

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
		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

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 edge 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

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

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 rodded 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: 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	7,408 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

Use Description	ITE	Qty	AM			PM		
			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

- 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 in positive for such from Albemarle County and VDOLI. Contact VDOLI 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.

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



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SITE DEVELOPMENT PLAN FOR Flow Hyundai

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2024.09.03

REVISION:

APPROVALS

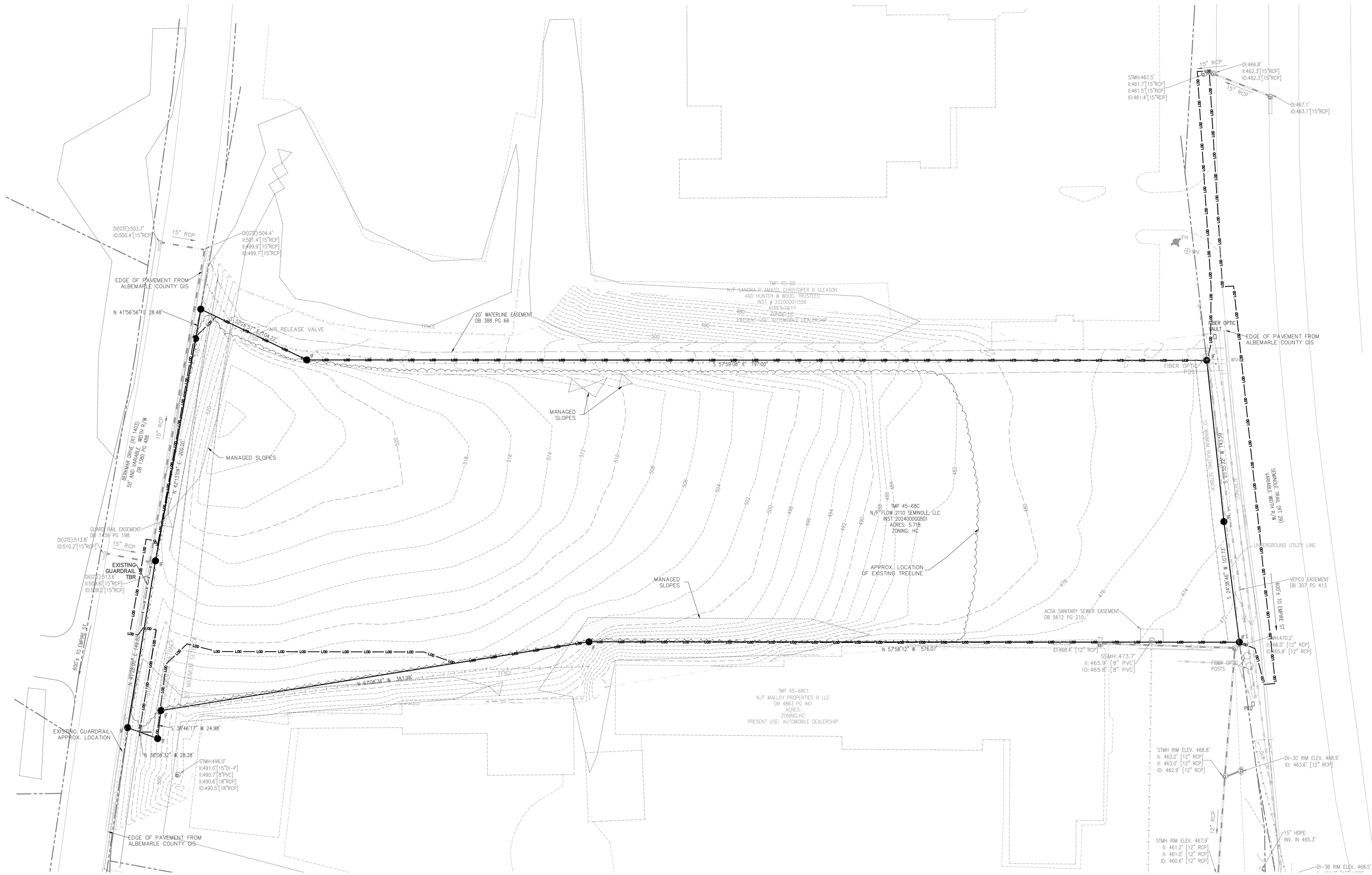
Current Development Planner	Date
Current Development Engineer	Date
Fire Official	Date
Building Official	Date
Albemarle County Service Authority	Date
Virginia Department of Transportation	Date
Architectural Review Board	Date

FILE NO.

23.071

SITE PLAN

C1



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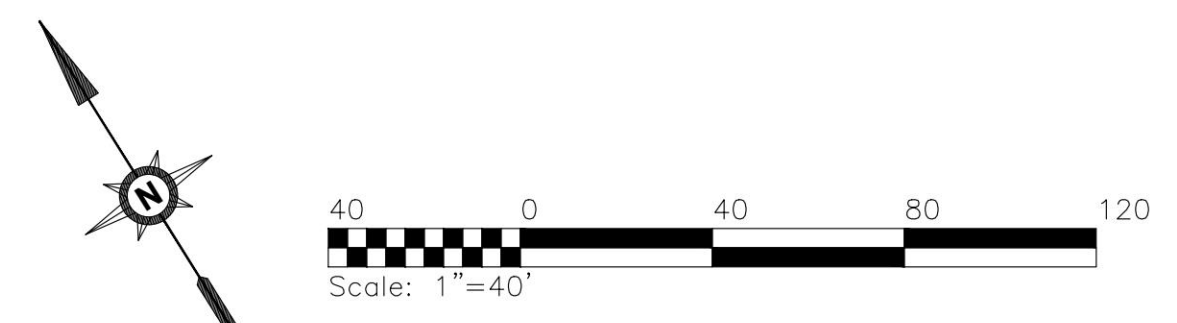
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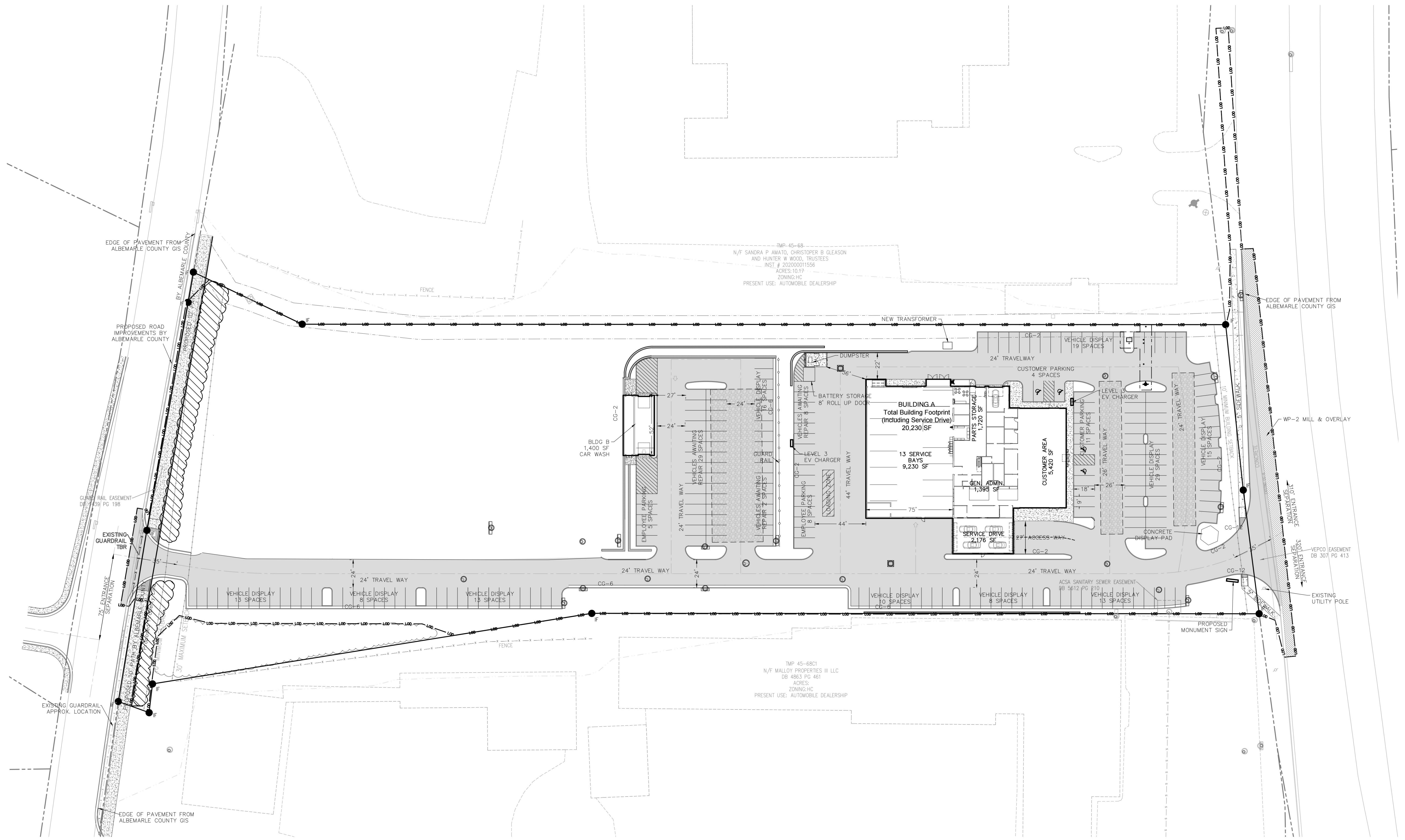
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EXISTING CONDITIONS



