

FLOW HYUNDAI

TMP 45-68C
project ID: 23.071
Submitted 18 December 2023

Context Map

Sheet 1 of 7



INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & SP Details
- 3 - Existing Conditions
- 4 - Concept Plan
- 5 - Parking Allocation
- 6 - Grading and Utilities
- 7 - Site Section

FLOW HYUNDAI SITE & ZMA/SP DETAILS

Sheet 2 of 7

OWNER

TAP Investments LLC
2903 North August St
Staunton, VA 22401

APPLICANT

Flow 2110 Seminole LLC
2150 Seminole Trail
Charlottesville, VA 22901

TMP

45-68C

ACREAGE

5.718

MAGISTERIAL DISTRICT

Rio Magisterial District

WATER PROTECTION

No water protection ordinance buffer is present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary survey and survey locating utilities, prepared by Foresight Surveying P.C. Two-ft interval contours provided by LiDAR, Virginia Geographic Information Network, 2016.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0280D), no portion of this property lies within the floodplain.

ZONING

EXISTING: Highway Commercial
OVERLAYS: Steep Slopes (Managed), Airport Impact Area, Entrance Corridor
PROPOSED: SP for Outdoor Sales, Storage, and Display

USE

EXISTING: Vacant / Wooded
PROPOSED: Auto Dealership with Outdoor Sales, Storage, and Display and Auto Repair and Car Wash

COMPREHENSIVE PLAN DESIGNATION

Urban Mixed Use

WATER AND SANITARY SERVICES

Site is located within ACSA jurisdictional area.

WATER SUPPLY WATERSHED

This site is not within a public water supply watershed.

TMP 45-68C

Submitted 18 December 2023

project: 23.071

FLOW HYUNDAI EXISTING CONDITIONS

TMP 45-68
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees
INST. #202000011556

TMP 45-68C
N/F TAP Investmetns LLC
DB 4863 PG 461
5.718 AC

TMP 45-68C1
N/F Malloy Properties LLC
DB 4863 PG 461

Existing 20' Water Line Easement
DB 388 PG 66

Managed Slopes

Managed Slopes

Managed Slopes

Managed Slopes

Berkmar Drive
50' R/W (DB 1380 PG 488)

J. S. Route 29
Seminole Trail (Southbound Lanes)
Variable Width R/W



Graphic Scale: 1"=80'

