

FLOW HYUNDAI

TMP 45-68C

project ID: 23.071

Submitted 18 December 2023

Revised 06 February 2024

Revised 18 March 2024

Context Map

Sheet 1 of 7



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FLOW HYUNDAI SITE & ZMA/SP DETAILS

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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.

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FLOW HYUNDAI EXISTING CONDITIONS

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

Existing 20' Water Line Easement
DB 388 PG 66

Managed Slopes

Managed Slopes

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

Managed Slopes

Managed Slopes

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

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80 0 80 160 240

Graphic Scale: 1"=80'

FLOW HYUNDAI CONCEPT PLAN

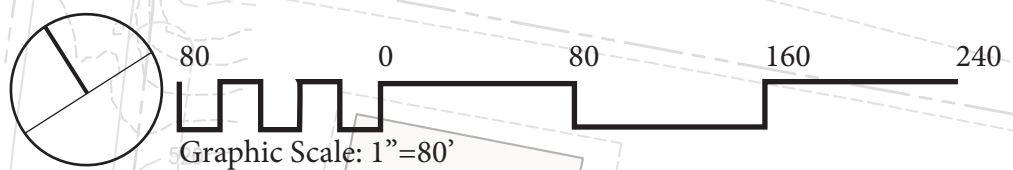
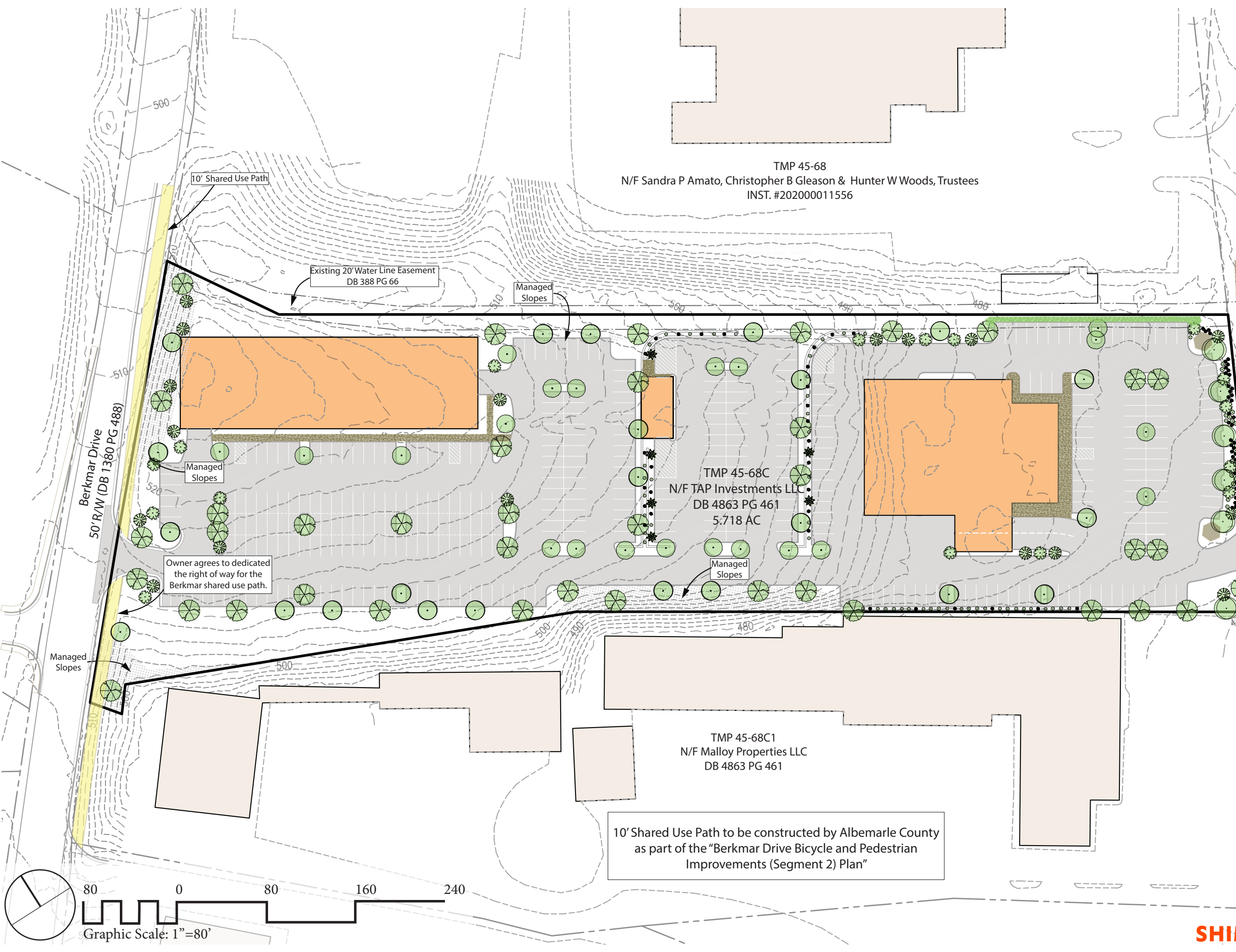
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TMP 45-68
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees
INST. #20200011556