C2



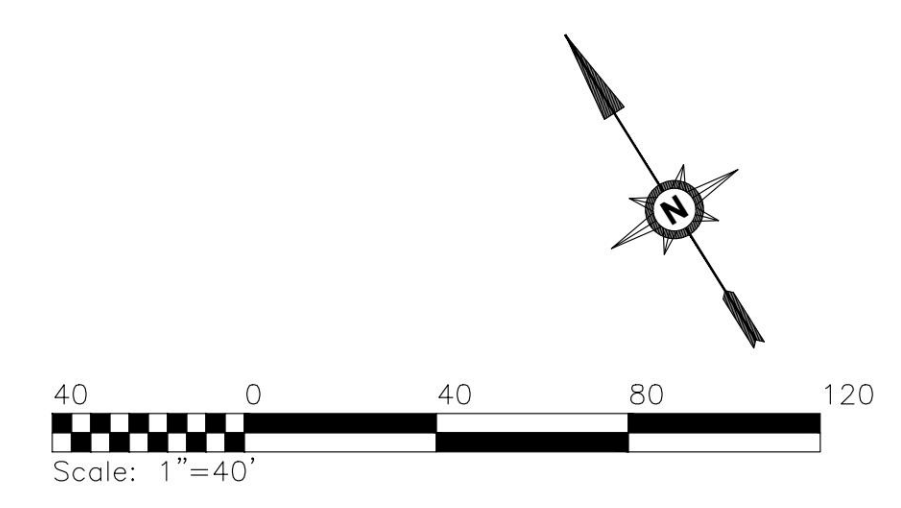
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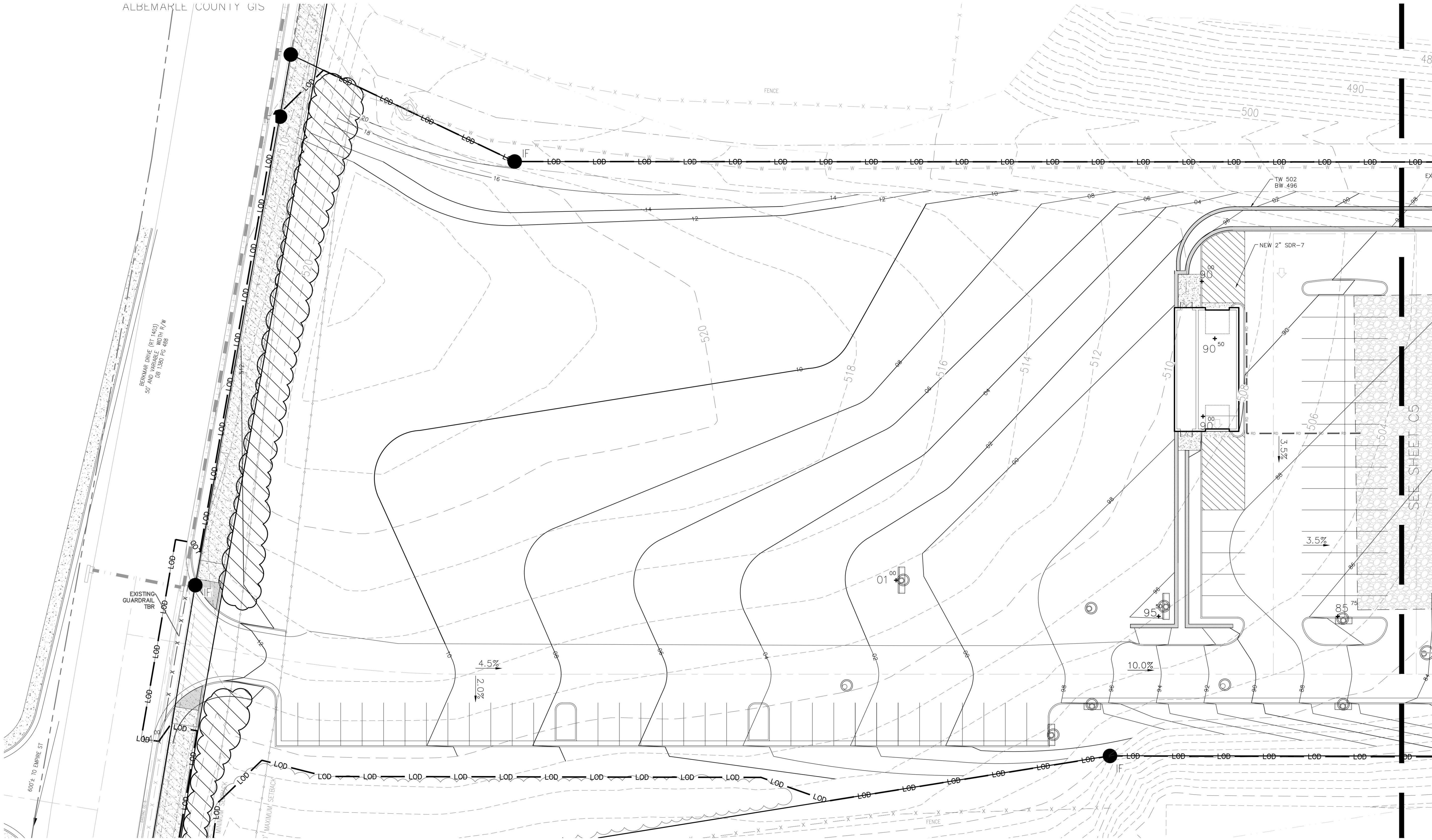
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SITE PLAN



C3



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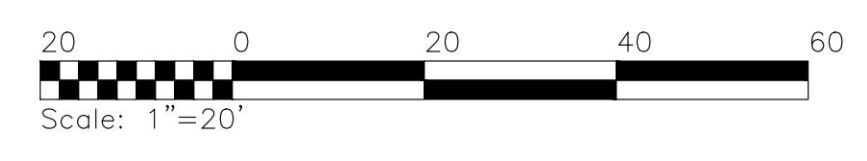


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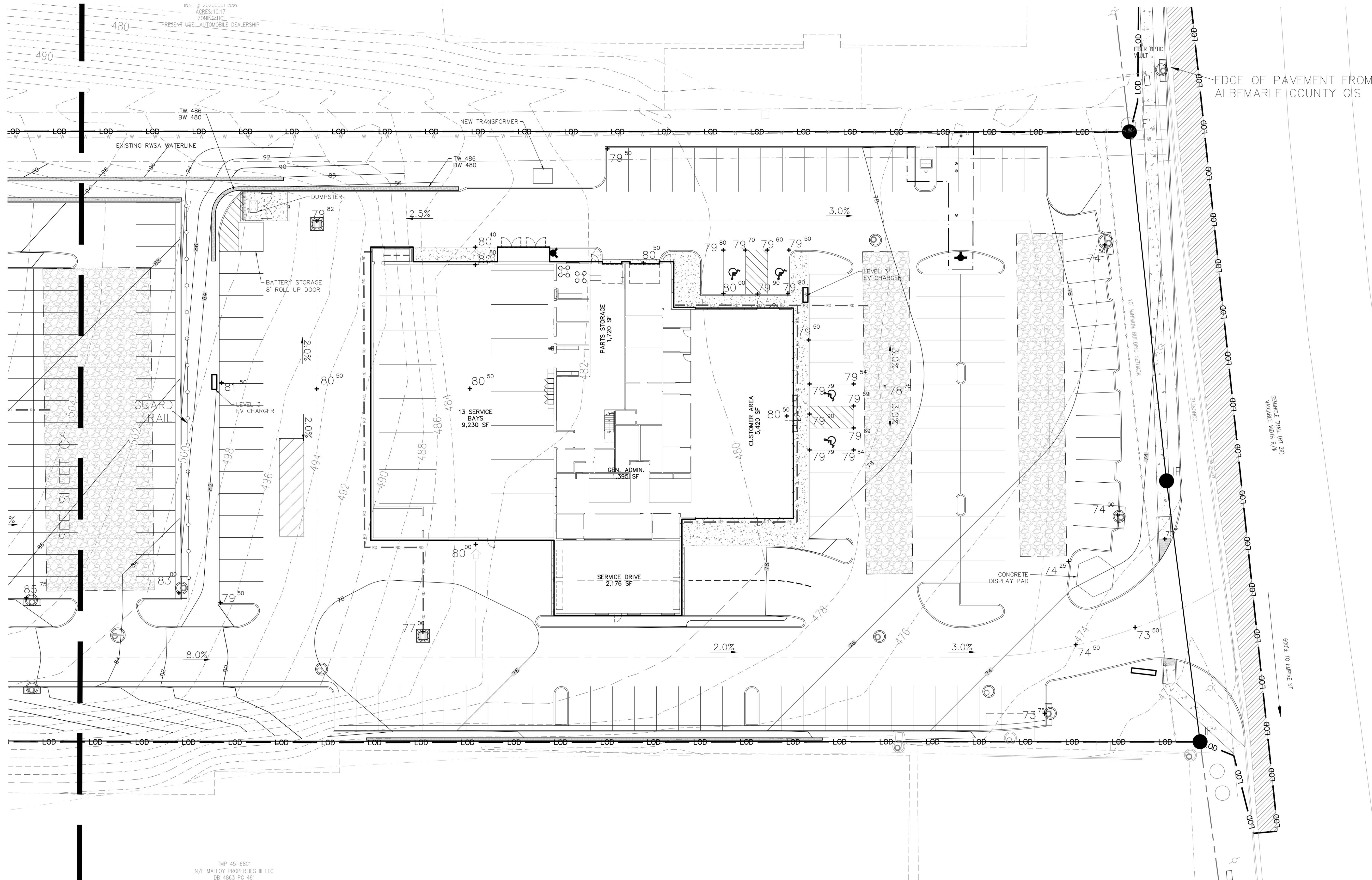
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GRADING PLAN



C4



EDGE OF PAVEMENT FROM ALBEMARLE COUNTY GIS



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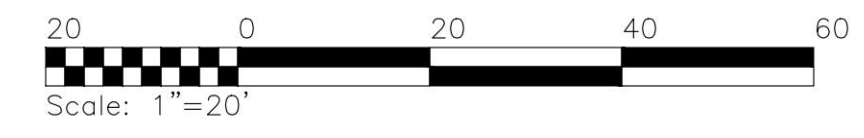
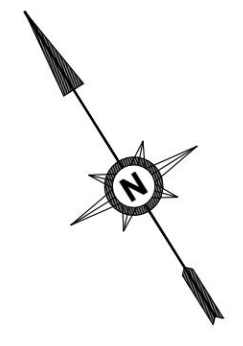


