

MINOR SITE PLAN AMENDMENT

1313 RICHMOND ROAD - FLOW MERCEDES

Amendment to SDP2008-00039

TAX MAP 78 PARCEL 15D,15E

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/DEVELOPER

Owner: Flow 1313 Richmond LLC
500 W 5th St, 18th Floor
Winston-Salem, NC 27101
bthomas@flowauto.com

ZONING

HC - Highway Commercial
Entrance Corridor
Steep Slopes Overlay District, Managed
Amendment to SDP200800039 (site development plan)

SETBACKS

Front (measured from right-of-way or exterior edge of sidewalk if the sidewalk is outside of the right-of-way):
Building: Min - 10 feet, Max - 30 feet*
Parking: Min - 10 feet, Max - None
*None on any lot abutting a principal arterial highway or interstate
Side & Rear (if abutting lot is zoned residential, rural areas, or Monticello Historic District):
Building: Min - 50 feet, Max - None
Parking: Min - 20 feet, Max - None
Side & Rear (if abutting lot is zoned commercial or industrial):
Building: Min - Accordance with Building Code, Max - None
Parking: Min - None, Max - None

MAGISTERIAL DISTRICT

Rivanna

SOURCE OF TITLE

TMP 78-15D : DB 560 PG 154
TMP 78-15E : DB 1883 PG 292

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by:
Roudabush, Gale & Associates, INC. (04/30/2019)

BENCHMARK

Datum for topography is NAVD 88
Benchmark located in parking lot near existing building on TMP 78-6 elevation 420.08.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective February 4, 2005, (Community Panel 51003C0287D) no portion of this property lies within a 1% annual chance floodplain.

RESERVOIR WATERSHED

This site is within the Meadow Creek-Rivanna River Watershed. This watershed is not part of a watershed supply protection area.

GENERAL WATER & SEWER NOTES

- 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.
- 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.
- 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.
- 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 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 rodde to provided 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).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

BUILDING HEIGHTS

Maximum Allowable: 35 ft
Maximum Proposed: 35 ft

EXISTING USE

Automobile Sales, Services, and Display

PROPOSED USE

New structure for Automobile Sales, Services, and Display to remain
Limits of disturbance: 0.68 acres, 29,500 SF

LAND USE SCHEDULE

EXISTING	Area	%
Building	8958 SF	11%
Pavement	56,383 SF	69.6%
Sidewalk	2,514 SF	3.1%
Undeveloped	14,092 SF	16.3%
Total=	81,021 SF	(1.86 ac.)
PROPOSED	Area	%
Building	9,045 SF	11.2%
Pavement	53,802 SF	66.4%
Sidewalk	1,701 SF	2.1%
Undeveloped	17,399 SF	20.3%
Total=	81,021 SF	(1.86 ac.)

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.