TMP 45-68C

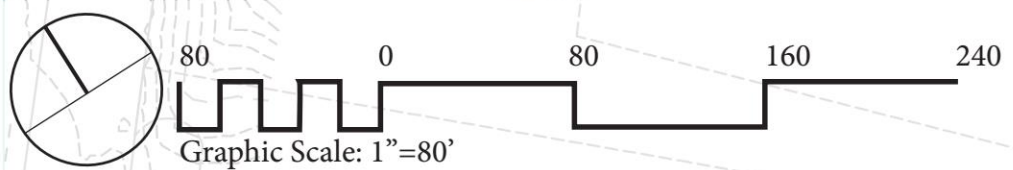
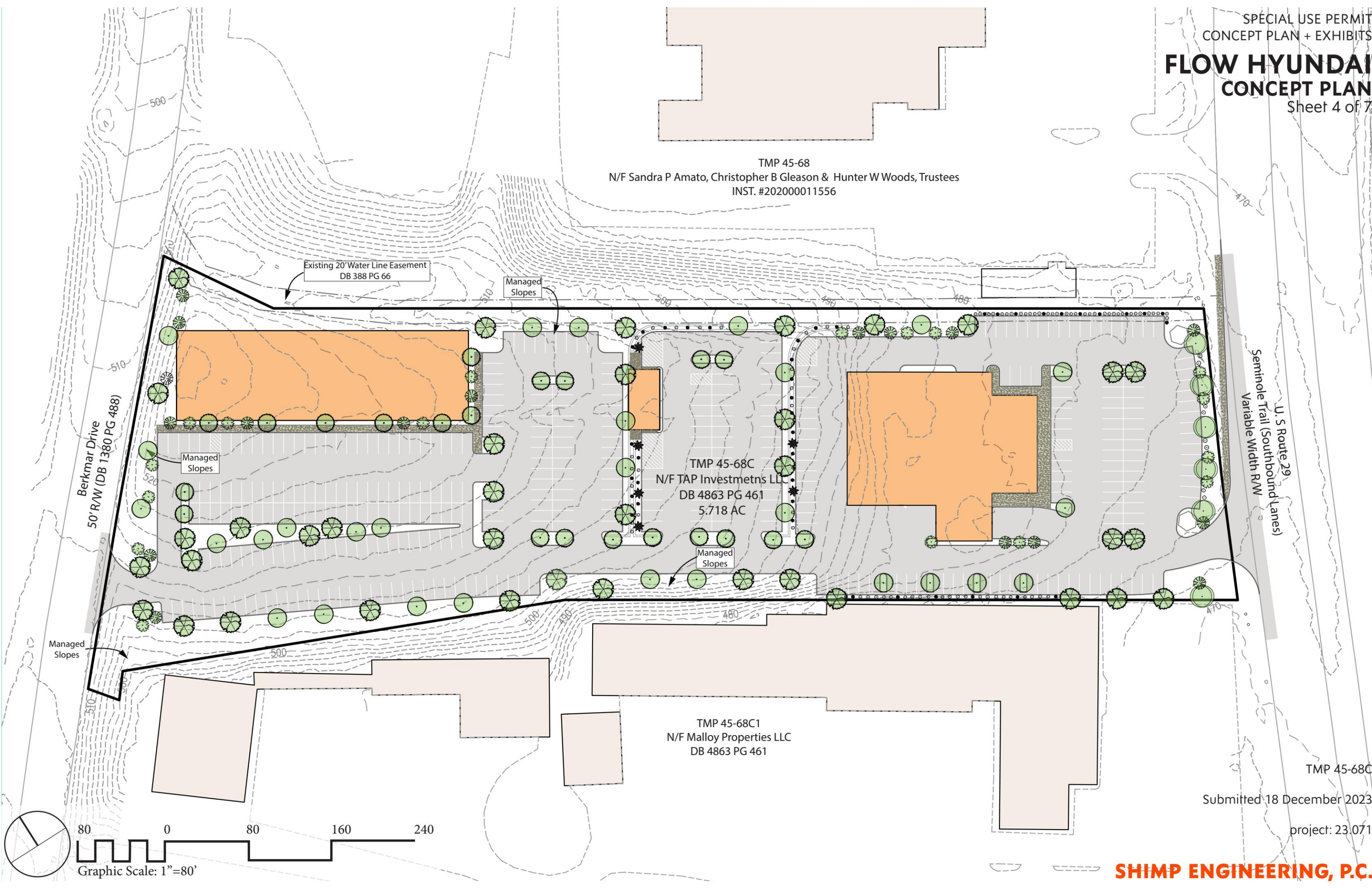
Submitted 18 December 2023

project: 23.071

TMP 45-68
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees
INST. #202000011556

