

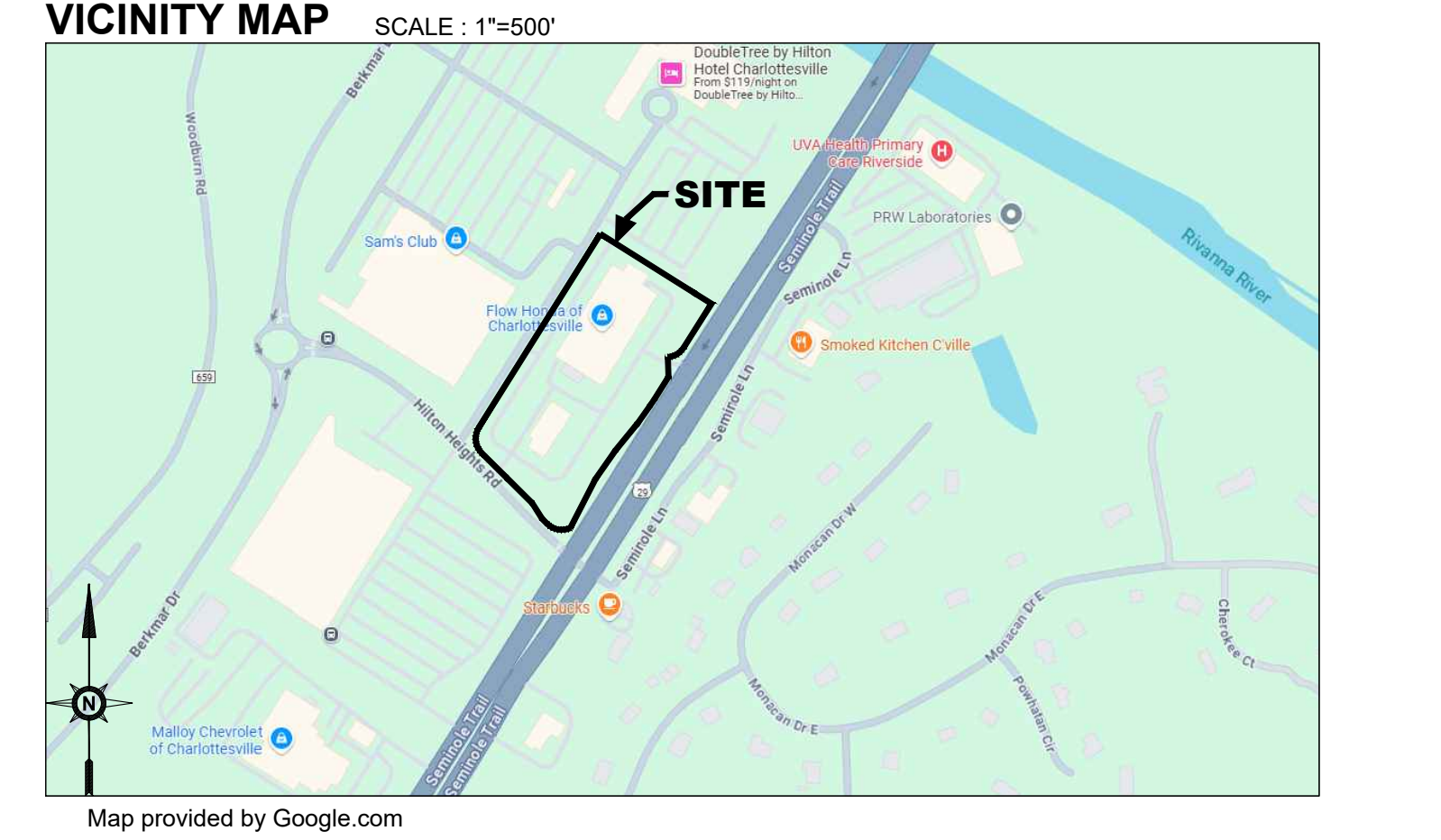
SITE PLAN AMENDMENT

FLOW HONDA CDJR

TAX MAP 45, PARCEL 68D4

SP20250000XX

ALBEMARLE COUNTY, VIRGINIA



- SHEET INDEX
- C1

COVER SHEET
- C2

PREVIOUS APPROVALS
- C3

SITE CONTEXT
- C4

EXISTING CONDITIONS
- C5

SITE LAYOUT
- C6

GRADING PLAN
- C7

UTILITY PLAN
- C8

UTILITY PROFILES
- C9

LANDSCAPE PLAN
- C10

LIGHTING PLAN
- C11

SITE DETAILS



912 E. HIGH ST.
CHARLOTTESVILLE VA, 22802

JUSTIN@SHIMP-ENGINEERING.COM

434.227.5140



DESIGNED BY

CM

CHECKED BY

Justin Shimp, P.E.

SITE PLAN AMENDMENT

FLOW HONDA CDJR

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2025.11.12

FILE NO.

23.039

COVER SHEET

C1

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		BOUNDARY TO BE VACATED (TBV)
		ZONING LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		PARKING COUNT
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		TOP OF CURB/BOTTOM OF CURB ELEVATION
		TOP/BOTTOM OF WALL ELEVATION
		EDGE OF PAVEMENT/CONCRETE ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		RETAINING WALL
		RETAINING WALL HATCH
		RAILING
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CROSSWALK
		CONCRETE
		ASPHALT
		RIPRAP
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
		FENCE
		UTILITY POLE
		GUY WIRE
		OVERHEAD UTILITY
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		FIBER OPTIC
		STORM STRUCTURE NOMENCLATURE
		STORM MANHOLE
		DROP INLET (CAST INPLACE/PRECAST)
		STORM SEWER PIPES
		ROOF DRAIN
		YARD DRAIN
		UNDERDRAIN
		SANITARY STRUCTURE NOMENCLATURE
		SANITARY MANHOLE
		SANITARY SEWER MAIN
		SANITARY SEWER LATERAL
		FORCEMAIN
		WATER LINE
		WATER SERVICE LINE
		FIRE LINE
		WATER METER (WM>1", WM<1")
		WATER VALVE
		FIRE HYDRANT ASSEMBLY
		FIRE DEPARTMENT CONNECTION
		GAS LINE
		CONSTRUCTION/GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER
		DRAINAGE
		SANITARY
		WATERLINE
		COMBINED WATER & SEWER ACSA EASEMENT
		GASLINE

OWNER/DEVELOPER

Flow Hilton LLC
960 Hilton Heights Rd. Suite B
Charlottesville, VA 22901

ZONING

Airport Impact Area, Entrance Corridor, Highway Commercial
SP-2002-046, SP-2002-065 approved April 23, 2003
SP-2025-00003, approved by Planning Commission on 10/28/25 (pending BOS, 1/14/26)

DISTRICT

Rio Magisterial District

SOURCE OF TITLE

DB 2721145-151 (Plat)
INST #20230002972 (Ownership)

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary and Topographic Information Provided by Foresight Survey, PC on August 21, 2025 in NAD83 Virginia State Plane South.

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0280D), effective February 4, 2025 Day, shows no portion of the property within the 100-year flood plain.