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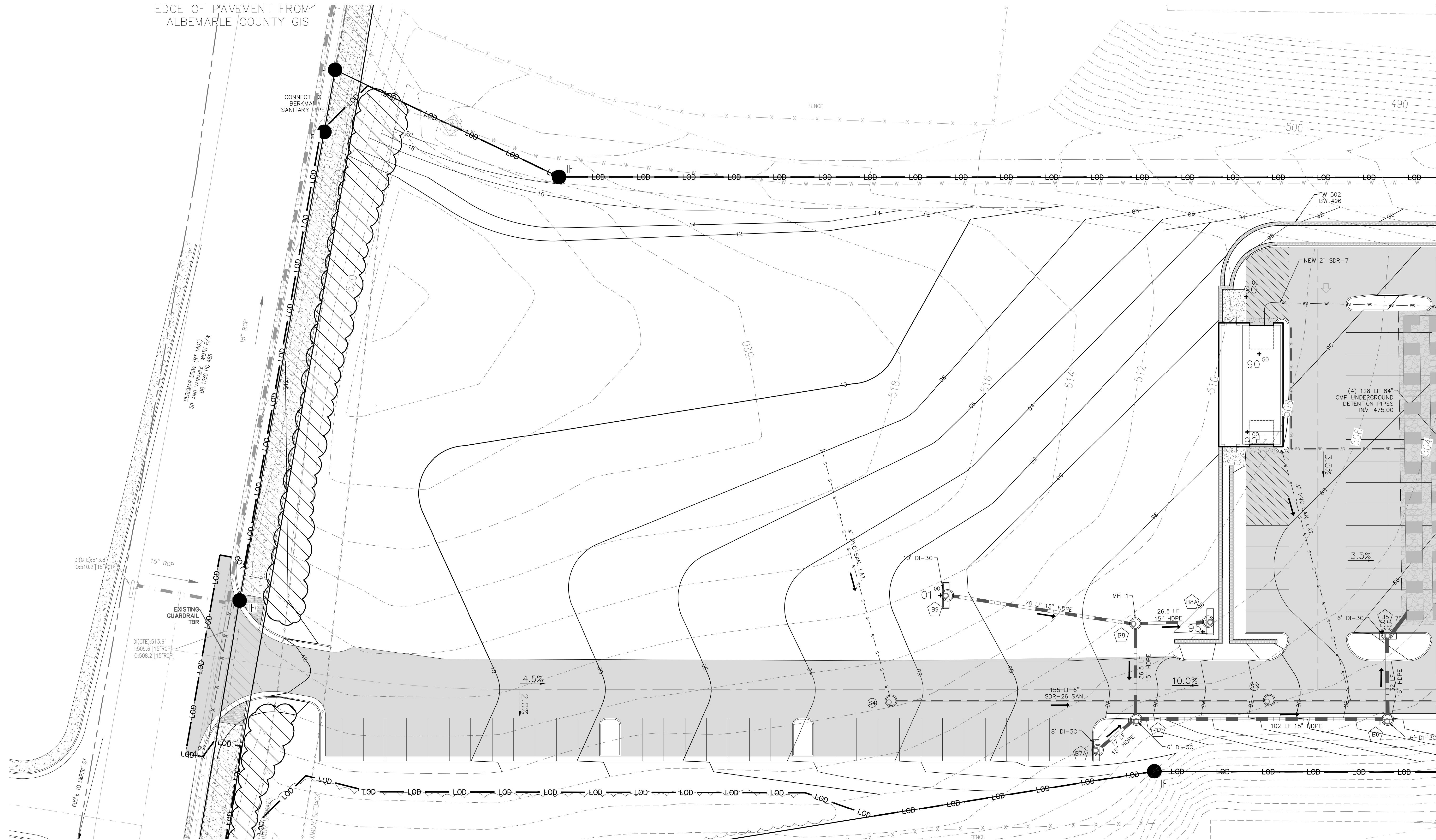
GRADING PLAN



TMP 45-68C1
N/F MALLOY PROPERTIES III LLC
DB 4863 PG 461

C5

EDGE OF PAVEMENT FROM ALBEMARLE COUNTY GIS



SEE SHEET C7



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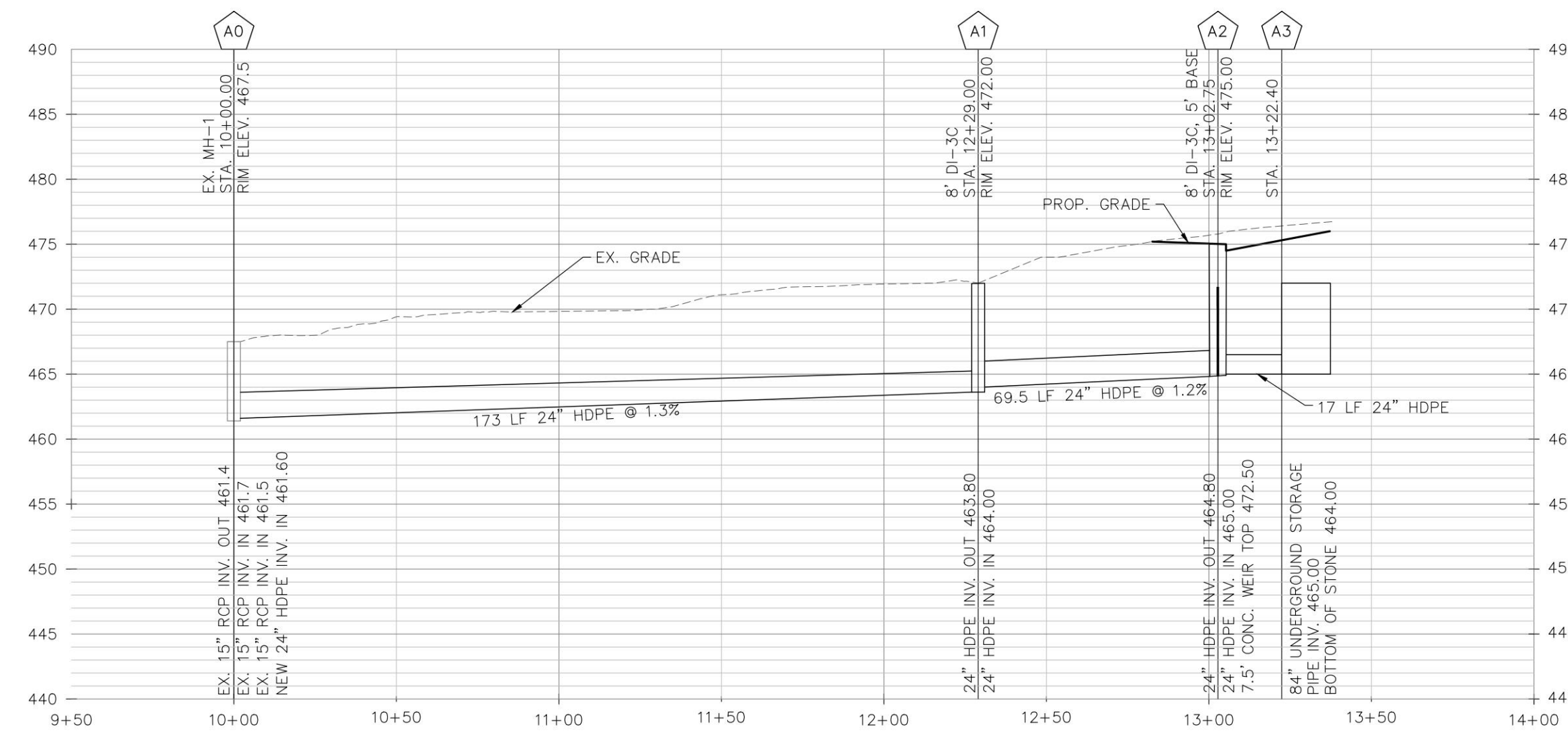
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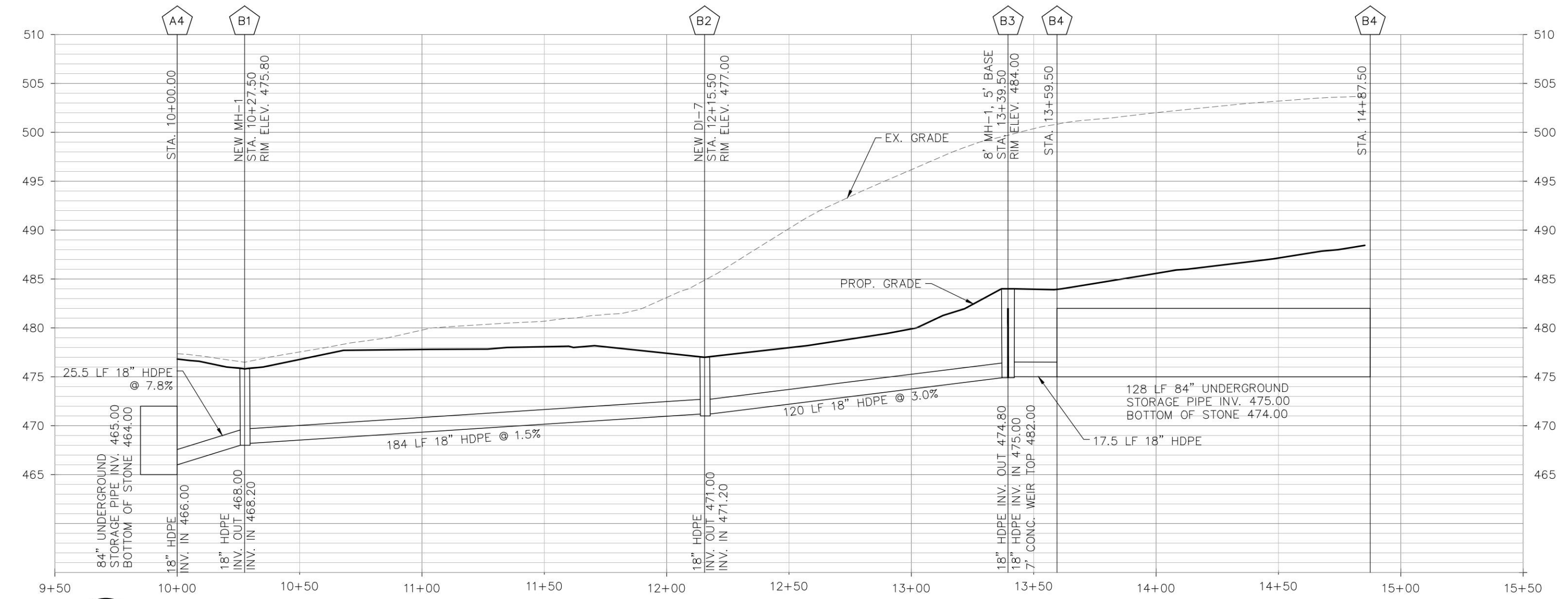
FILE NO. 23.071