TMP 45-68C
N/F TAP Investmetns LLC
DB 4863 PG 461
5.718 AC

TMP 45-68C1
N/F Malloy Properties LLC
DB 4863 PG 461



TMP 45-68C
Submitted 18 December 2023
project: 23.071

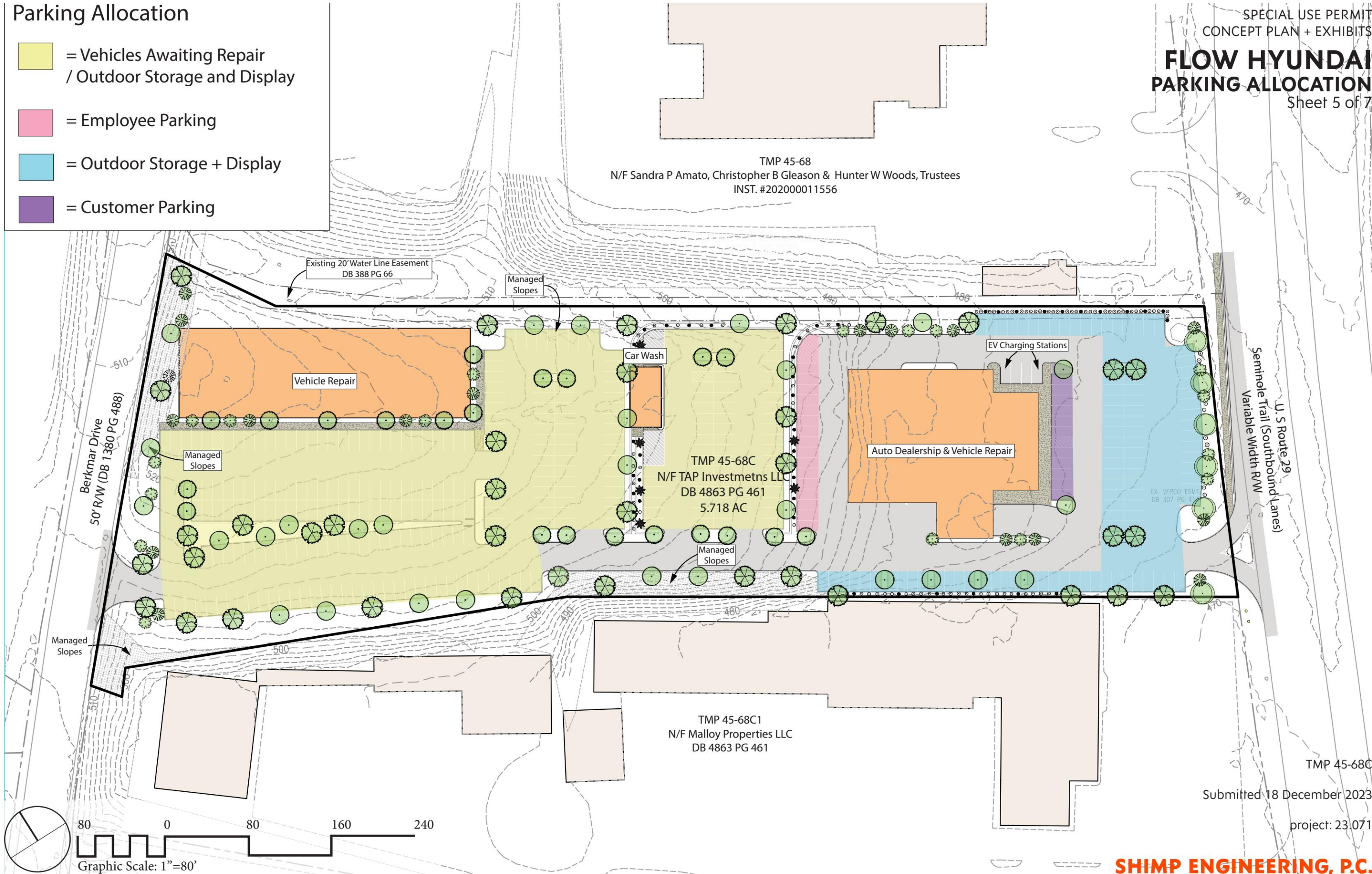
Parking Allocation

- = Vehicles Awaiting Repair / Outdoor Storage and Display
- = Employee Parking
- = Outdoor Storage + Display
- = Customer Parking

TMP 45-68
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees
INST. #202000011556