RESERVOIR WATERSHED

This site is within the South Fork Rivanna River Watershed. HUC12:020802040203

WATER & SANITARY SERVICES

This project lies within the Albemarle County Service Authority Jurisdictional area for both water and sewer.

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 achieved.
6. Paved, rip-rap or stabilization amt 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 otherwise 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.

FIRE RESCUE NOTES

During construction, the following fire prevention steps are required, so please note them on the plan:

1. 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.
2. Areas where smoking can occur, shall have appropriate receptacles for discarded smoking materials per Virginia Statewide Fire Prevention Code.
3. 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.
4. Contractor shall ensure the street numbers are always plainly visible from the frontage street during construction per the Virginia Statewide Fire Code
5. An approved water supply for firefighting operations shall be in place and available as soon as combustible materials arrive on site.
6. 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
7. 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
8. 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

EXISTING USE

Automobile Sales, Service, and Outdoor Storage & Display

PROPOSED USE

Automobile Sales, Service, and Outdoor Storage & Display

BUILDING HEIGHTS

Existing building height approved per SDP-2003000067

No changes proposed.

LAND USE SCHEDULE

Existing	SF	AC	%	Proposed	SF	AC	%
Building	67,039	1.54	23.8%	Building	67,039	1.54	23.8%
Pavement	122,111	2.80	43.3%	Pavement	130,398	2.99	46.2%
Concrete	0	0.00	0.0%	Concrete	0	0.00	0.0%
Impervious	189,150	4.34	67.0%	Impervious	197,437	4.53	70.0%
Turf	92,955	2.13	33.0%	Turf	84,668	1.94	30.0%
Woods	0	0.00	0.0%	Total	282,105	6.48	100.0%
Total	282,105	6.48	100.0%				

Limits of Disturbance = 0.38 acres

STEEP SLOPES

Preserved slopes are not present on the property.

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.

Contractor shall provide handicap signs as shown on plan.

RELEVANT APPLICATIONS

SP202000046 - (Outdoor Display) + SP202000065 (Structured Parking) Special Use Permits (Approved April 23, 2003)

SDP200300067 - Final Site Plan Approved June 1, 2022)

SDP202100047 - Major Amendment to Final Site Plan (Approved April 21, 2004)

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 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. Accessible parking spaces, access isles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09 and the 2018 Virginia Construction Code
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.
15. All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
16. Buildings or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a demolition permit.
17. Asbestos removal permits are required if positive for such from Albemarle County and VDOLI. Contact VDOLI for their additional requirements and permits for demolition projects at 540-562-3580 x131.
18. All water, sewer and fire lines require NEW inspection and testing procedures. The ACSA performs any testing and inspections of the public sewer and water main(s).
19. The Albemarle County Building Inspections Department(ACBID) does a visual inspection and witnesses the testing of the building drain, water service pipe and the sprinkler lead-in connection.
20. The developer/contractor is responsible to retain a Special Inspector as outlined in the updated Albemarle County Policy for Site Utilities to perform the visual inspection and testing of all utilities
21. not covered by the ACSA or ACBID. This includes building sewers, water and fire line branches between the main and the meter(s)/building(s).
22. The Special Inspector's report must be submitted and approved by the Albemarle County Engineering Department prior to a Certificate of Occupancy being issued.

PARKING SCHEDULE

PARKING PROVIDED:

Previous parking calculation approved per SDP-2003000067

Overflow spaces for parcel 68D3: 80 spaces
61,251 sf display area / 1,500 sf: 41 customer spaces
44 service bays, 2 spaces per bay: 88 spaces
58 employees, 1 space per employee: 58 spaces
Total Parking Required: 267 spaces
Total Parking Provided: 269 spaces

New Parking Required:

Overflow spaces for parcel 68D3: 80 spaces
(5,832 sf new display + 61,251 sf ex. display) / 1,500 sf: 45 customer spaces required
44 service bays, 2 spaces per bay: 88 spaces
58 employees, 1 space per employee: 58 spaces
Total Parking Required: 271

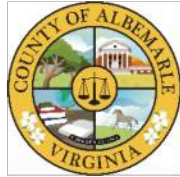
New Parking Provided:

New Customer Spaces: 15 (converted display spaces from SDP-2003000067)
Total Parking Provided: 284 (269 existing + 15 new customer)

51 new Outdoor Storage & Display spaces (which are not counted towards the required parking total) are provided per SP202500003

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



County of Albemarle
Community Development Department - Planning

Khris Taggart, Sr. Planner
ktaggart@albemarle.org
Telephone: (434) 296-5832 ext. 3278

September 9, 2025

Chris Marshall
Shimp Engineering, P.C.
912 E High Street
Charlottesville, VA 22902
chris@shimp-engineering.com

RE: SP-2025-03: Flow HCDJR (04500000068D4)

Dear Mr. Marshall,

The Albemarle County Architectural Review Board (ARB), at its meeting on September 8, 2025, completed an advisory review of the above-noted request to establish outdoor storage in the Entrance Corridor. The Board, by a vote of 3:0 (Mr. Hancock absent; Mr. Stoner recused), voted to recommend no objection to the request for the Special Use Permit, with the recommended revisions to the concept plan and the conditions of approval, and to provide the comments for the final site plan submittal, all as listed in the staff report, amended as follows:

Recommended revisions to the Concept Plan prior to Planning Commission review:

- Revise the site section in the concept plan to show a more accurate representation of the proposed grading.
- Revise the concept plan to note the correct SP number (SP-2002-46) that is being amended.
- Revise the concept plan to note the correct SP number (SP-2025-03) under review.
- Revise the boundaries of the proposed amendment area shown on sheets 6 and 7 of the concept plan to include only the area where changes are proposed.
- Add one tree in the display area south of the site entrance and increase the size of the northern island to accommodate two trees.

Please note that the revised concept plan is required prior to the close of business on September 26, 2025, to be considered at the October 28th Planning Commission meeting.

Recommendation on the Special Use Permit:

The ARB recommends no objection to the proposed outdoor storage, display, and sales with the following conditions:

- Use of this site must be in general accord with the Flow Honda/CDJR Concept Plan + Exhibits by Shimp Engineering dated XYZ. To be in general accord, vehicles for sales, storage and/or display must be parked only in the spaces indicated for sales, storage and display on the Flow Honda/CDJR Concept Plan.
- Vehicles must be parked in striped parking spaces.
- Vehicles must not be elevated anywhere outside of a building on site.
- Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum

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requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.

- Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels must not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.

Recommendations for the Site Plan

- A complete lighting plan will be needed prior to final site plan approval. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
- The finish for freestanding light poles must match the finish of existing light poles.
- Include the standard lighting note on the lighting plan: Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one-half footcandle.
- A complete landscaping plan will be needed prior to final site plan approval. Ensure that the proposed landscaping does not conflict with the existing landscaping that is to remain and has a coordinated appearance.
- Include the standard plant health note on the landscape plan: All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,
Khris Taggart, Sr. Planner

cc: Buddy Thomas
Flow 1300 Richmond, LLC
bthomas@flowauto.com

File

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April 23, 2003
Page 2

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within twenty-four (24) months after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate. For purposes of this section, the term "commenced" shall be construed to include the commencement of construction of any structure necessary to the use of such permit within two (2) years from the date of the issuance.