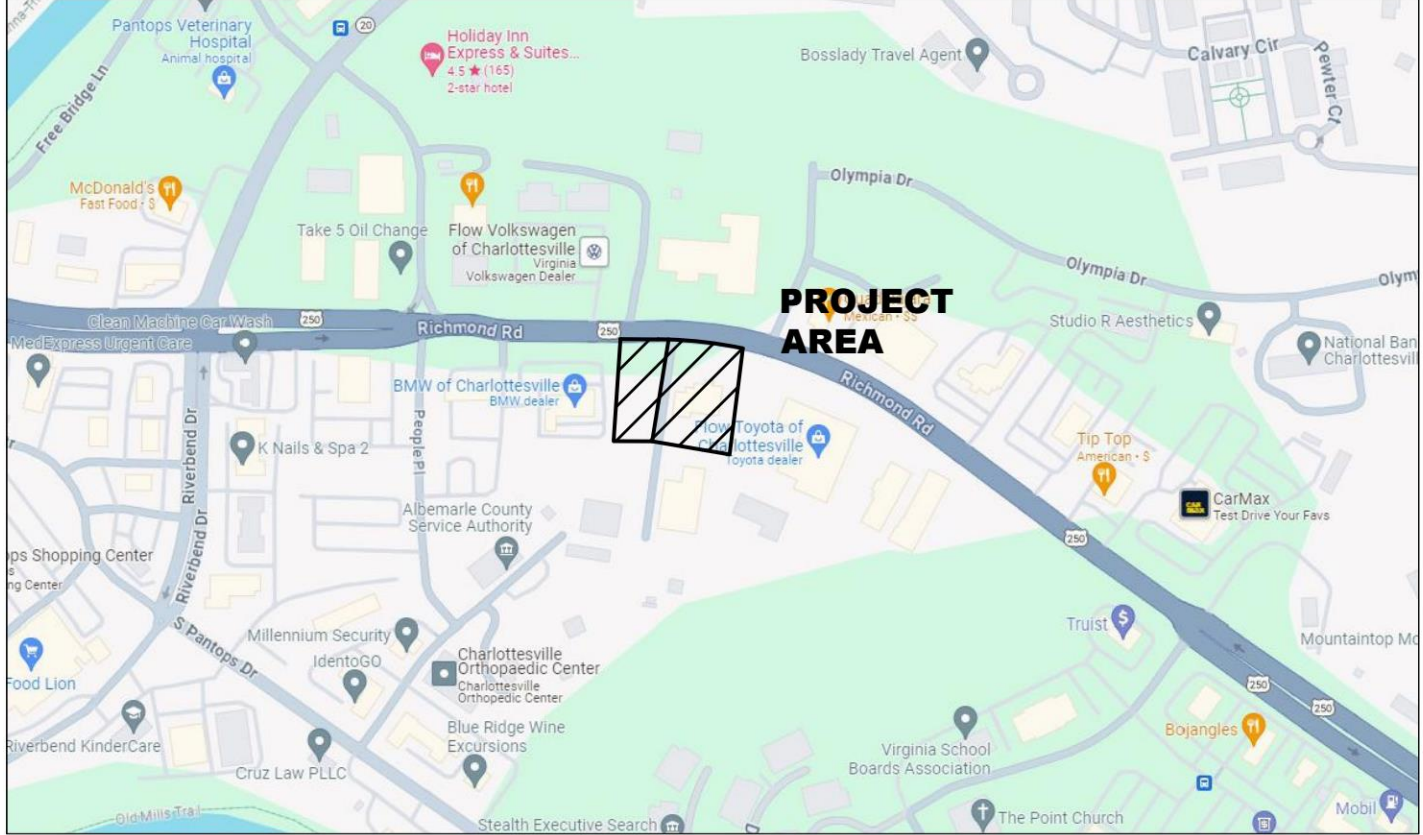
GENERAL NOTES

- 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.
- Accessible parking and routes must comply with ICC ANSI A117.1-09.
- All roof drains shall discharge in a manner not to cause public nuisance and not over sidewalks.

AMENDMENT NARRATIVE

- Removal of existing 8,958 SF building
- New 9,045 SF building (87 SF addition)
- Landscaping change shown on sheet C5
- Parking:
 - Required per SDP2008-00039
 - Provided: Same number of spaces provided on SDP2008-00039 with a building size increase of 87 square feet.

VICINITY MAP SCALE : 1"=2000'



Map provided by Google.com

SHEET INDEX

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 SITE PLAN
- C4 GRADING AND UTILITY
- C5 LANDSCAPING
- C6 SITE DETAILS

SHIMP ENGINEERING

LAND PLANNING | SITE DESIGN | CIVIL ENGINEERING | PROJECT MANAGEMENT
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ALBEMARLE COUNTY, VIRGINIA
1300 RICHMOND ROAD - FLOW MERCEDES

SUBMISSION:
2024.02.16

FILE NO.