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

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

10' Shared Use Path to be constructed by Albemarle County
as part of the "Berkmar Drive Bicycle and Pedestrian
Improvements (Segment 2) Plan"







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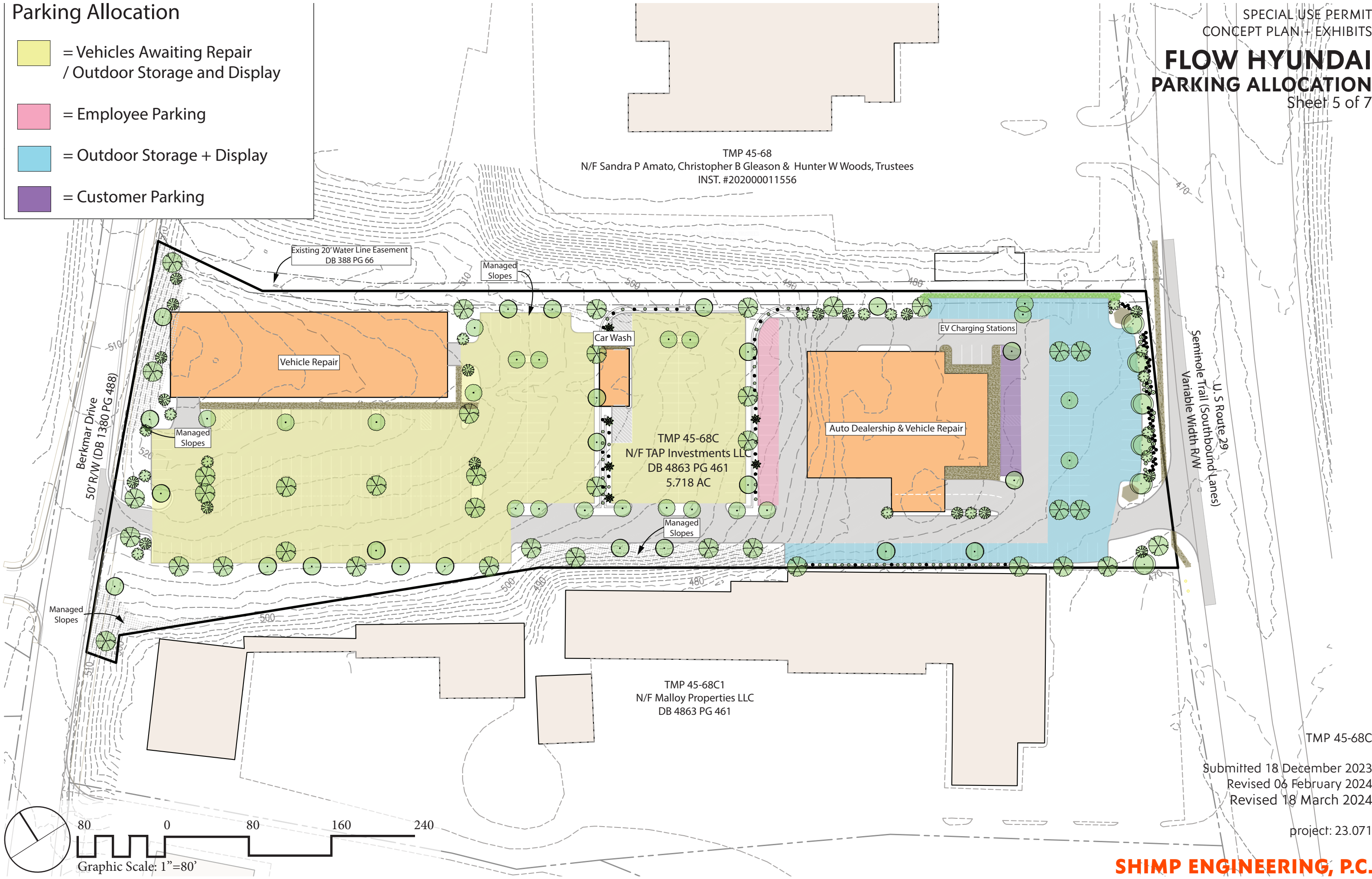
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FLOW HYUNDAI PARKING ALLOCATION