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5832.

If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,

V. Wayne Clineberg
Director of Planning & Community Development

VWC/jcf

Cc: Amelia McCulley
Jack Kelsey
Tex Weaver
Steve Allshouse
Matt Grimes, VDOT



COUNTY OF ALBEMARLE
Department of Planning & Community Development
401 McIntire Road, Room 218
Charlottesville, Virginia 22902-4596
(434) 296 - 5823
Fax (434) 972 - 4012

April 23, 2003

Steve Driver
McKee Carson
301 East High St
Charlottesville, VA 22902

RE: SP-2002-046 Brown Auto Park (Outdoor Display of Vehicles)
SP-2002-065 Brown Auto Park (Structured Parking)

Dear Mr. Driver:

The Albemarle County Board of Supervisors, at its meeting on April 16, 2003, b a vote of 5:0 approved the above-noted requests. Please note that this approval is subject to the following conditions:

SP-2002-046 Brown Auto Park (Outdoor Display of Vehicles):

- The site shall be developed in general accord with the attached (copies on file) Daggett & Grigg plans, for Brown Auto Park, entitled ARB Package, dated January 15, 2003, Site Plan, dated March 20, 2003, and Display Parking Plan, dated March 20, 2003;
- Vehicles shall not be elevated anywhere on site (through the use of racks or other lift devices);
- Vehicles shall be displayed only in areas indicated for display shown on the attached Daggett & Grigg plans, for Brown Auto Park, entitled Display Parking Plan, dated March 20, 2003;
- Reduce the amount of ground level vehicle display to the satisfaction of the Architectural Review Board;
- Planting islands in the display area east and south of the Phase 2 building shall be increased in size to allow for true clustering of trees. Clusters shall be composed of a combination of conifers and broadleaf evergreens; and
- In Phase 1, provide all landscaping except for interior plantings associated with Phase 2.

SP-2002-065 Brown Auto Park (Structured Parking):

- The site shall be developed in general accord with the attached (copies on file) Daggett & Grigg plans, for Brown Auto Park, entitled ARB Package, dated January 15, 2003, and Site Plan, dated March 20, 2003;
- Materials for the parking deck and for the structures over the service exit lanes shall match showroom materials. Painted and raw concrete is not appropriate;
- The design of the building shall be revised so that parked vehicles will not be visible on the rooftops of the structures over the service exit lanes;
- Provide an informal planting of mixed evergreen trees along the north side of the Phase 1 building;
- Further reduce the impacts of lighting, including the rooftop pole lights and wall mounted lights above the showroom;
- The design of the Phase 2 building shall be compatible with the Phase 1 building, as determined by the ARB; and
- Adjust the parking schedule to the satisfaction of the Zoning Administrator, as described in a memorandum, dated March 18, 2003.



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CM

CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT
FLOW HONDA CDJR

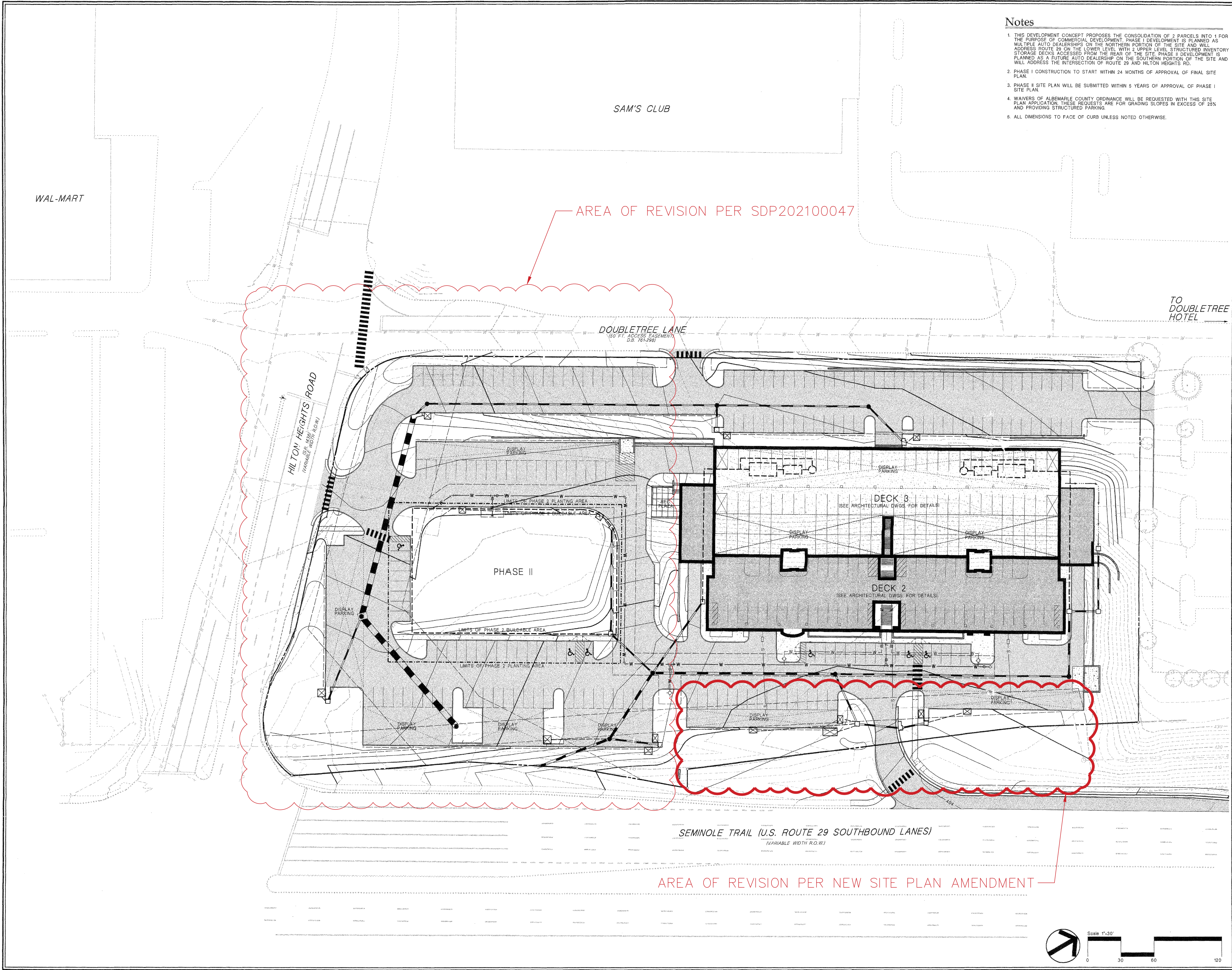
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PREVIOUS
APPROVALS