TMP 45-68C
N/F TAP Investmetns LLC
DB 4863 PG 461
5.718 AC

TMP 45-68C1
N/F Malloy Properties LLC
DB 4863 PG 461

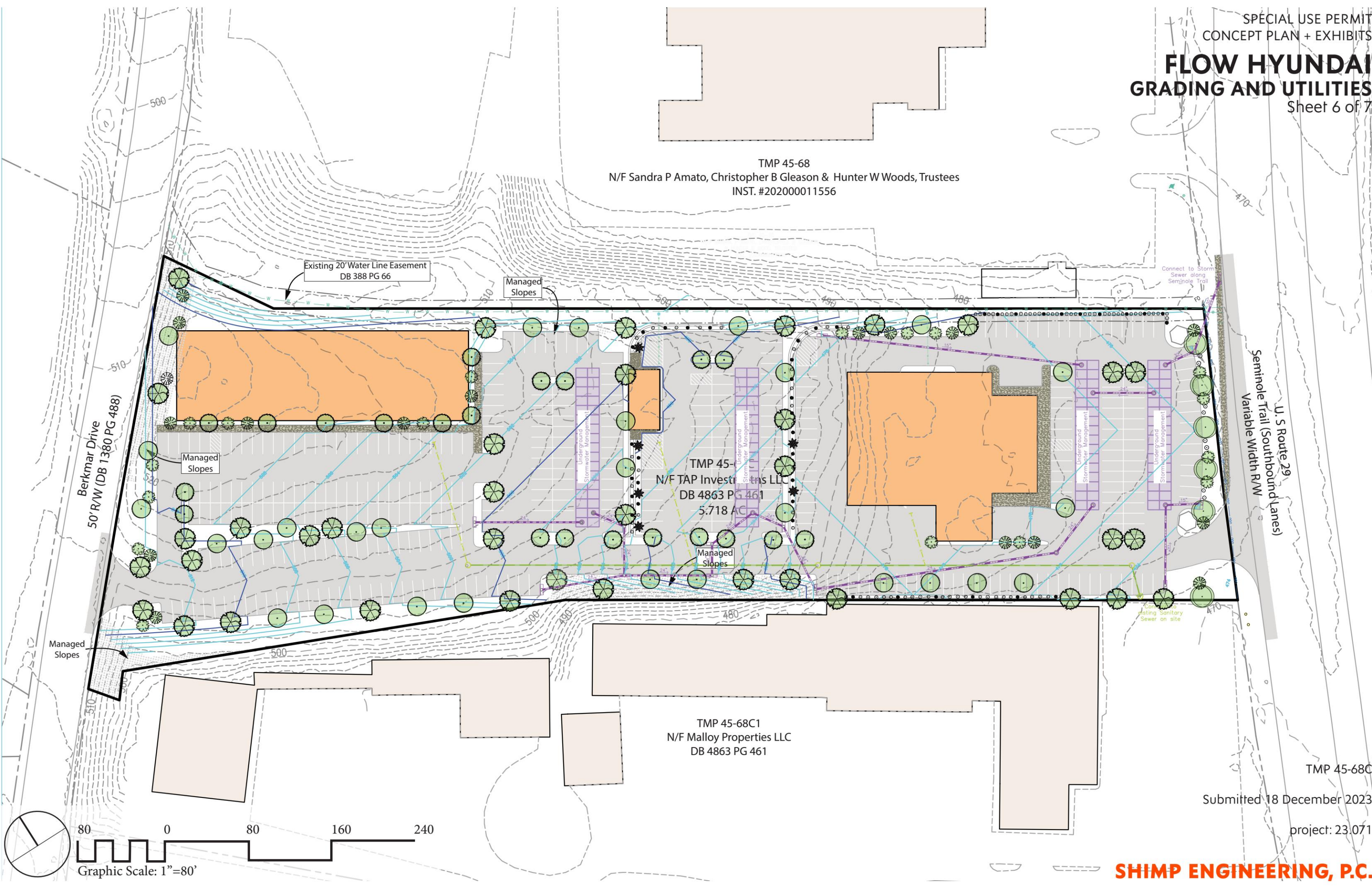


TMP 45-68C
Submitted 18 December 2023
project: 23.071

FLOW HYUNDAI GRADING AND UTILITIES

Sheet 6 of 7

TMP 45-68
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees
INST. #202000011556



Managed Slopes

Existing 20' Water Line Easement
DB 388 PG 66

Managed Slopes

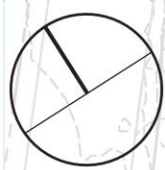
Connect to Storm
Sewer along
Seminole Trail

Managed Slopes

TMP 45-
N/F TAP Investments LLC
DB 4863 PG 461
5.718 AC

Managed Slopes

Connect Existing Sanitary
Sewer on site



80 0 80 160 240

Graphic Scale: 1"=80'