UTILITY PLAN

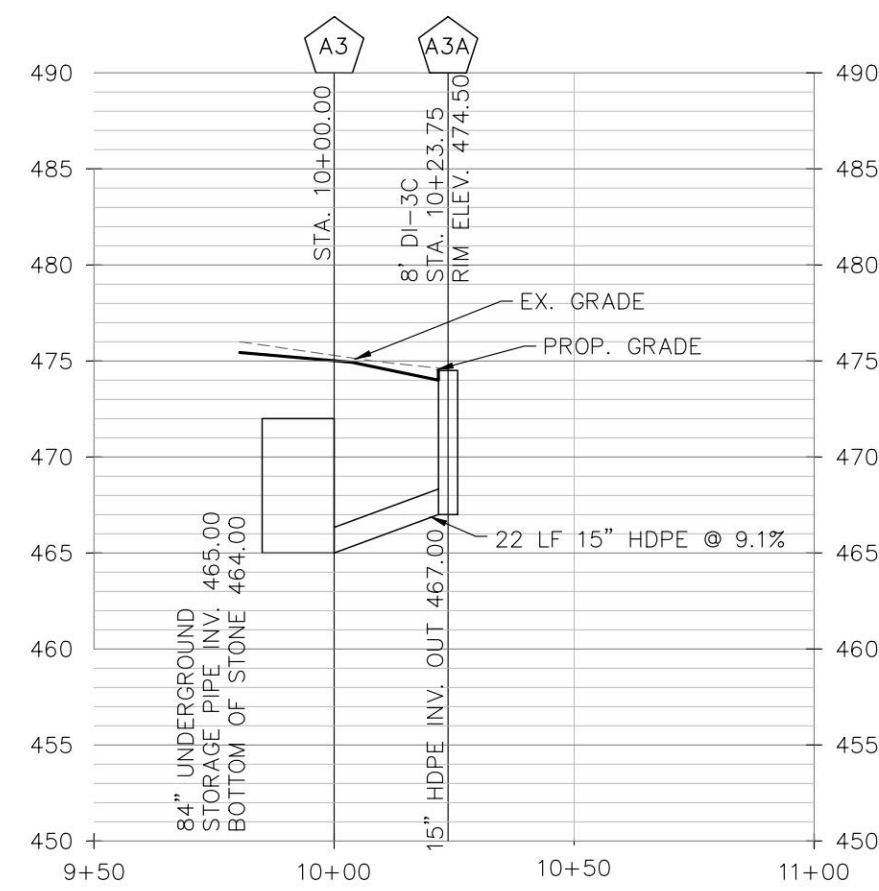
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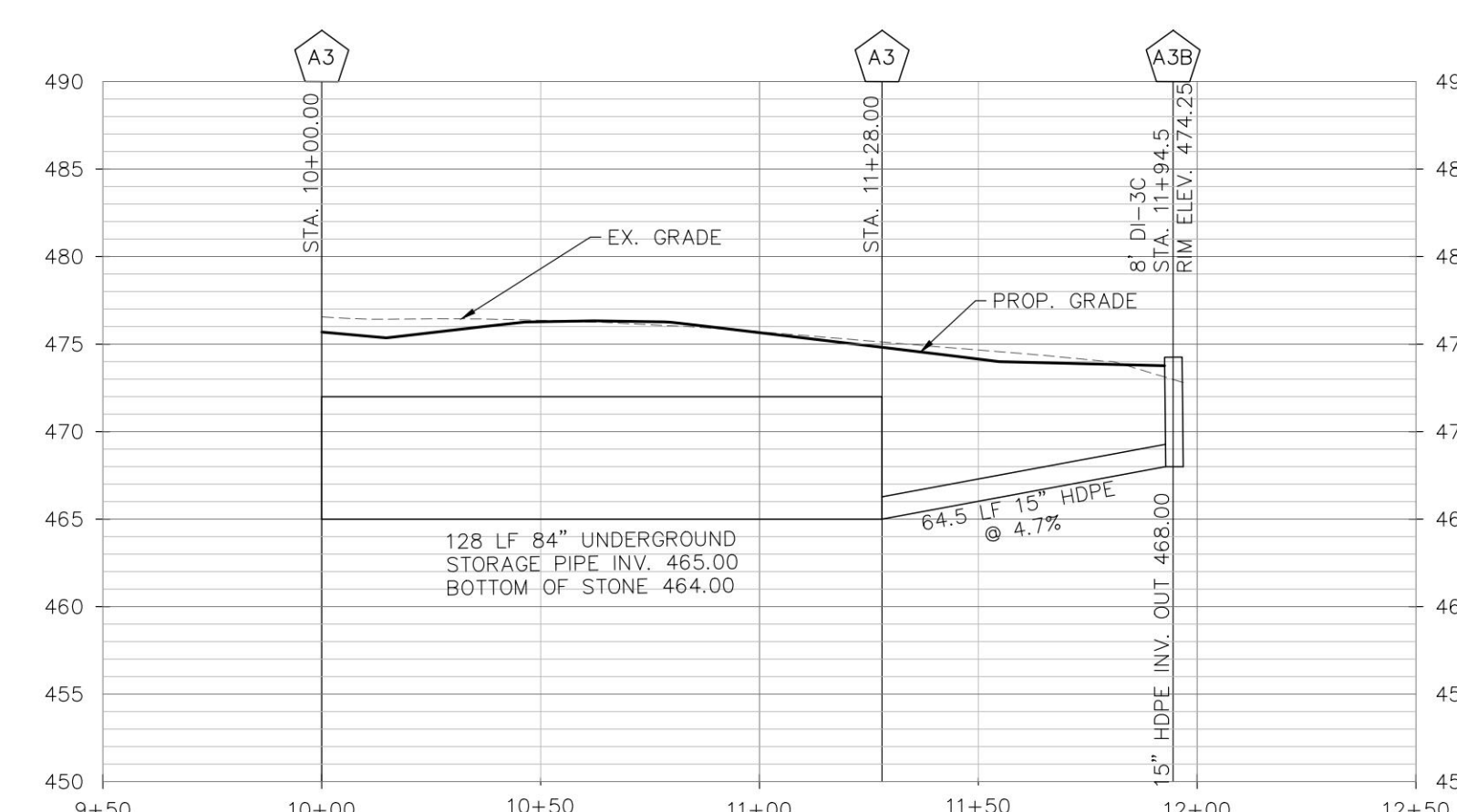
1 STORM PROFILE STR. A0-A3
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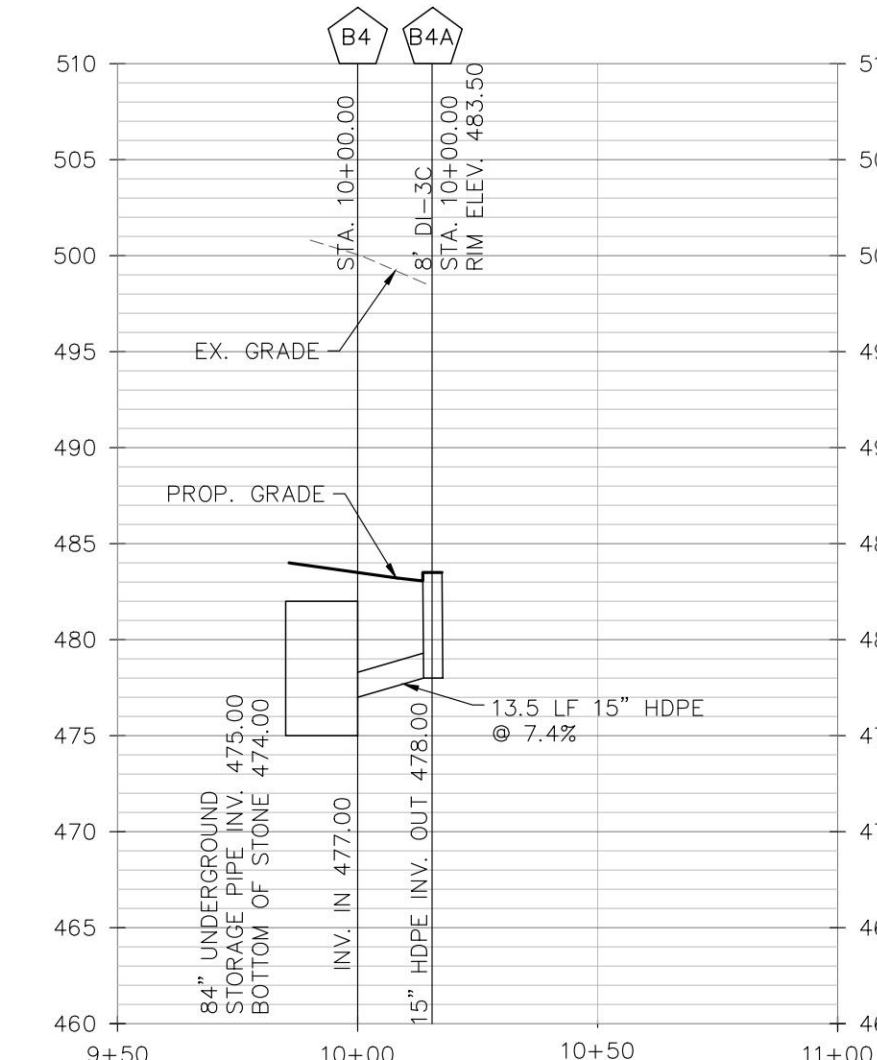
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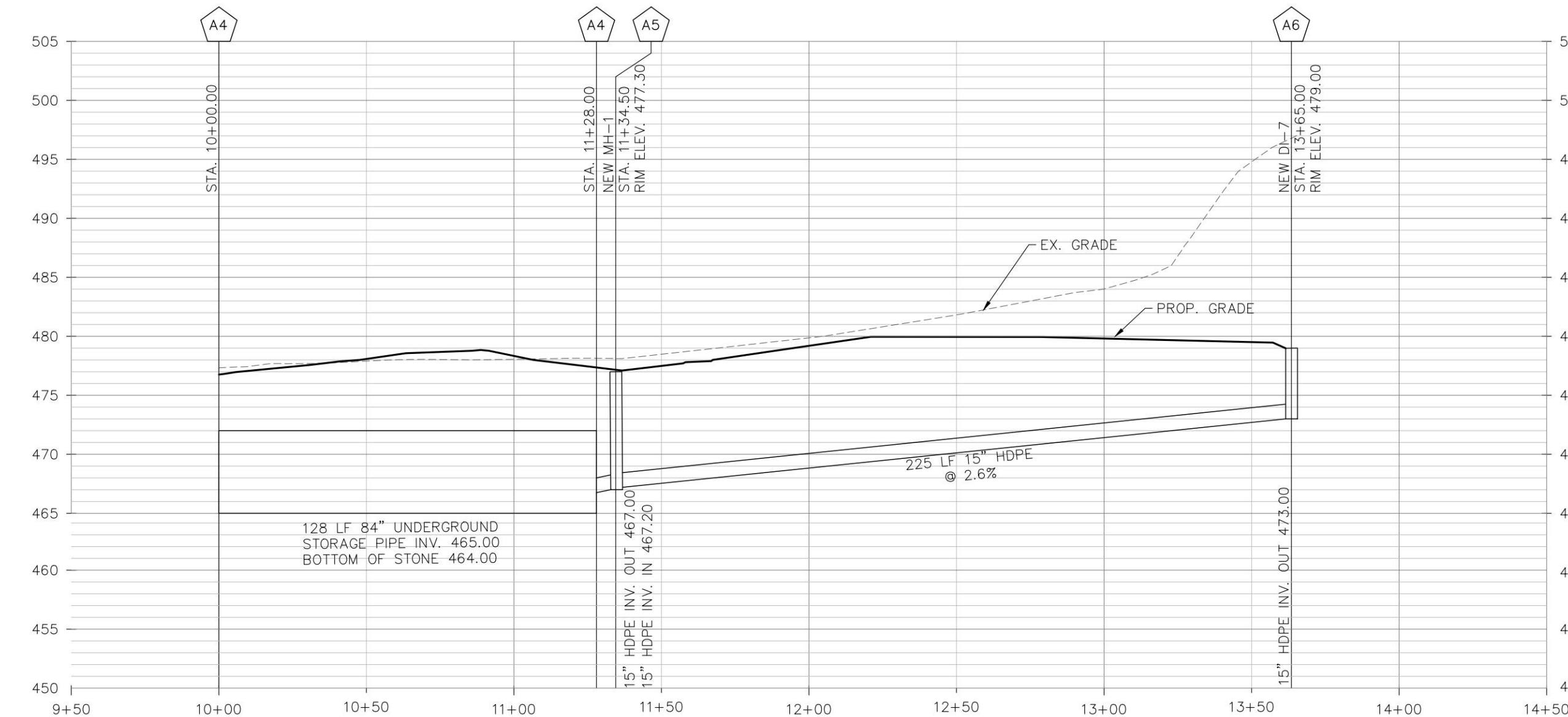