C2

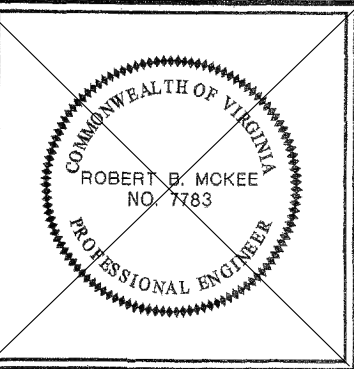


- Notes
1. THIS DEVELOPMENT CONCEPT PROPOSES THE CONSOLIDATION OF 2 PARCELS INTO 1 FOR THE PURPOSE OF COMMERCIAL DEVELOPMENT. PHASE I DEVELOPMENT IS PLANNED AS MULTIPLE AUTO DEALERSHIPS ON THE NORTHERN PORTION OF THE SITE AND WILL ADDRESS ROUTE 29 ON THE LOWER LEVEL WITH 2 UPPER LEVEL STRUCTURED INVENTORY STORAGE DECKS ACCESSED FROM THE REAR OF THE SITE. PHASE II DEVELOPMENT IS PLANNED AS A FUTURE AUTO DEALERSHIP ON THE SOUTHERN PORTION OF THE SITE AND WILL ADDRESS THE INTERSECTION OF ROUTE 29 AND HILTON HEIGHTS RD.
 2. PHASE I CONSTRUCTION TO START WITHIN 24 MONTHS OF APPROVAL OF FINAL SITE PLAN.
 3. PHASE II SITE PLAN WILL BE SUBMITTED WITHIN 5 YEARS OF APPROVAL OF PHASE I SITE PLAN.
 4. WAIVERS OF ALBEMARLE COUNTY ORDINANCE WILL BE REQUESTED WITH THIS SITE PLAN APPLICATION. THESE REQUESTS ARE FOR GRADING SLOPES IN EXCESS OF 25% AND PROVIDING STRUCTURED PARKING.
 5. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.

McKee Carson
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
LAND PLANNERS

301 East High Street
Charlottesville, VA 22902
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www.mckeecarson.com

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BROWN AUTO PARK
Albemarle County, Virginia
MASTER PLAN

Revisions:

1.	1/2/25 COUNTY COMMENTS
2.	10/9/25 COUNTY COMMENTS

Scale:	1" = 30'
Date:	7/28/03
Project No.:	0221
Designed:	SWB
Checked:	AGP

Sheet No.:

2

MPD 4.21.04 06.14



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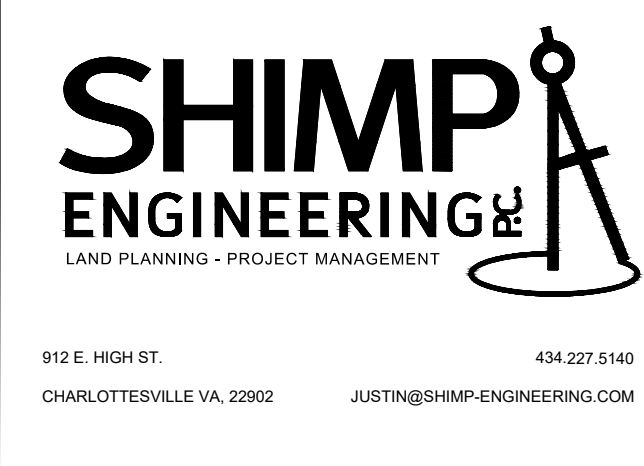
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SITE CONTEXT

C3



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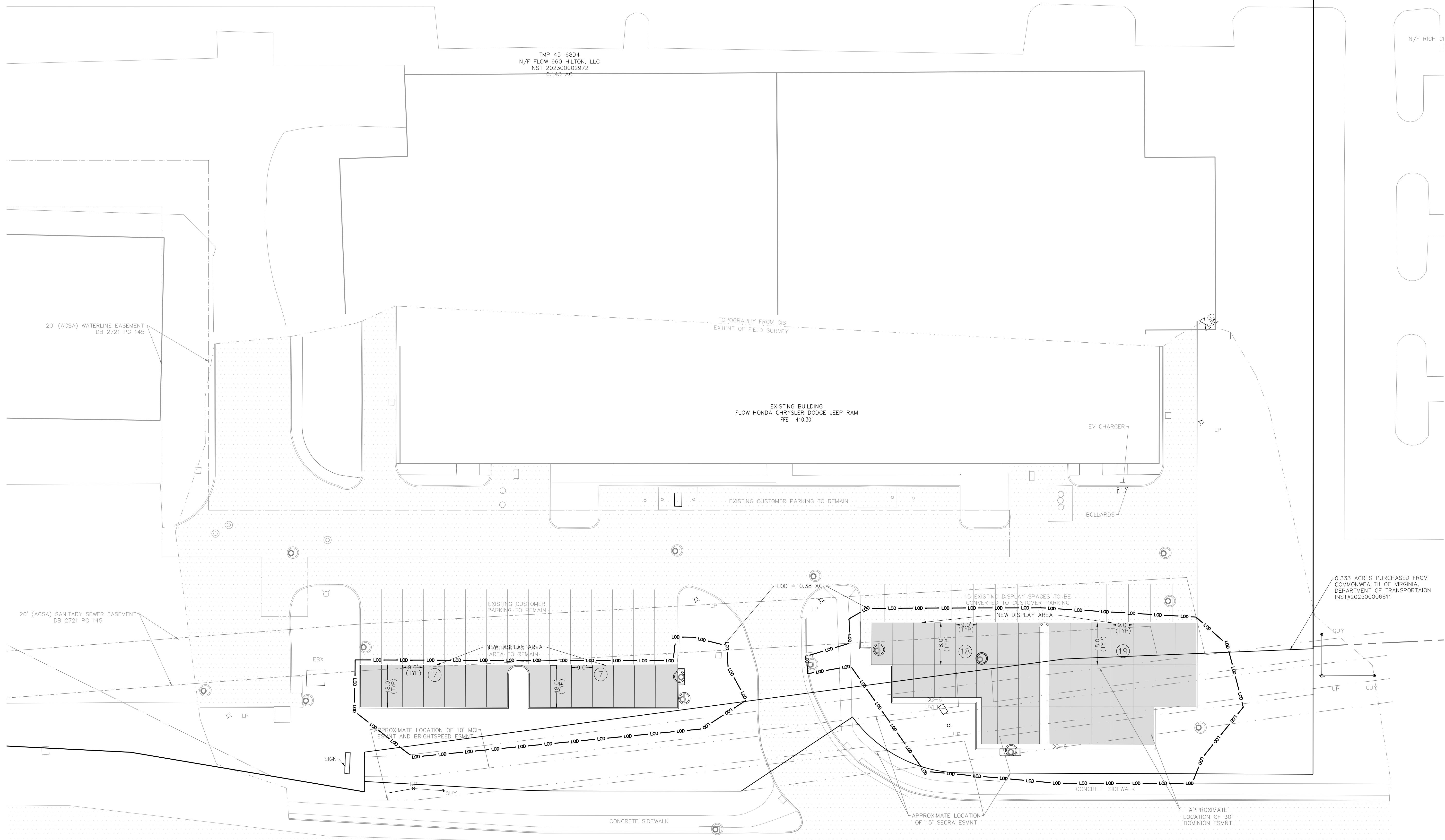
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ALBEMARLE COUNTY, VIRGINIA
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EXISTING CONDITIONS