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Parking Allocation

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



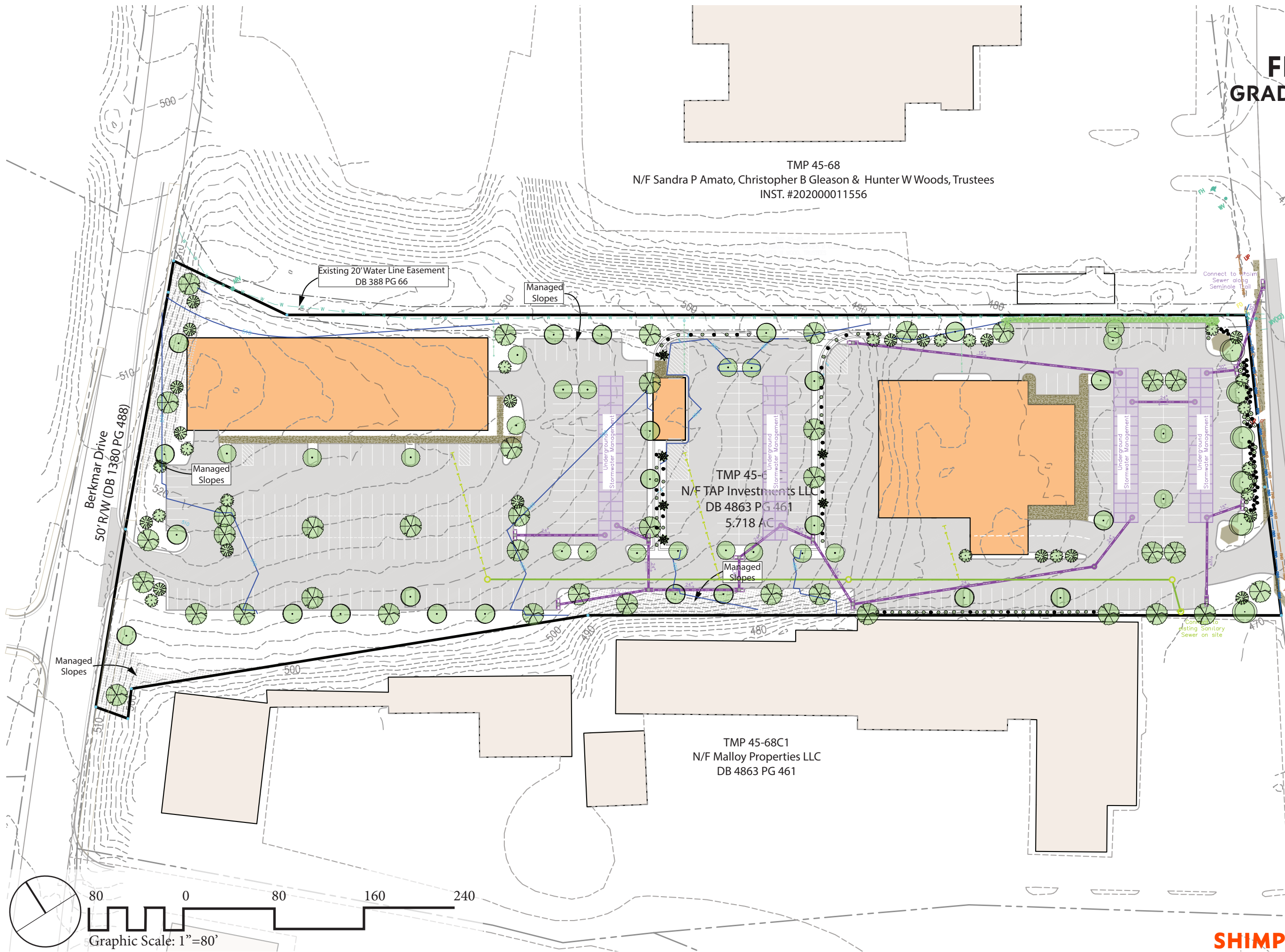
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FLOW HYUNDAI GRADING AND UTILITIES