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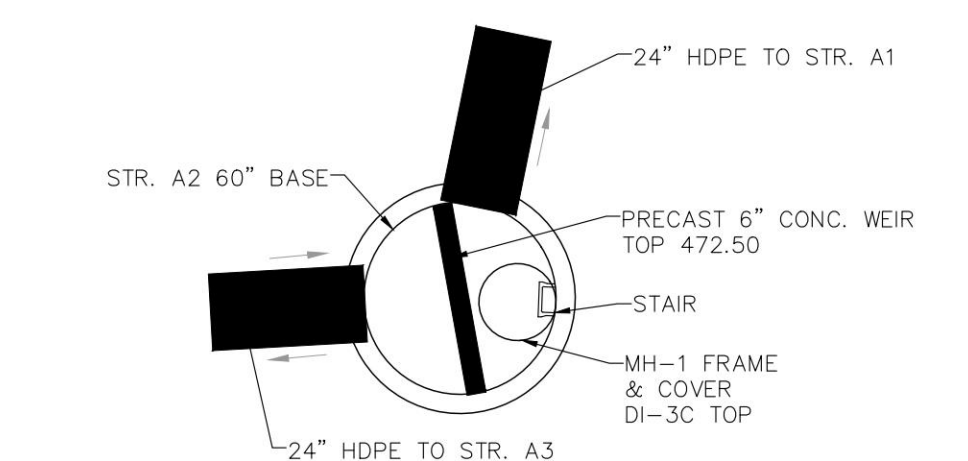
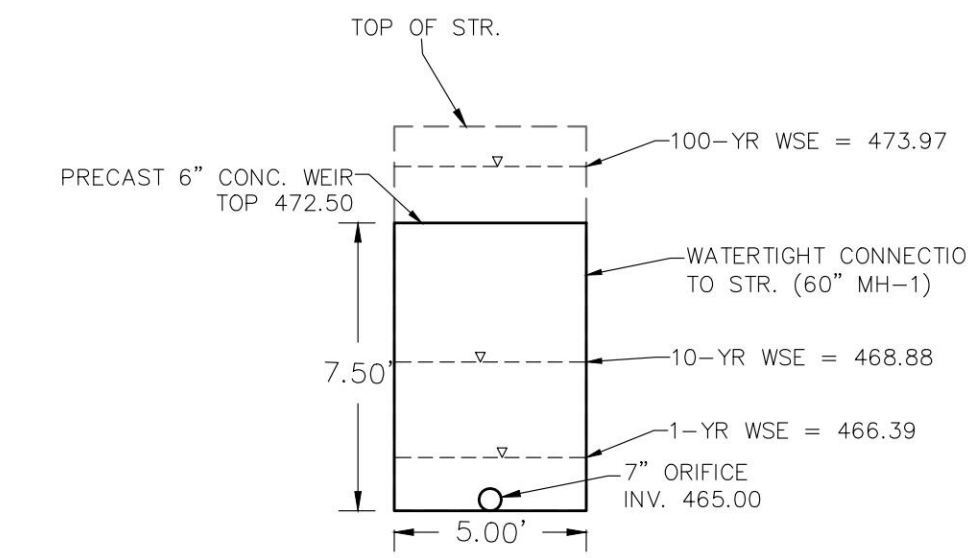
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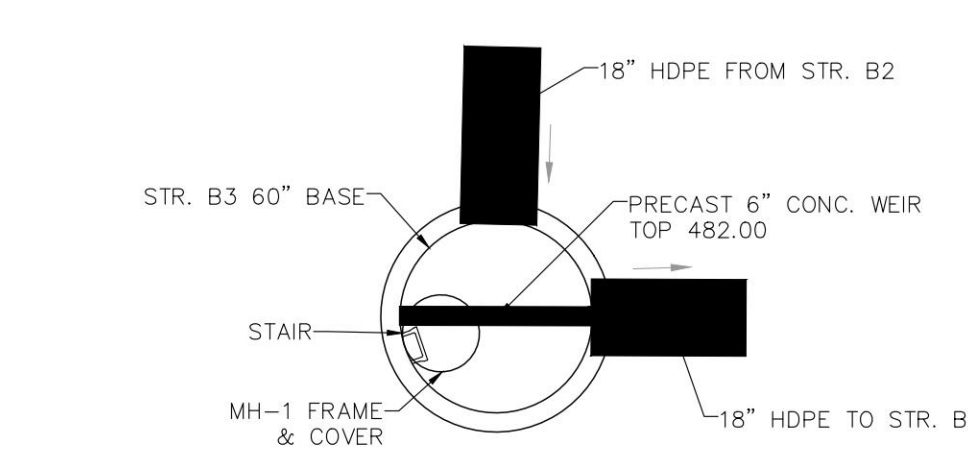
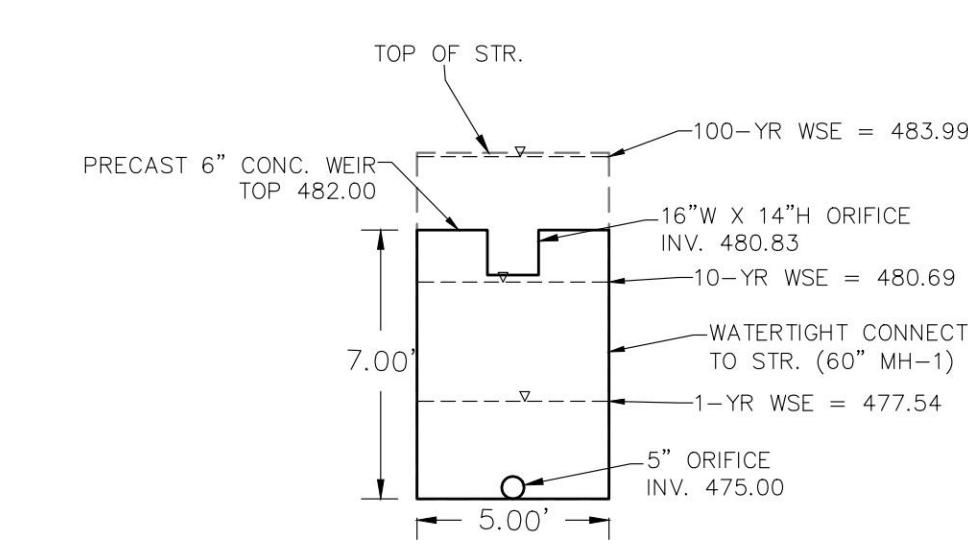
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4 STORM PROFILE STR. A4-A6
C8 HORIZONTAL SCALE: 1"=40'; VERTICAL SCALE: 1"=10'