C4



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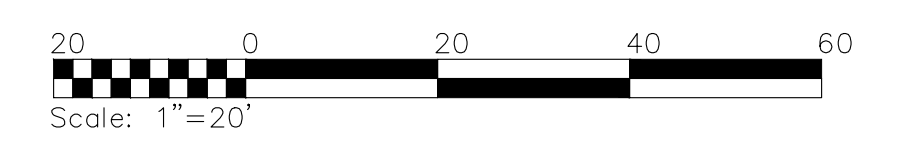
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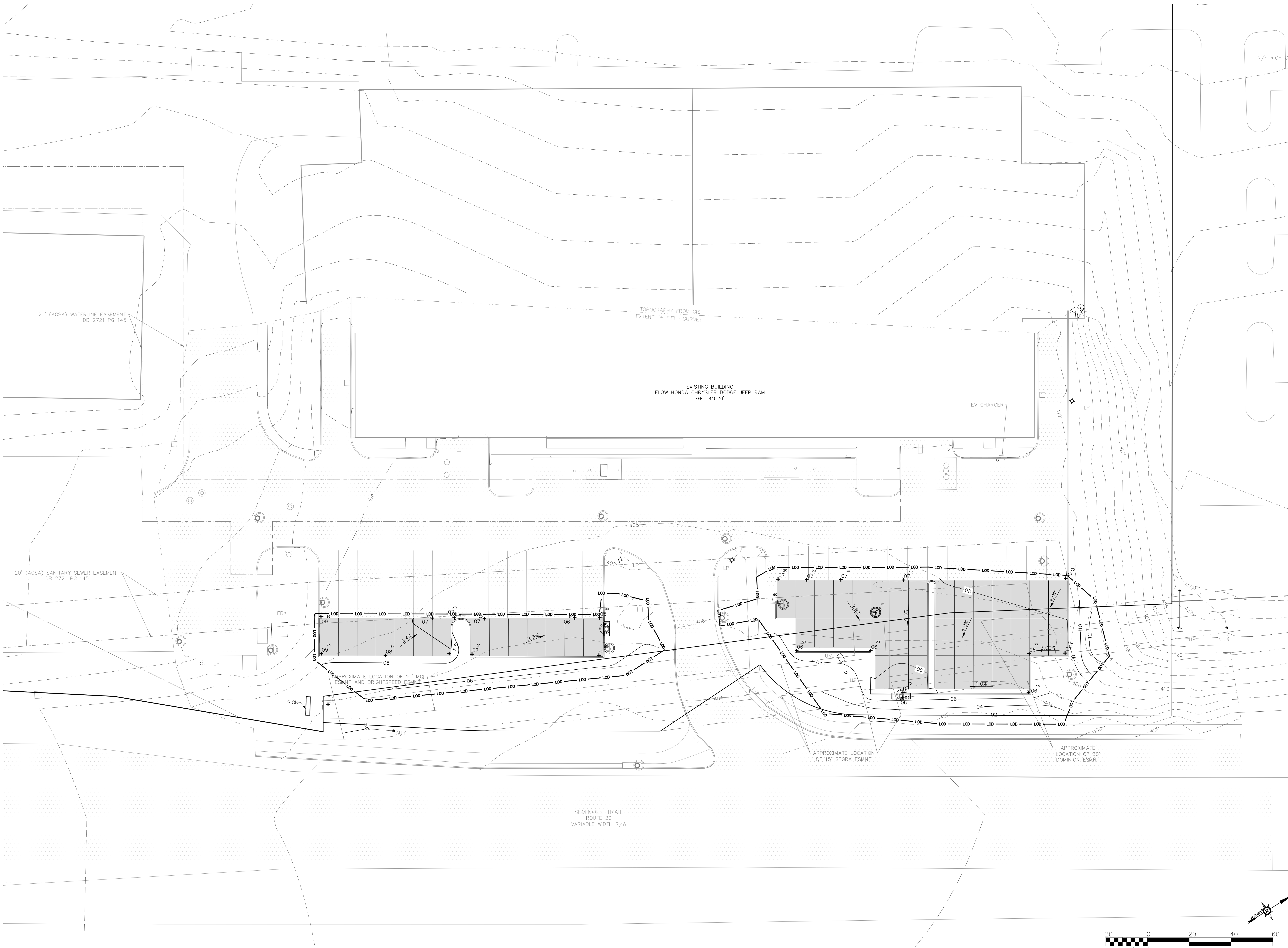
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SUBMISSION:
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SITE LAYOUT

C5





SHIMP
ENGINEERING & ARCHITECTURE
LAND PLANNING • PROJECT MANAGEMENT

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Justin Shimp, P.E.

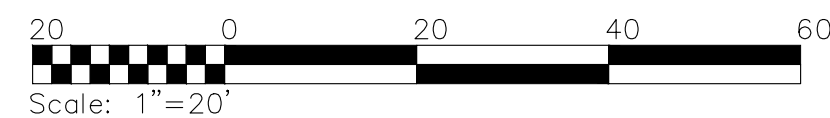
SITE PLAN AMENDMENT
FLOW HONDA CDJR

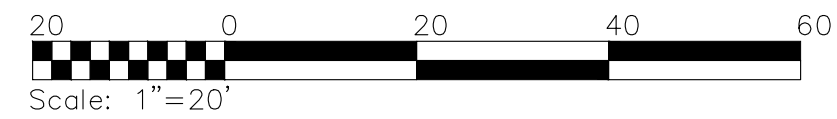
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.11.12

FILE NO. **23.039**

GRADING PLAN

C6



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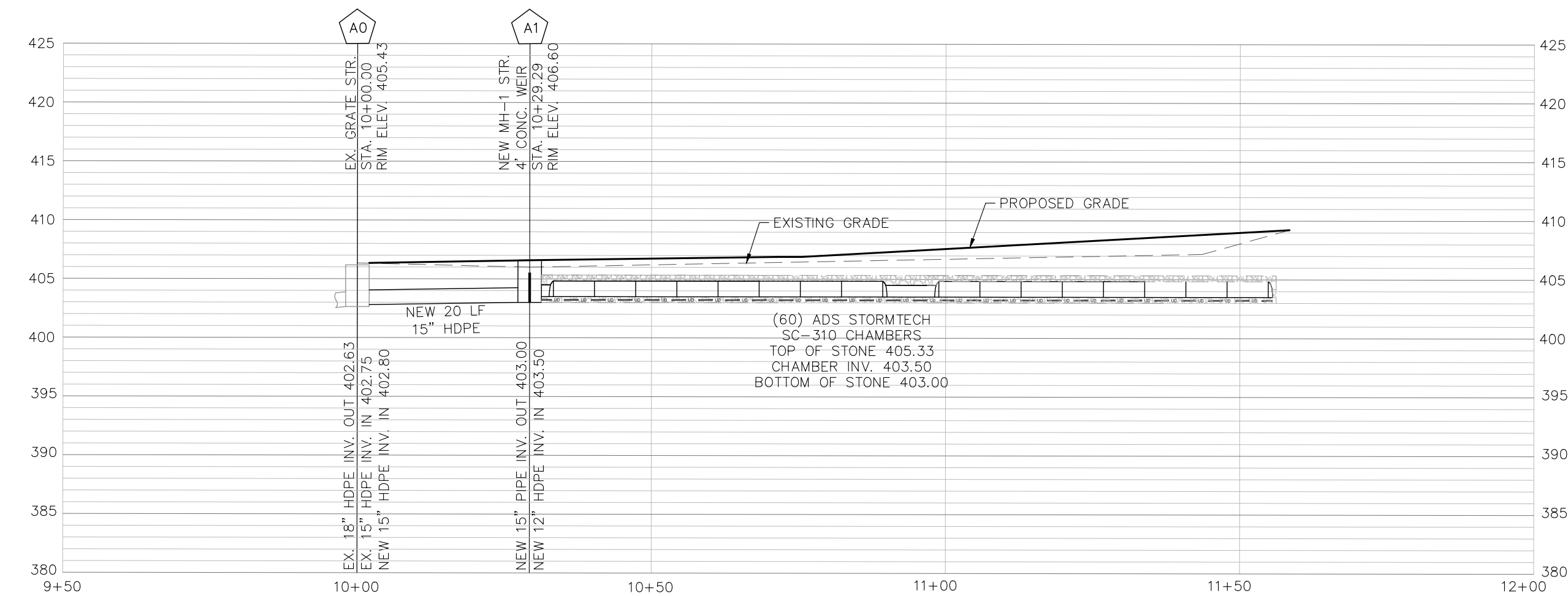
ALBEMARLE COUNTY, VIRGINIA
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FILE NO.

