANTING DETAIL
Not To Scale



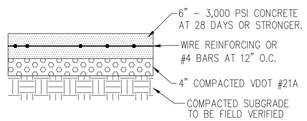
3 C11 TREE ON SLOPE @ 25% (4:1) to 50% (2:1)
Not To Scale



4 C11 CONCRETE SIDEWALK SECTION
Not To Scale



5 C11 PARKING LOT PAVEMENT DETAIL
Not To Scale



6 C11 DUMPSTER PAD DETAIL
Not To Scale



7 C11 COMMERCIAL ENTRANCE PAVEMENT DETAIL
Not To Scale

Virginia Department of Transportation Details	
104.09	Standard Curb Drop Inlet
106.01	Manhole for 12"-48" Pipe Culverts
201.01	Standard 6" Curb (CG-2)
201.03	Combination 6" Curb & Gutter (CG-6)
203.04	Method of Treatment
204.01	CG-12 Detectable Warning Surface

The Standard Drawings contained in the VDOT Road & Bridge Standards are signed and sealed engineering drawings that are copyrighted materials of VDOT and the Commonwealth of Virginia. VDOT's policy is to offer the Standard Drawings in a secure electronic format and each Standard is available on this website.
http://www.virginiadot.org/business/locdes/vdot_road_and_bridge_standards.asp

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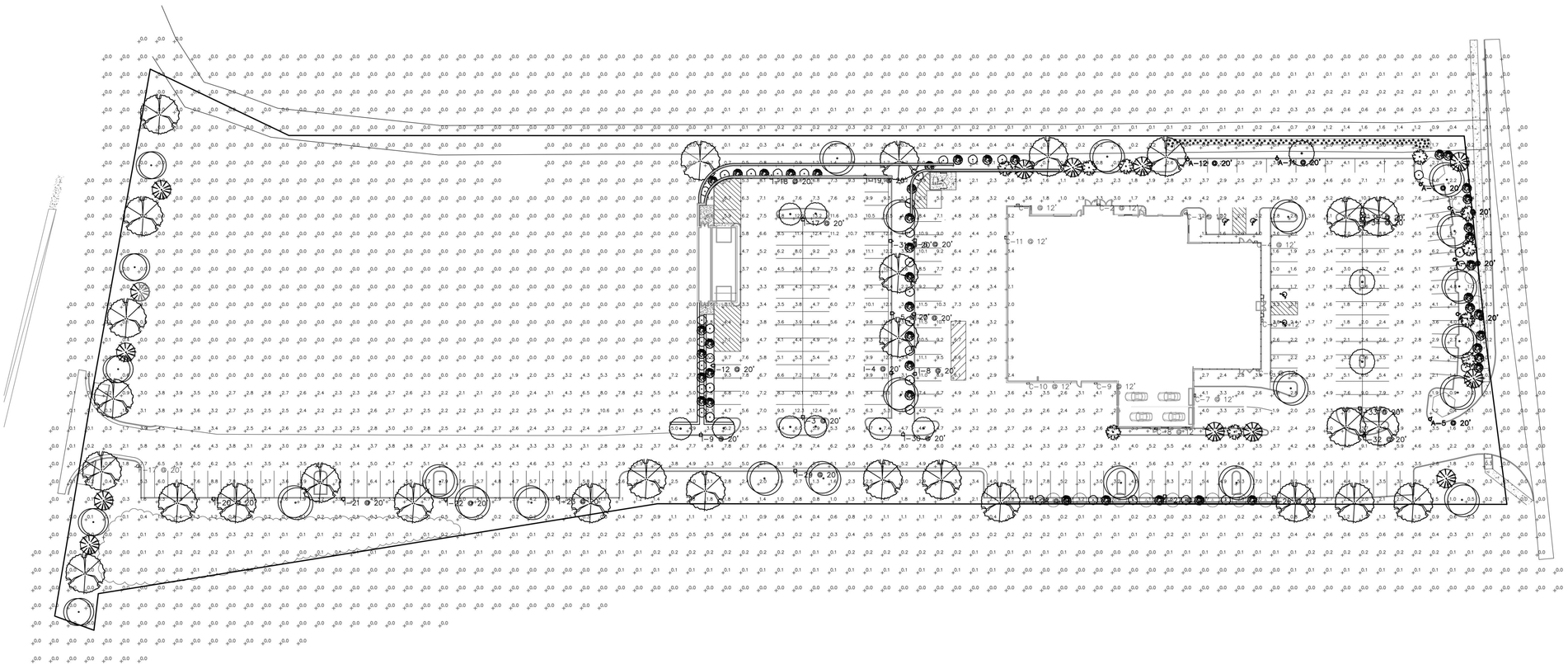
SITE DEVELOPMENT PLAN FOR
Flow Hyundai

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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SITE DETAILS

C11


A-12 @ 20'
A-7 @ 20'
A-6 @ 20'
I-18 @ 20'
I-19 @ 20'
I-20 @ 20'
I-21 @ 20'
I-22 @ 20'
I-25 @ 20'
I-26 @ 20'
I-27 @ 20'
I-28 @ 20'
I-29 @ 20'
I-30 @ 20'
I-31 @ 20'
I-32 @ 20'
I-33 @ 20'
I-34 @ 20'
I-35 @ 20'
I-36 @ 20'
I-4 @ 20'
I-8 @ 20'
I-9 @ 20'
I-17 @ 20'
C-10 @ 12'
C-9 @ 12'
C-7 @ 12'
C-11 @ 12'
C-12 @ 12'
C-13 @ 12'
C-14 @ 12'
C-15 @ 12'
C-16 @ 12'
C-17 @ 12'
C-18 @ 12'
C-19 @ 12'
C-20 @ 12'
C-21 @ 12'
C-22 @ 12'
C-23 @ 12'