7 STORM STR. A2 DETAILS
C8 SCALE: 1"=5'



8 STORM STR. B3 DETAILS
C8 SCALE: 1"=5'

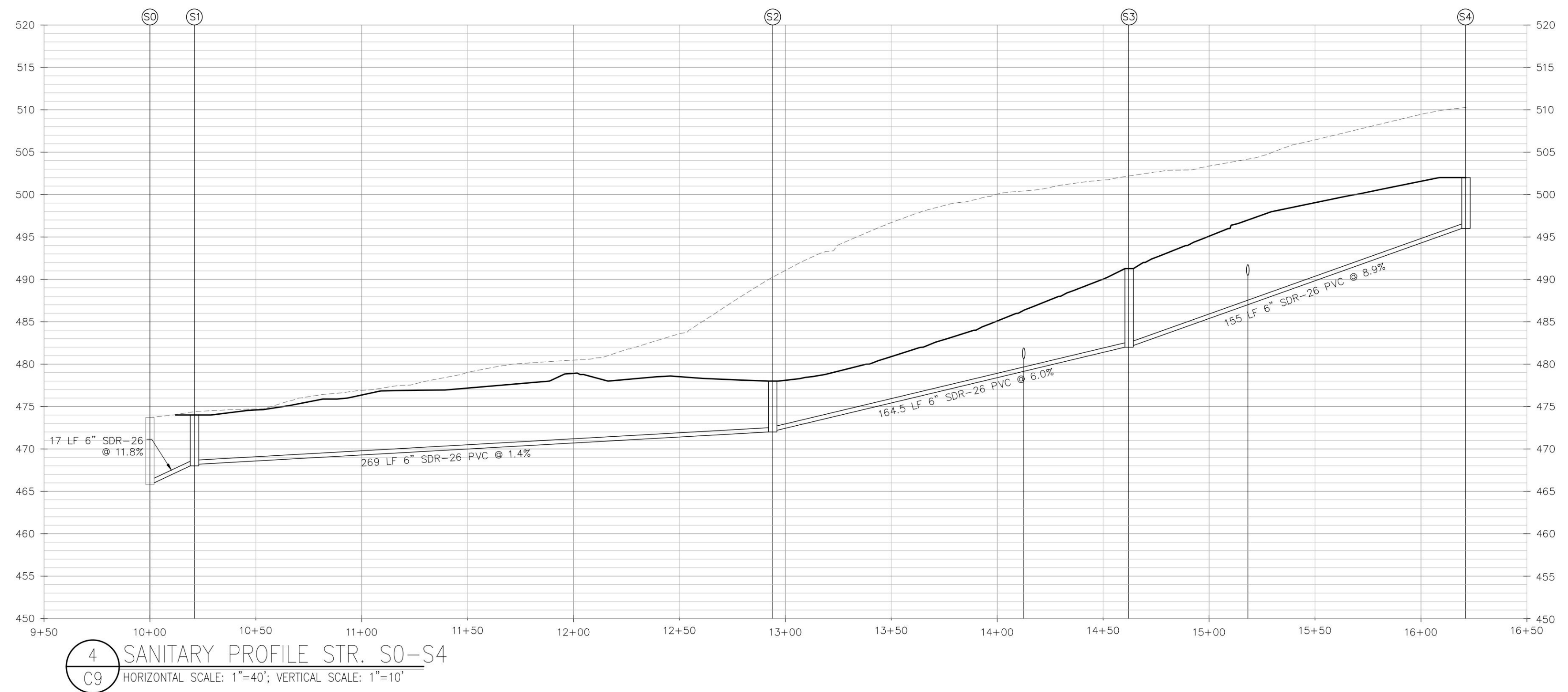
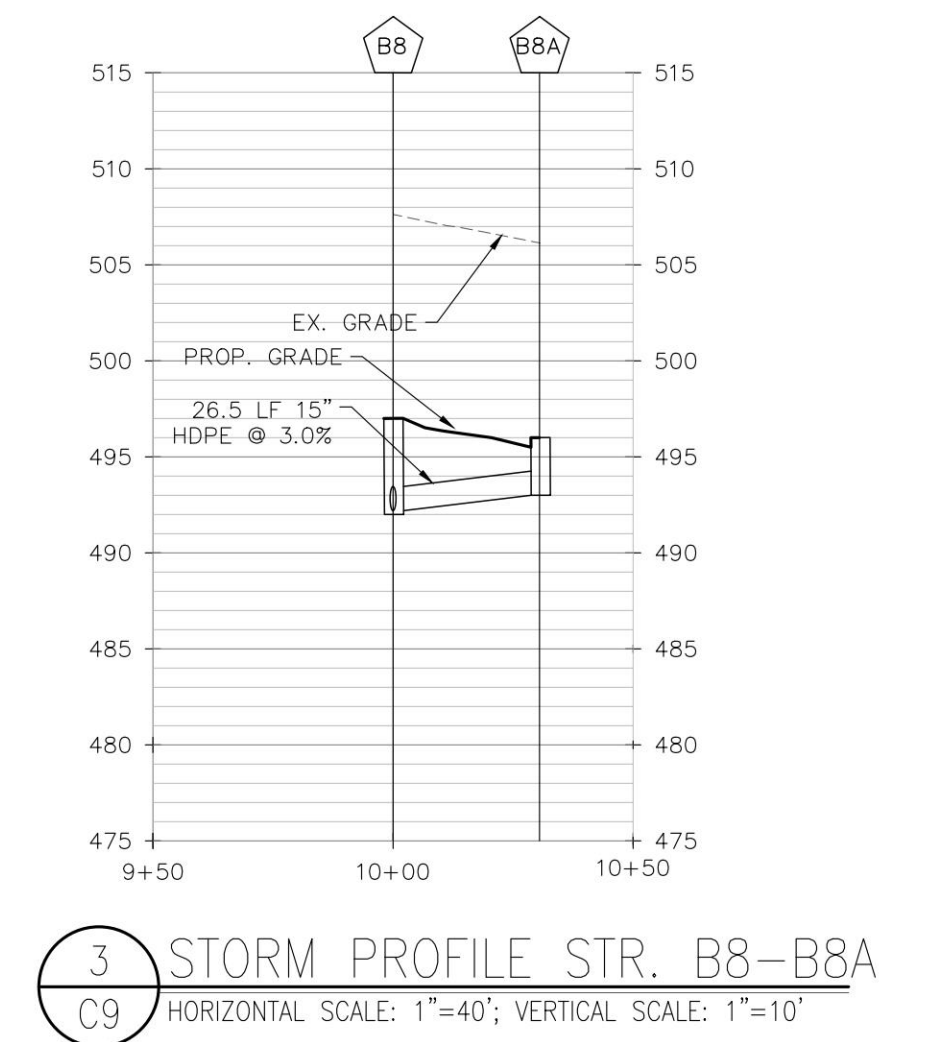
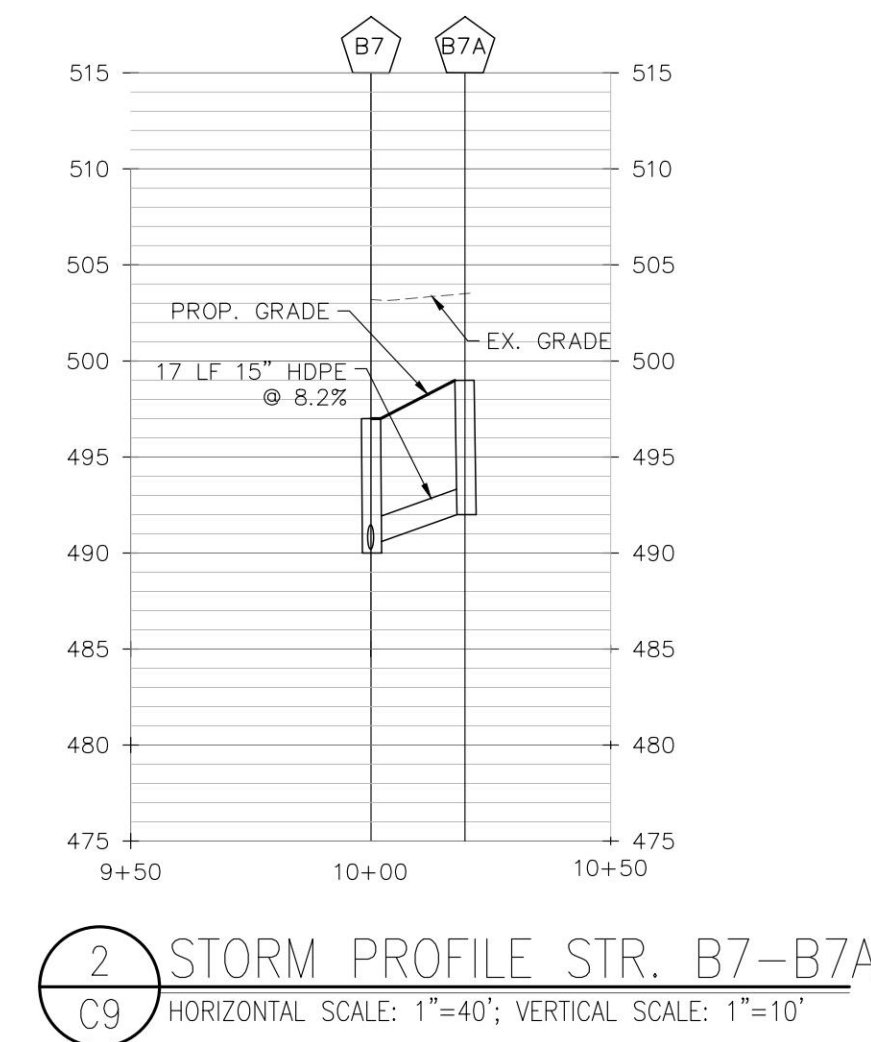
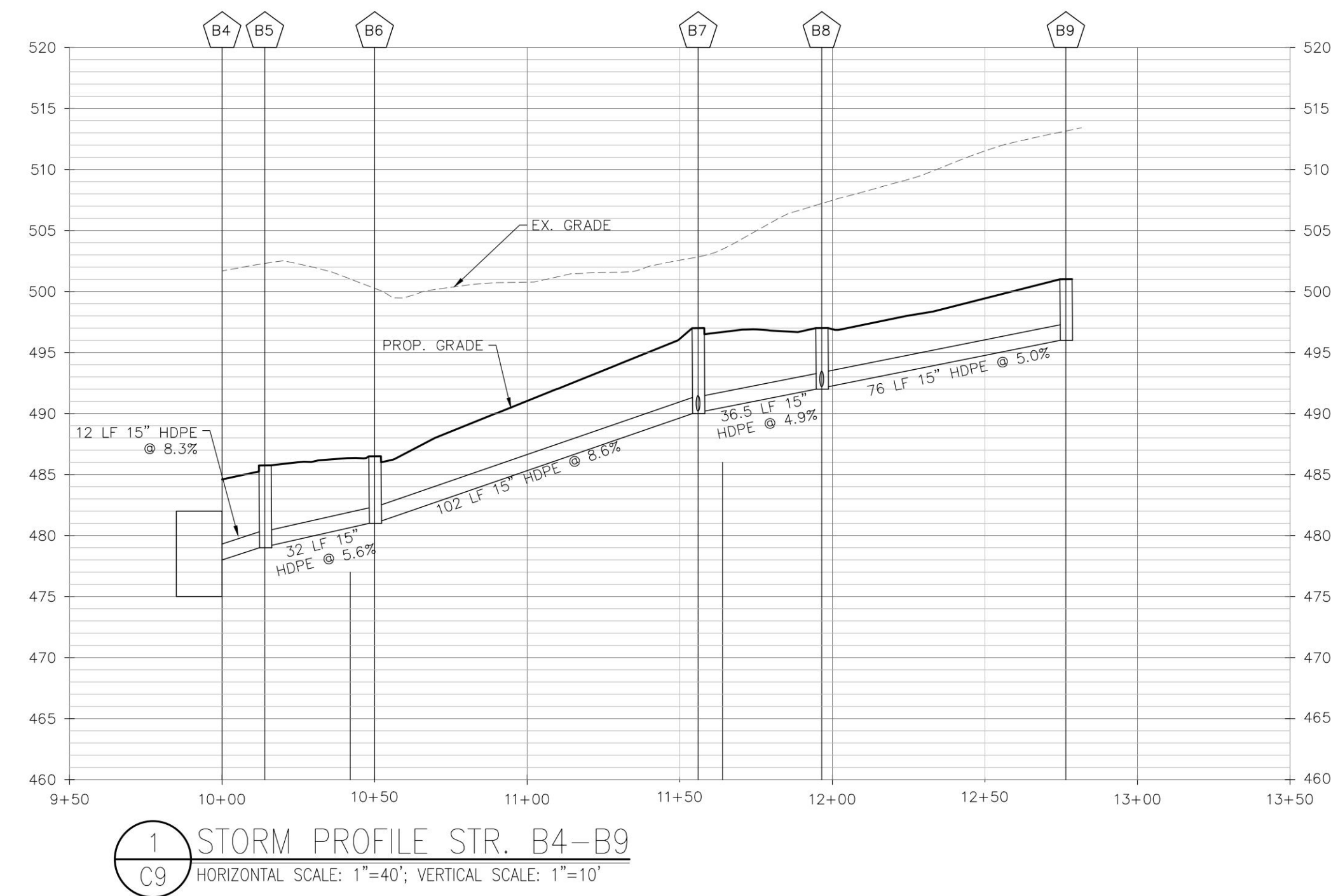
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UTILITY PROFILES