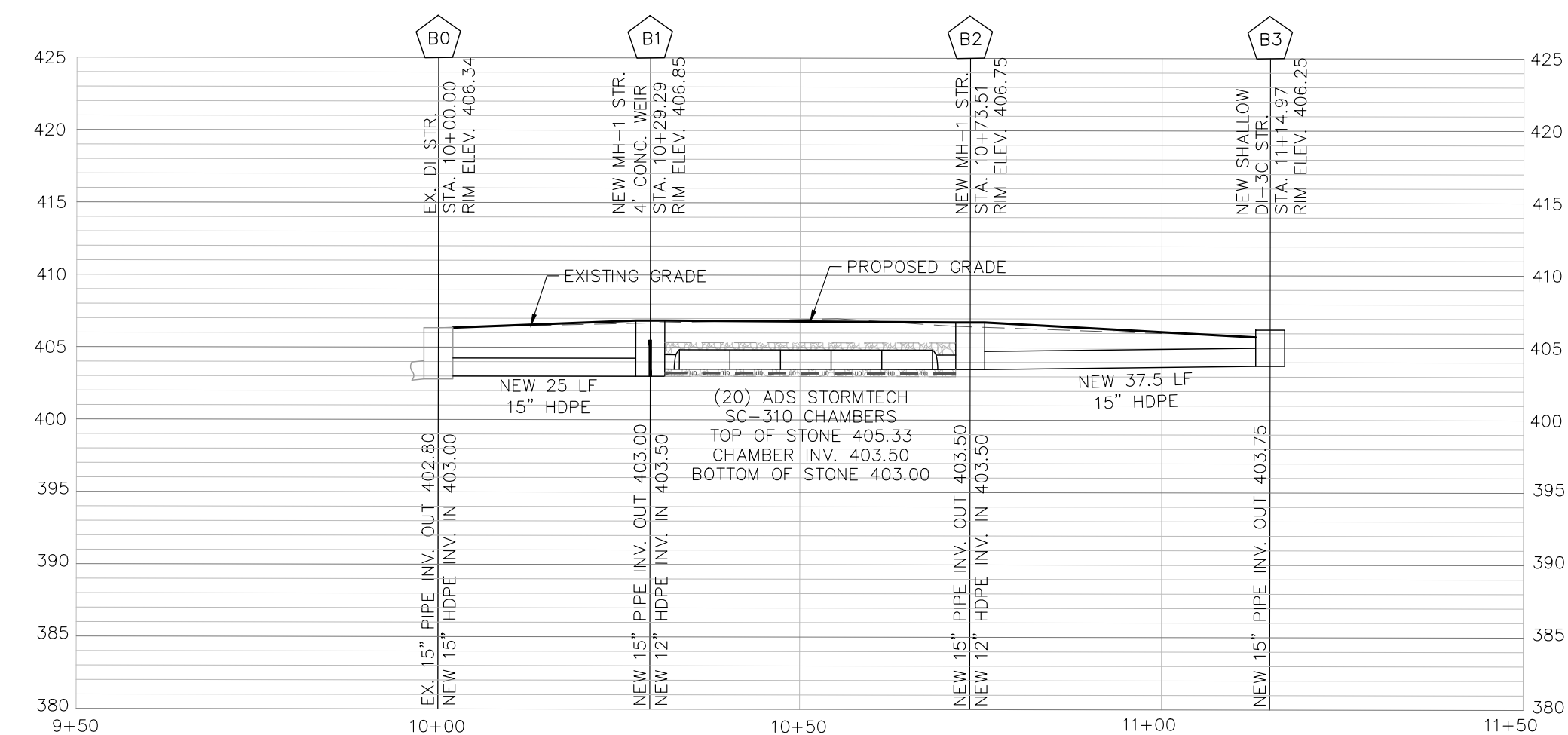
3.039

UTILITY PLAN

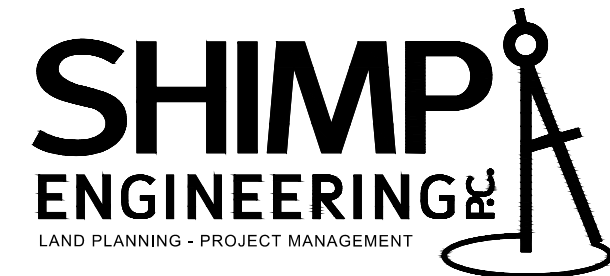
C7



1 STORM PROFILE A0-A1
C8 HORIZ. SCALE 1"=20'; VERT. SCALE 1"=10'



1 STORM PROFILE B0-B3
C8 HORIZ. SCALE 1"=20'; VERT. SCALE 1"=10'



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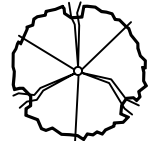
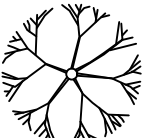
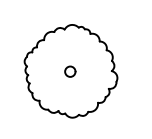
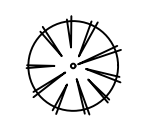
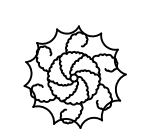
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**UTILITY
PROFILES**