23.049

COVER

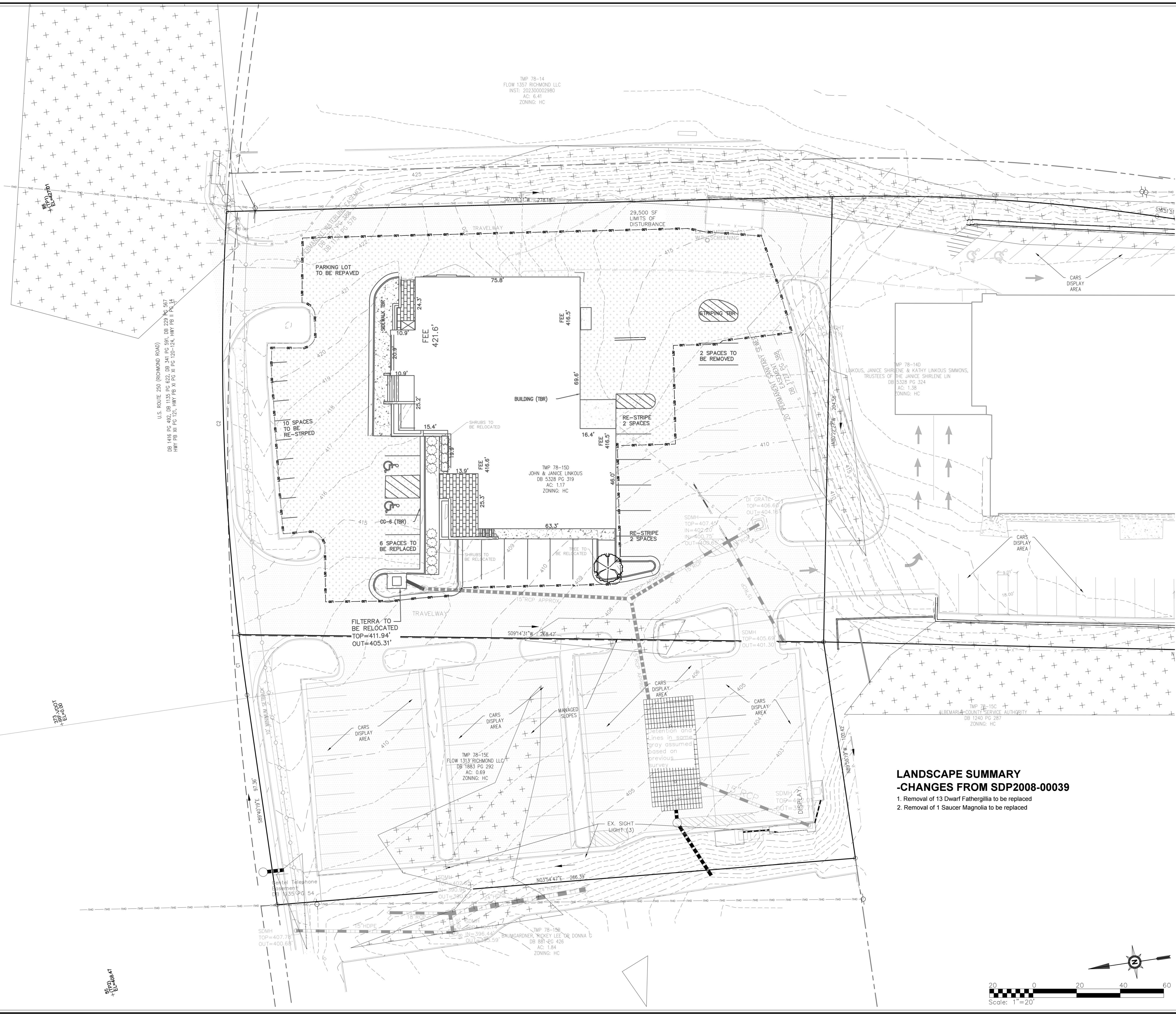
SHEET C1 OF 6

C1

APPROVALS

Current Development Planner

Date



LANDSCAPE SUMMARY
-CHANGES FROM SDP2008-00039
1. Removal of 13 Dwarf Fothergillia to be replaced
2. Removal of 1 Saucer Magnolia to be replaced

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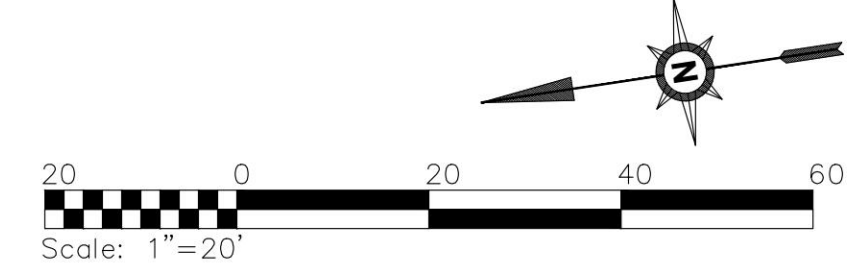
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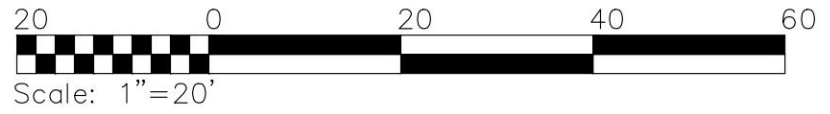
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FILE NO. 23.049
EXISTING CONDITIONS