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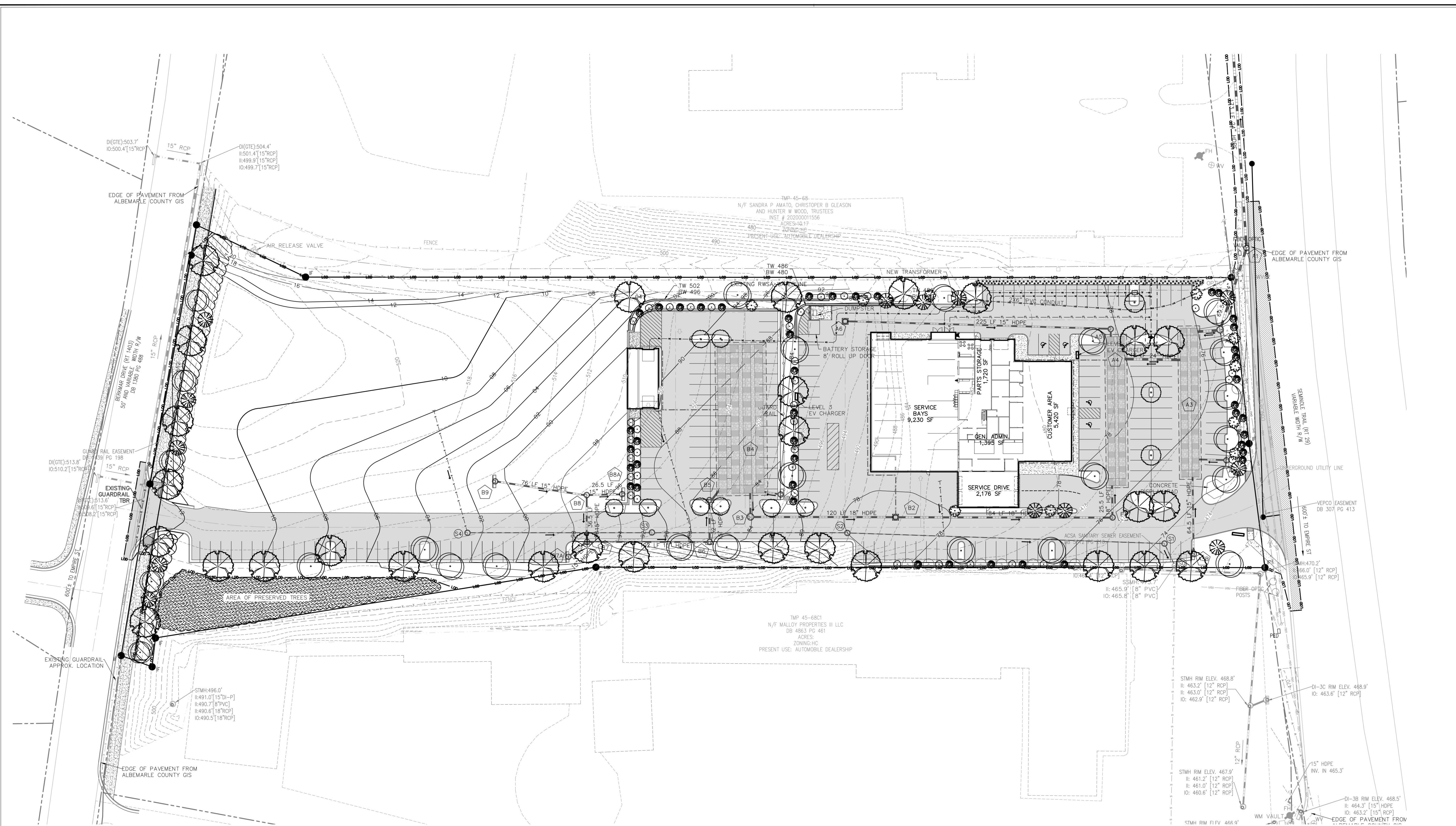
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UTILITY PROFILES

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LANDSCAPE PLAN

LANDSCAPE SCHEDULE						
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Canopy SF
⊙	Large Deciduous Tree	Quercus prinus	Chestnut Oak	3.5" Cal.	25	452
⊙	Large Deciduous Tree	Quercus falcata	Southern Red Oak	3.5" Cal.	30	604
⊙	Medium Deciduous Tree	Sassafras albidum	Common Sassafras	2.5" Cal.	11	249
⊙	Ornamental Tree	Cercis Canadensis	Eastern Redbud	6"-8" Ht.	14	124
⊙	Ornamental Tree	Cornus florida & cvs.	Flowering Dogwood	6"-8" Ht.	10	79
⊙	Evergreen Shrub	Rhododendron prinophyllum	Rosehell Azalea	12" Ht.	33	20
⊙	Evergreen Shrub	Rhododendron maximum	Great Rhododendron	12" Ht.	43	28
⊙	Deciduous Shrub	Viburnum prunifolium	Blackhawk Viburnum	12" Ht.	12	64
⊙	RWSA Approved Groundcover			18" Ht.	124	0
TOTAL SF:						36549

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
 SITE AREA: 5,718 AC (249,076 SF)
 249,076 SF x 10% = 24,908 SF
CANOPY REQUIRED: 24,908 SF
 EXISTING CANOPY TO REMAIN: 7,400 SF
CANOPY TO BE PROVIDED: 36,549 + 7,400 = 43,949 SF

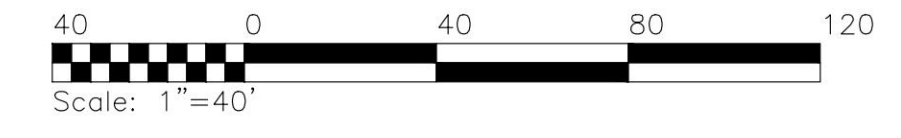
ENTRANCE CORRIDOR STREETS: LARGE SHADE TREES (3.5" CAL.) - 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES
 251 LF OF FRONTAGE (LESS 50 FT ENTRY) = 201 LF + 35' = 5.74
REQUIRED: 6 LARGE SHADE TREES
PROVIDED: 6 LARGE SHADE TREES W/ 7 INTERSPERSED ORNAMENTAL TREES

LANDSCAPING ALONG S.R. 1403 (BERKMAR DR.) PER SPECIAL EXCEPTION #:
 LARGE SHADE TREES (2.5" CAL.) - 35' O.C.
 378 LF OF FRONTAGE (LESS 31 FT ENTRY) = 6.94
REQUIRED: 7 LARGE SHADE TREES
PROVIDED: 11 LARGE SHADE TREES W/ 6 INTERSPERSED ORNAMENTAL TREES

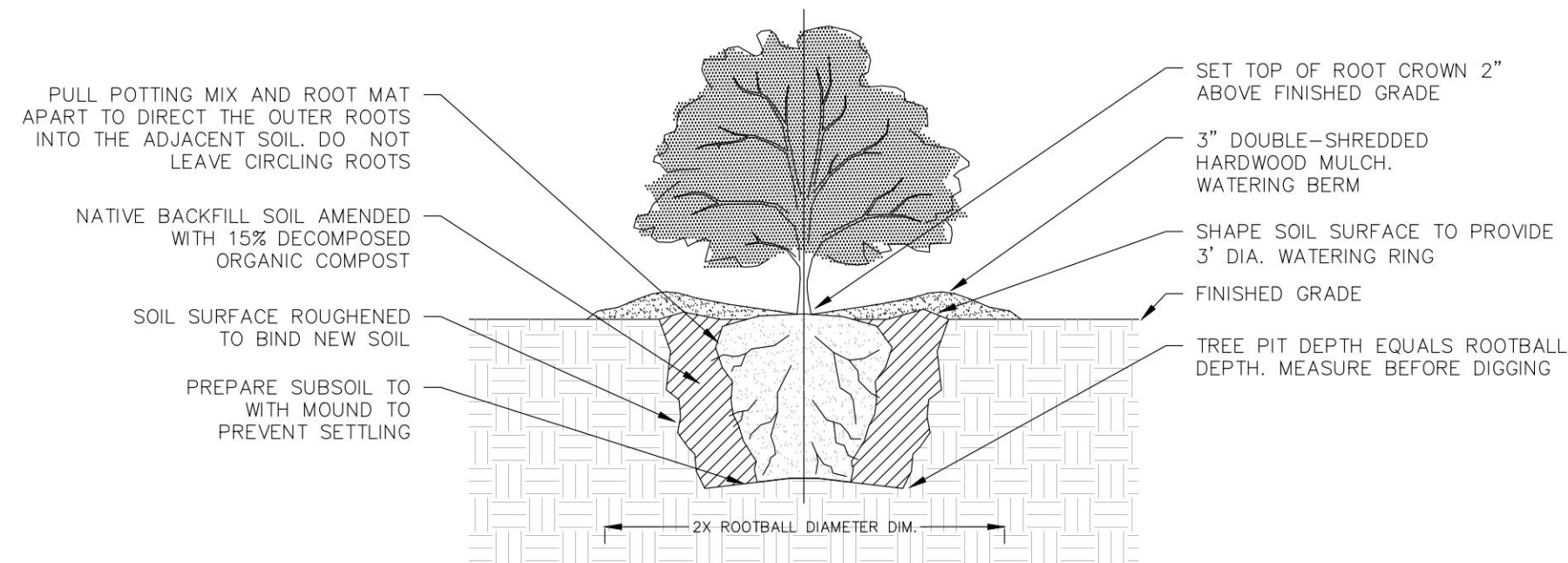
INTERIOR PARKING AREA (SEC. 32.7.9.6):
 5% OF THE PAVED PARKING AREA & 7 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
 135,314 SF x 5% = 6,766 SF
REQUIRED: 6,766 SF
MIN. AREA TO BE PROVIDED: 6,766 SF

73 PARKING SPACES PROVIDED (INCLUDES DISPLAY SPACES)
REQUIRED: 8 LARGE OR MEDIUM SHADE TREES
TO BE PROVIDED: MIN. 41 LARGE OR MEDIUM SHADE TREES

- NOTES:**
- For Initial Site Plan approval, this plan is shown without delineating tree and shrub species. Species selections shall be provided, along with area and canopy calculations, with the submittal of a Final Site Development 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.
 - 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.