C8

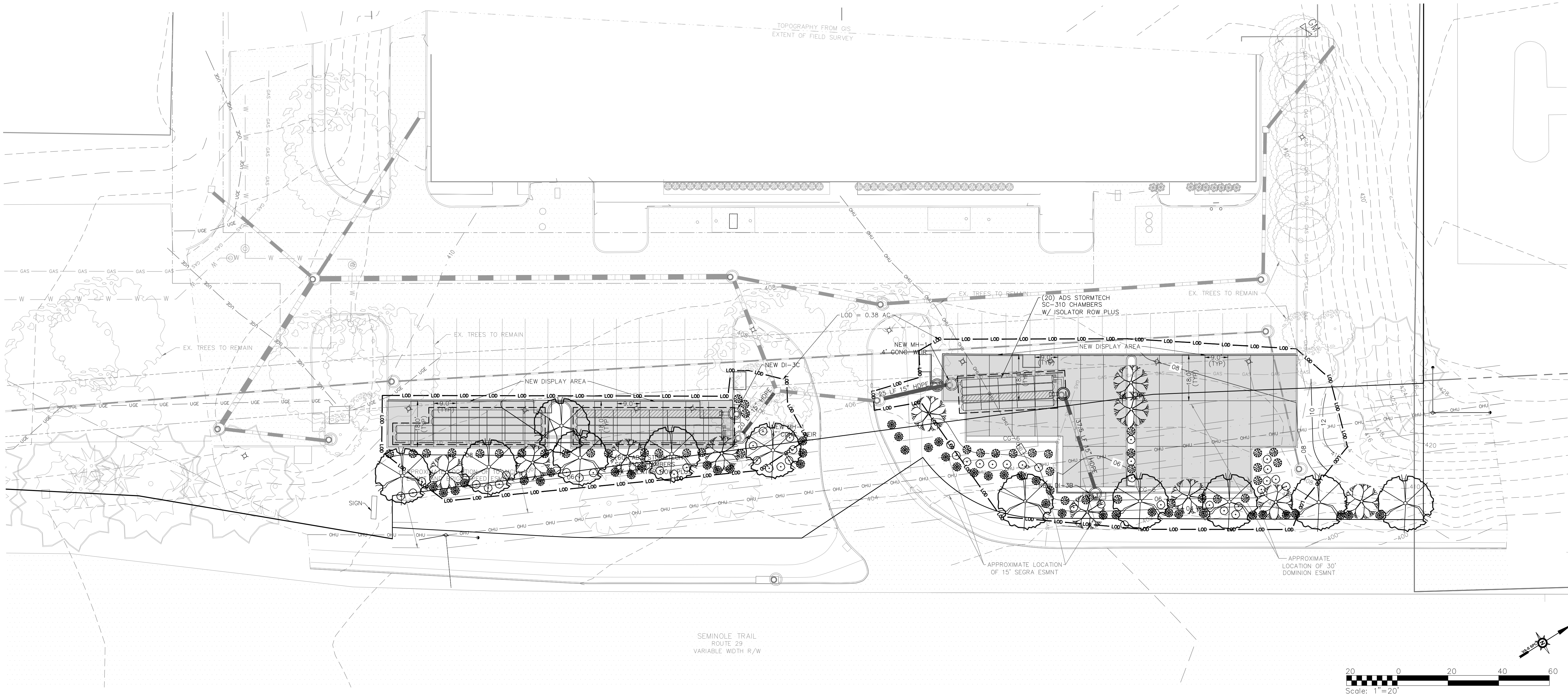
LANDSCAPE SCHEDULE: NEW PLANTINGS							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Quercus phellos	Willow Oak	3.5" Caliper	11	471	5181
	Ornamental Tree	Amelanchier x grandiflora	Serviceberry	6-8' Ht	11	130	1430
	Evergreen Shrub	Morella pensylvanica	Northern Bayberry	1.5' Ht	46	18	828
	Deciduous Shrub	Viburnum prunifolium	Blackhaw viburnum	1.5' Ht	42	64	2688
	Deciduous Shrub	Hypericum densifolium	Bushy St. John'swort	1.5' Ht	44	6	264
						TOTAL SF:	7439

- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 - All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
 - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

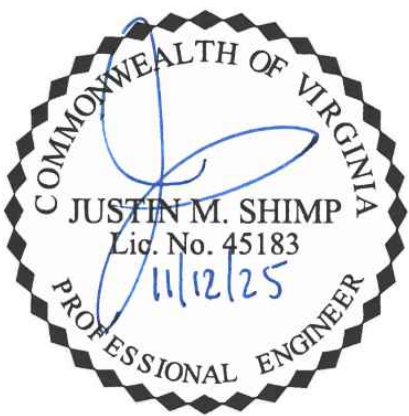
LANDSCAPING REQUIRED PER SEC. 32.7.9:

INTERIOR PARKING AREA (SEC. 32.7.9.6):
5% OF THE PAVED PARKING AREA & 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
7,841 SF NEW PARKING AREA x 5% = 392 SF REQUIRED
49 SPACES/10 = FIVE TREES REQUIRED
TO BE PROVIDED: 731 SF; TWO LARGE AND THREE MEDIUM TREES

ENTRANCE CORRIDOR STREETS: STREET TREES (3.5" CAL.) – 35' O.C.
287 LF OF FRONTAGE: 287 LF ÷ 35 = 8
REQUIRED: 8 STREET TREES
TO BE PROVIDED: 10 LARGE TREES WITH INTERSPERSED ORNAMENTAL TREES AND SHRUBS



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SITE PLAN AMENDMENT
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23.039

LANDSCAPE
PLAN

C9

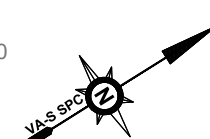
NOTE: The exact fixtures installed per SDP2003-00067 have been discontinued and as such their ies files are not available. The fixtures shown above are similar to what currently exists - they emit comparable amounts of light to the ones previously approved.

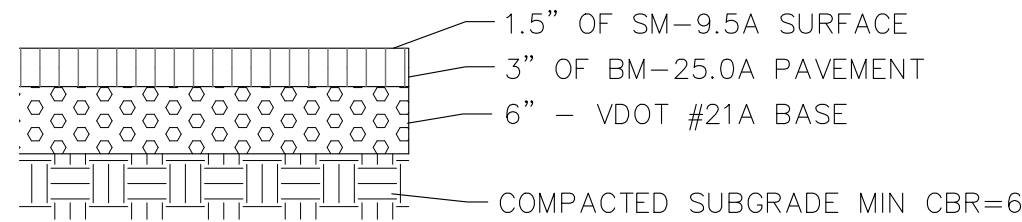
1. Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.

2. "A" and "C" fixtures shall be mounted at a height of 20' and have a CCT of 3000K.