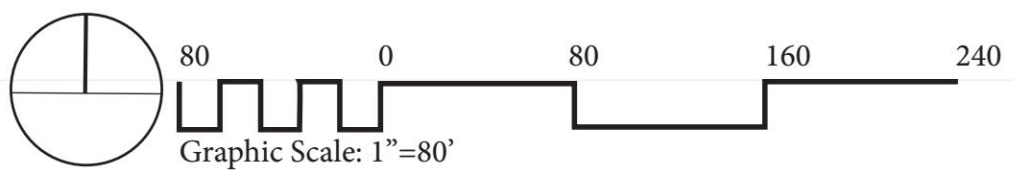
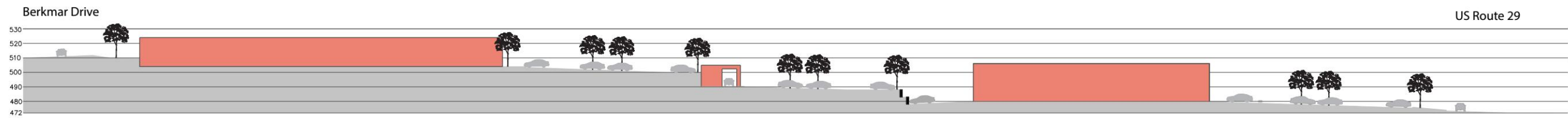
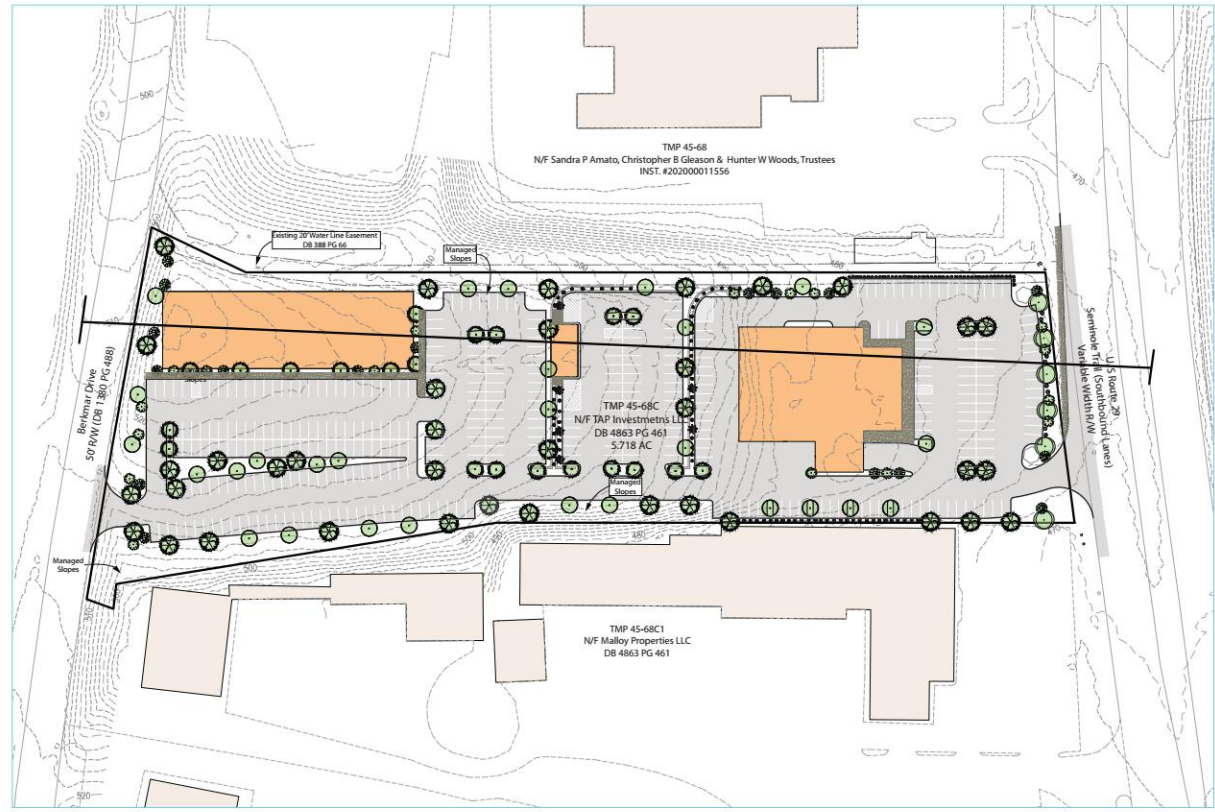
TMP 45-68C

Submitted 18 December 2023

project: 23.071

FLOW HYUNDAI SITE SECTION

Sheet 7 of 7



TMP 45-68C
Submitted 18 December 2023
project: 23.071