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INST. #20200011556



Existing 20' Water Line Easement
DB 388 PG 66

Managed Slopes

Managed Slopes

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

Managed Slopes

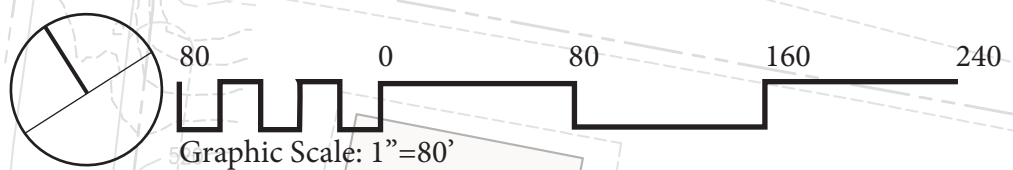
Managed Slopes

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

U.S. Route 29
Seminole Trail (Southbound Lanes)
Variable Width RW

Connect to existing Sanitary Sewer on site

Connect to Storm Sewer along Seminole Trail



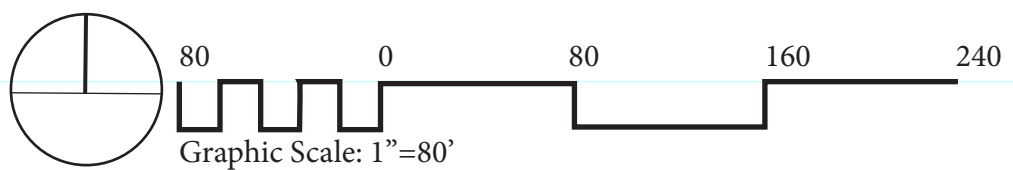
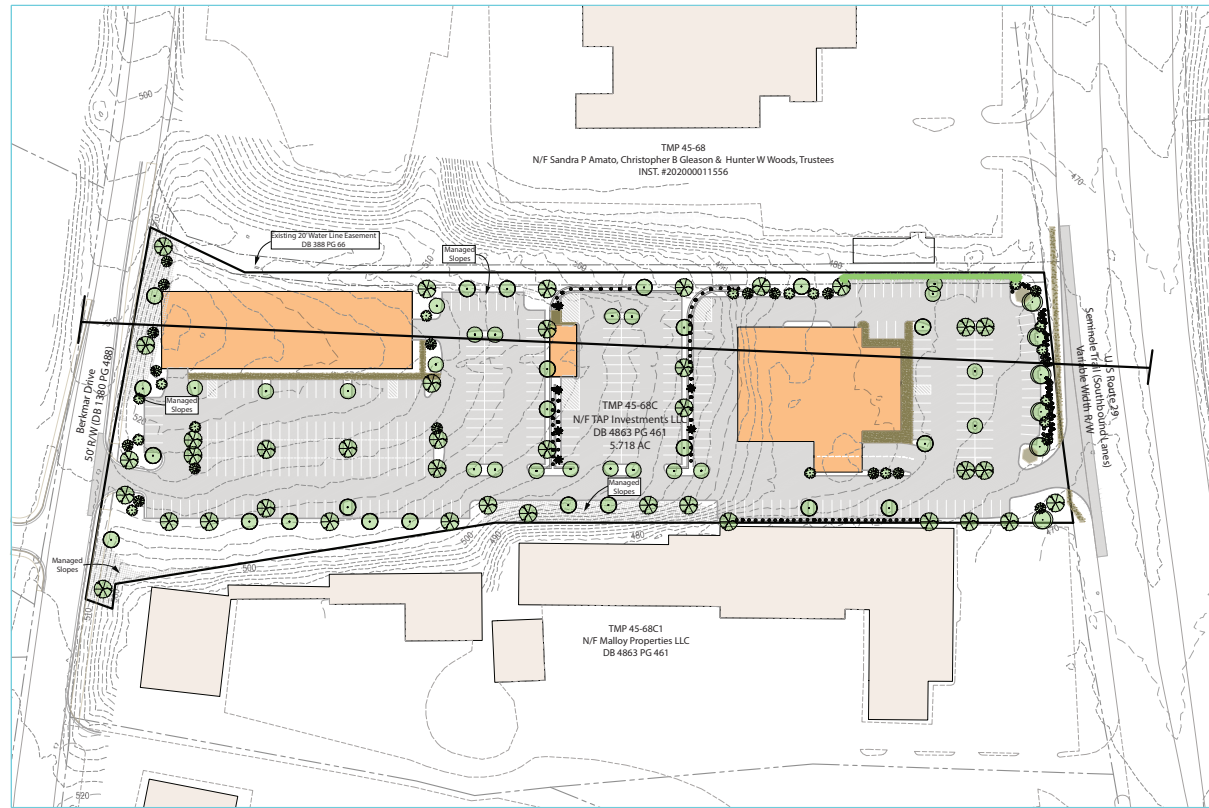
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FLOW HYUNDAI SITE SECTION

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