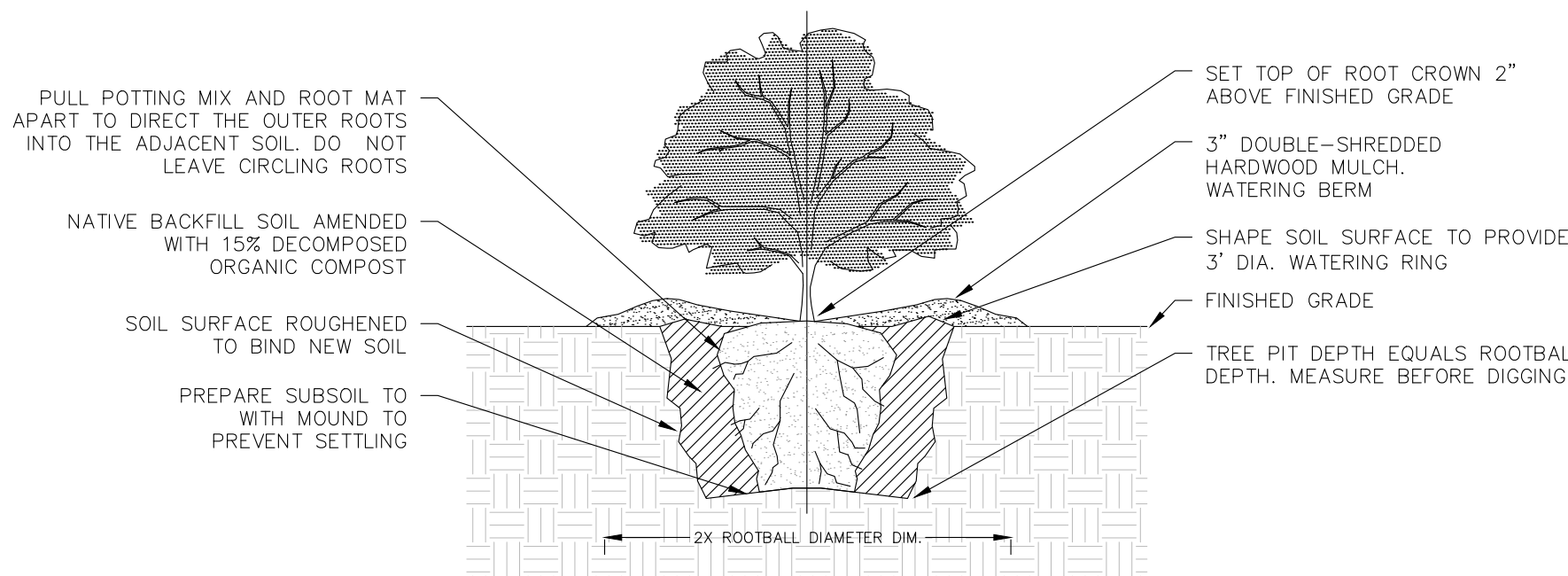
CALCULATIONS
AVERAGE: 1.2 fc
MAXIMUM: 23.4 fc
MINIMUM: 0.0 fc

- Integral Bluetooth® Motion and PhotoCell Sensor
- Integral Bluetooth® Motion and PhotoCell Sensor



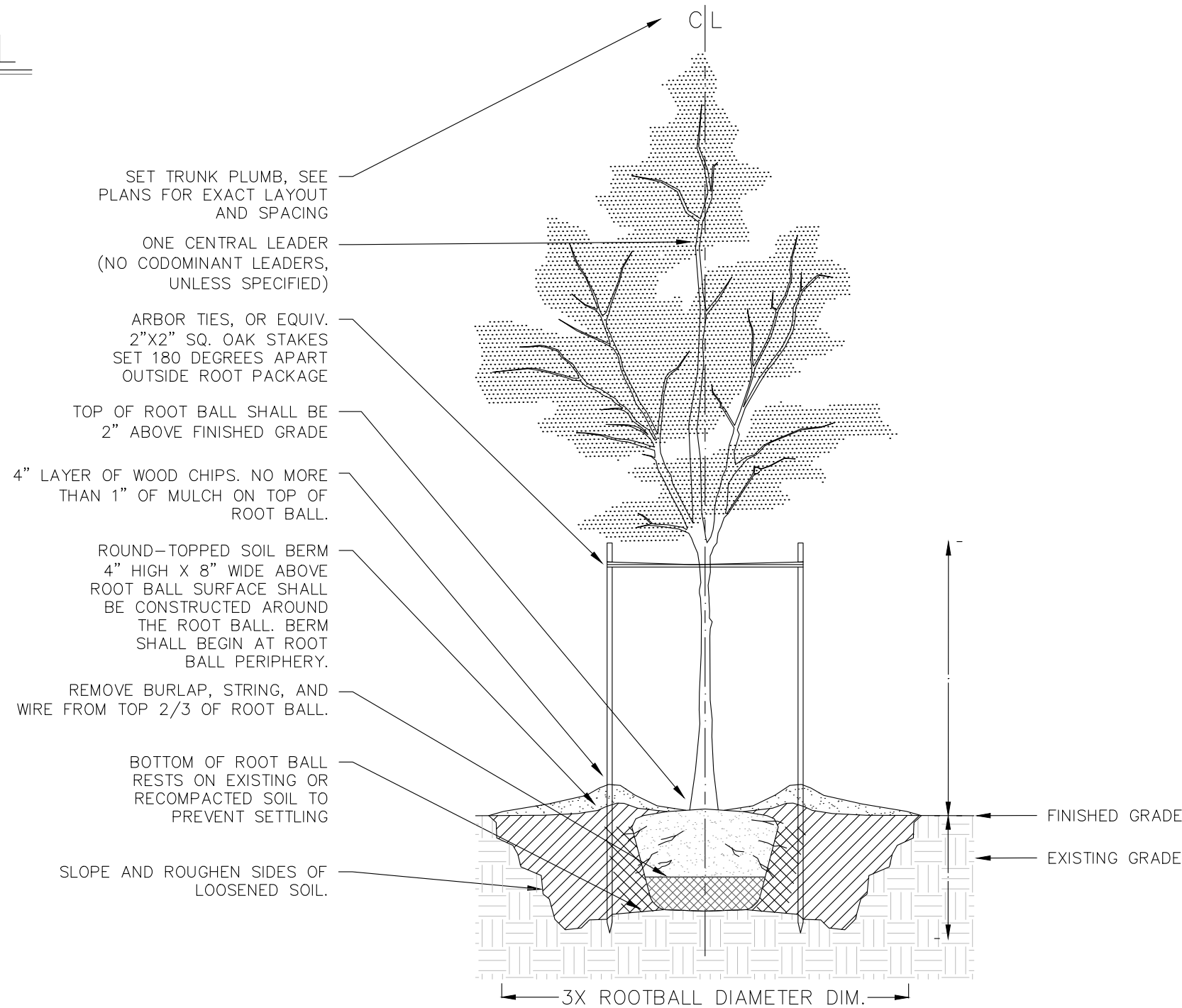


1 INTERNAL PAVEMENT DETAIL
C10 Not To Scale



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.

2 SHRUB PLANTING - SECTION
C10 Not To Scale

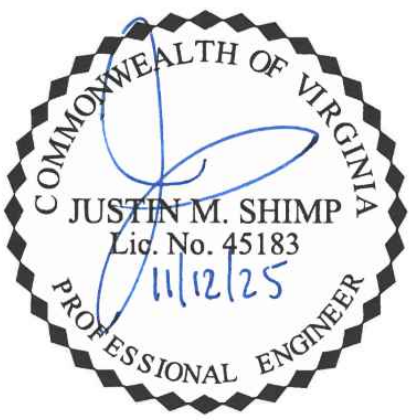


3 TREE PLANTING DETAIL
C10

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
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.virginia.dot.org/business/locdes/vdot_road_and_bridge_standards.asp	



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SITE DETAILS

C11