SHEET C2 OF 6

C2

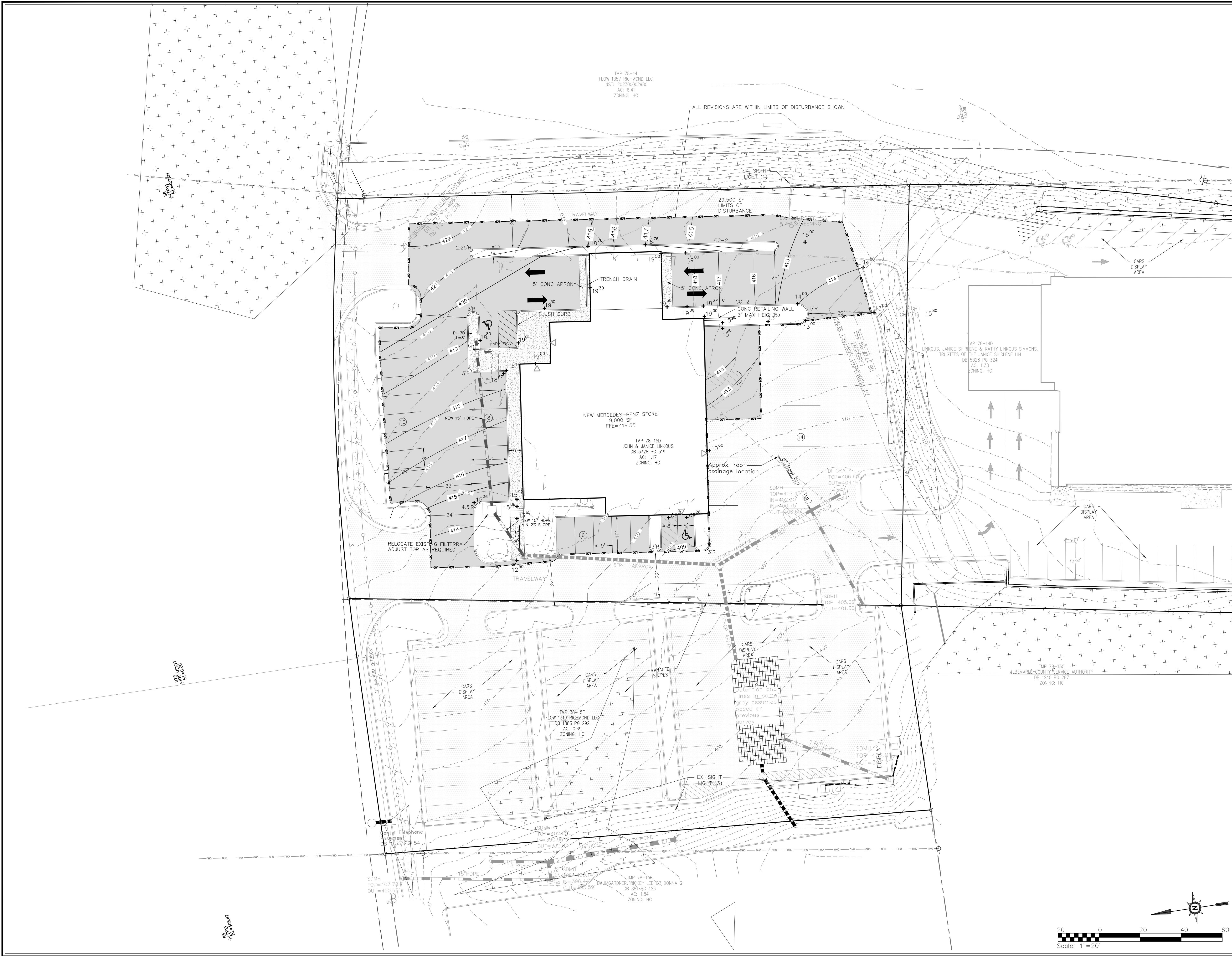




COMMONWEALTH OF VIRGINIA
 JUSTIN M. SHIMP
 Lic. No. 45183
 2/16/24
 PROFESSIONAL ENGINEER

SHEET C3 OF 6

C3



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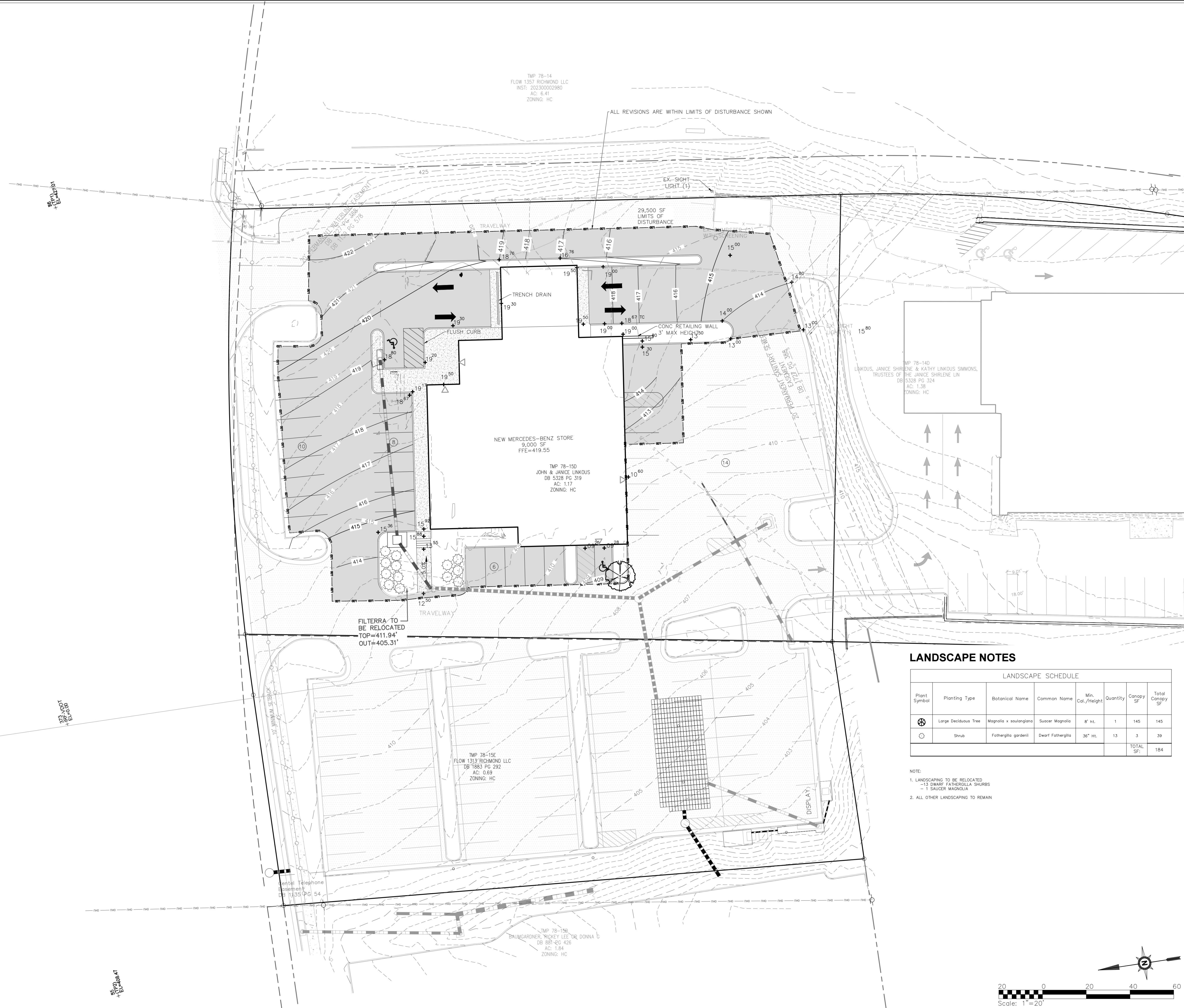


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ALBEMARLE COUNTY, VIRGINIA
**1300 RICHMOND
ROAD - FLOW
MERCEDES**

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FILE NO.
23.049
GRADING AND UTILITY

SHEET C4 OF 6
C4



LANDSCAPE NOTES

LANDSCAPE SCHEDULE							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Magnolia x soulangiana	Saucer Magnolia	8" ht.	1	145	145
	Shrub	Fothergilla gardenii	Dwarf Fothergilla	36" ht.	13	3	39
						TOTAL SF:	184

- NOTE:
- LANDSCAPING TO BE RELOCATED
 - 13 DWARF FOTHERGILLA SHRUBS
 - 1 SAUCER MAGNOLIA
 - ALL OTHER LANDSCAPING TO REMAIN

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LANDSCAPING

SHEET C5 OF 6

C5



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SITE DETAILS

SHEET C6 OF 6

C6



Not To Scale