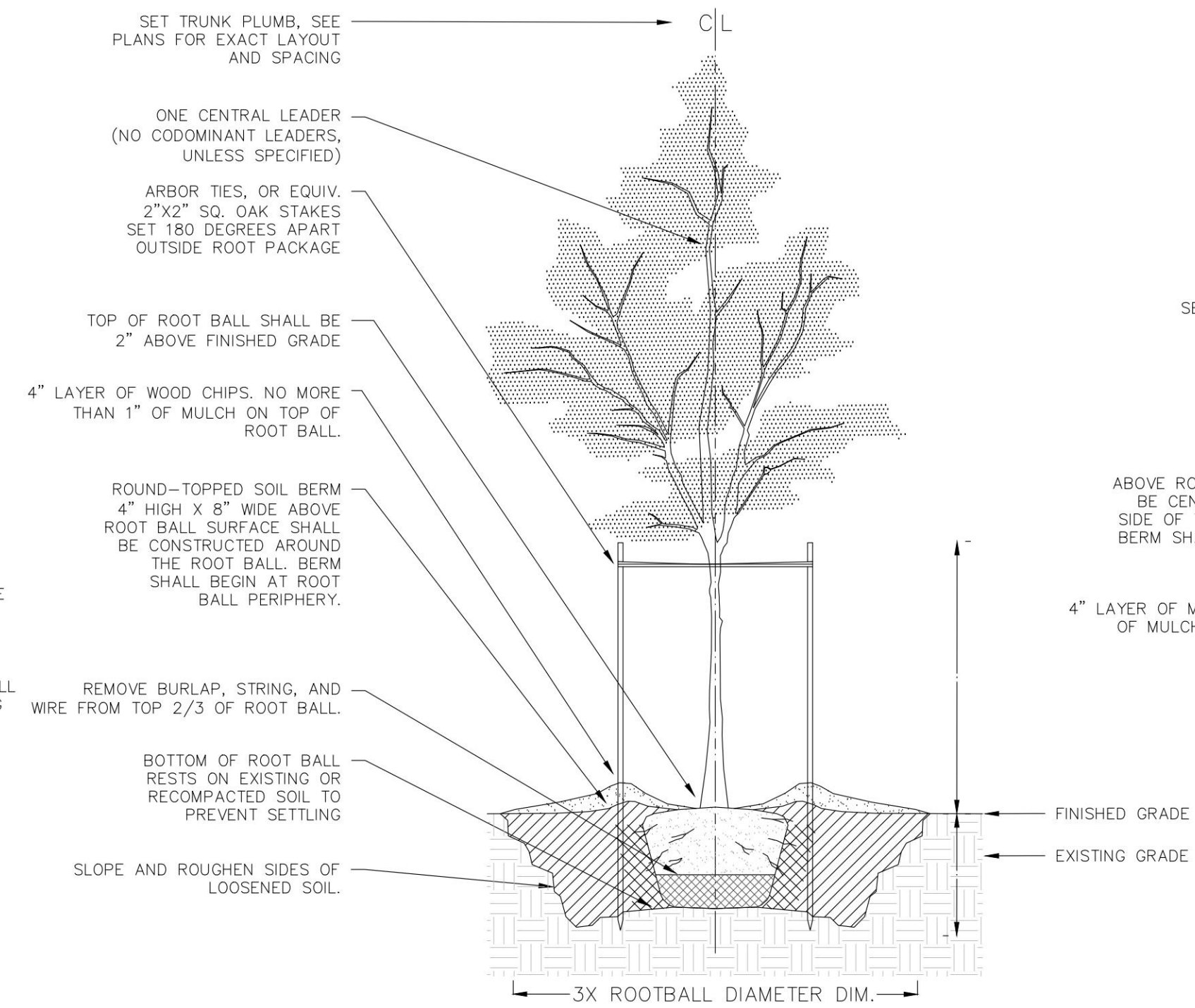


C10

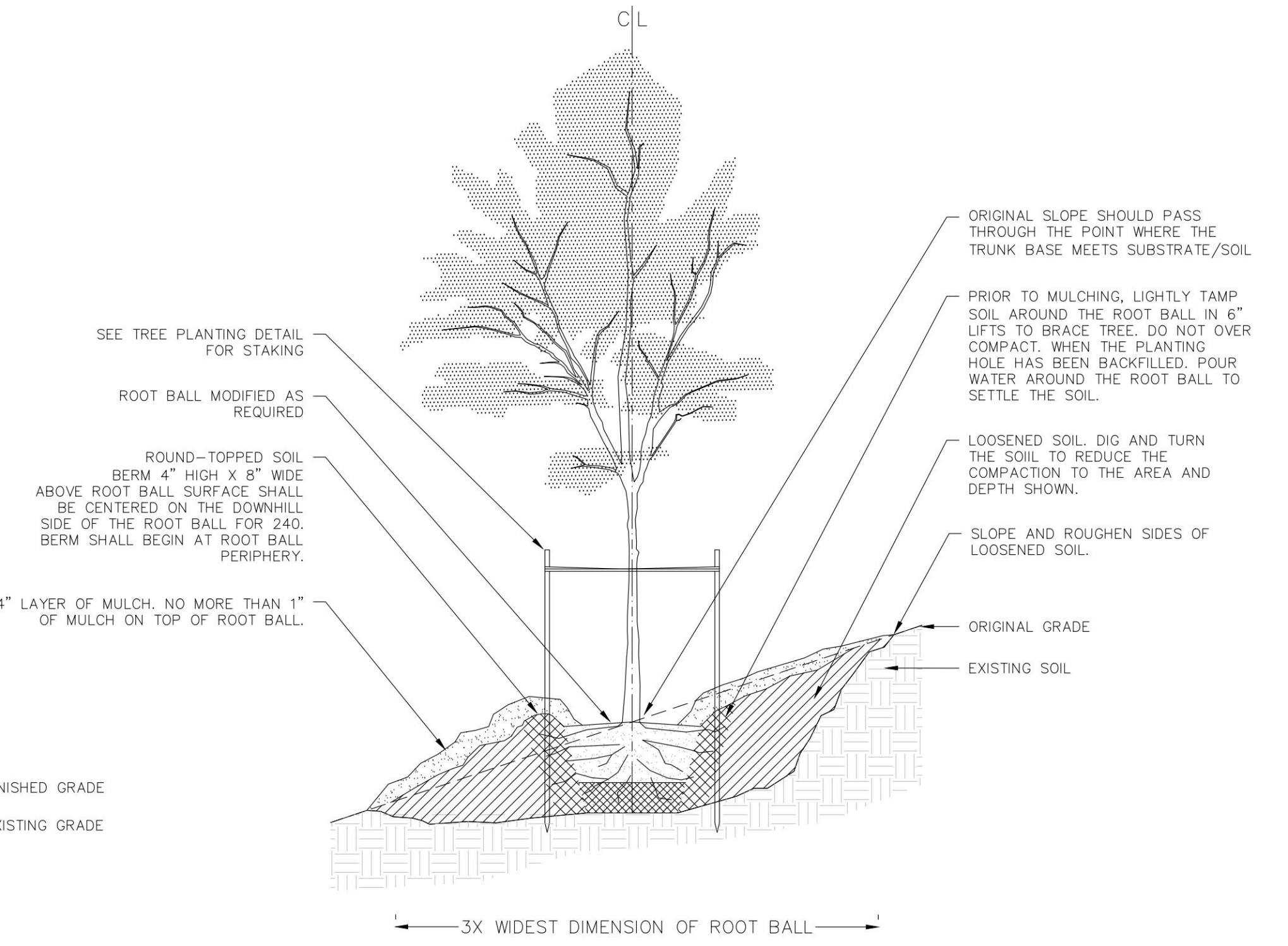


1. SEE PLANS FOR EXACT LAYOUT. SPACE PLANTS AS SPECIFIED IN PLANT LIST OR AS SHOWN. IF SPACING NEEDS ADJUSTING CONTACT LANDSCAPE ARCHITECT.
 2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER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

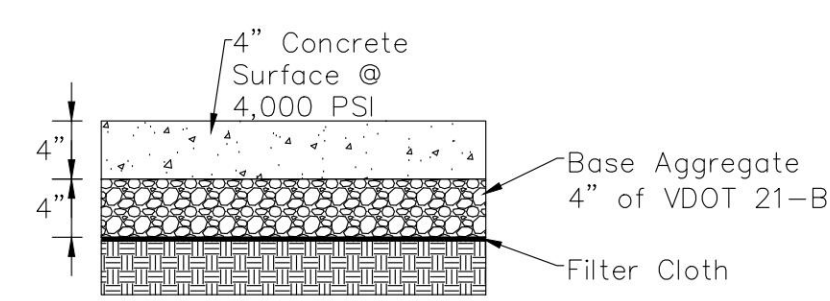
1 SHRUB PLANTING - SECTION
 C11 Not To Scale



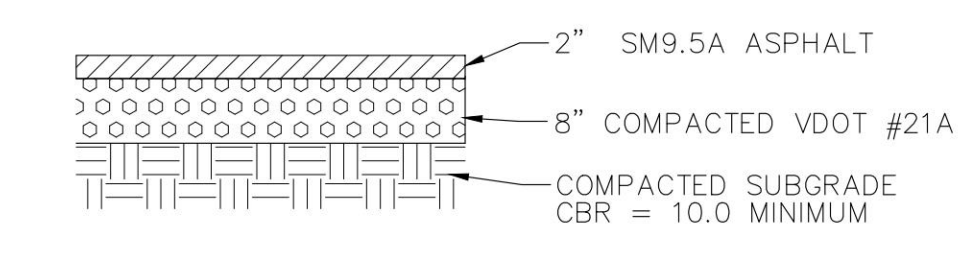
2 TREE PLANTING DETAIL
 C11 Not To Scale



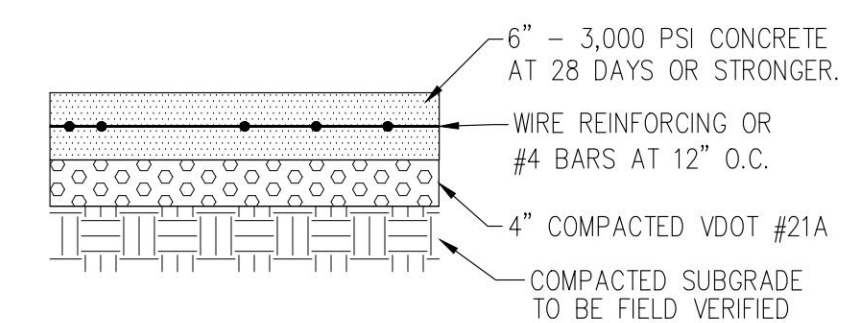
3 TREE ON SLOPE @ 25% (4:1) to 50% (2:1)
 C11 Not To Scale



4 CONCRETE SIDEWALK SECTION
 C11 Not To Scale



5 PARKING LOT PAVEMENT DETAIL
 C11 Not To Scale



6 DUMPSTER PAD DETAIL
 C11 Not To Scale



7 COMMERCIAL ENTRANCE PAVEMENT DETAIL
 C11 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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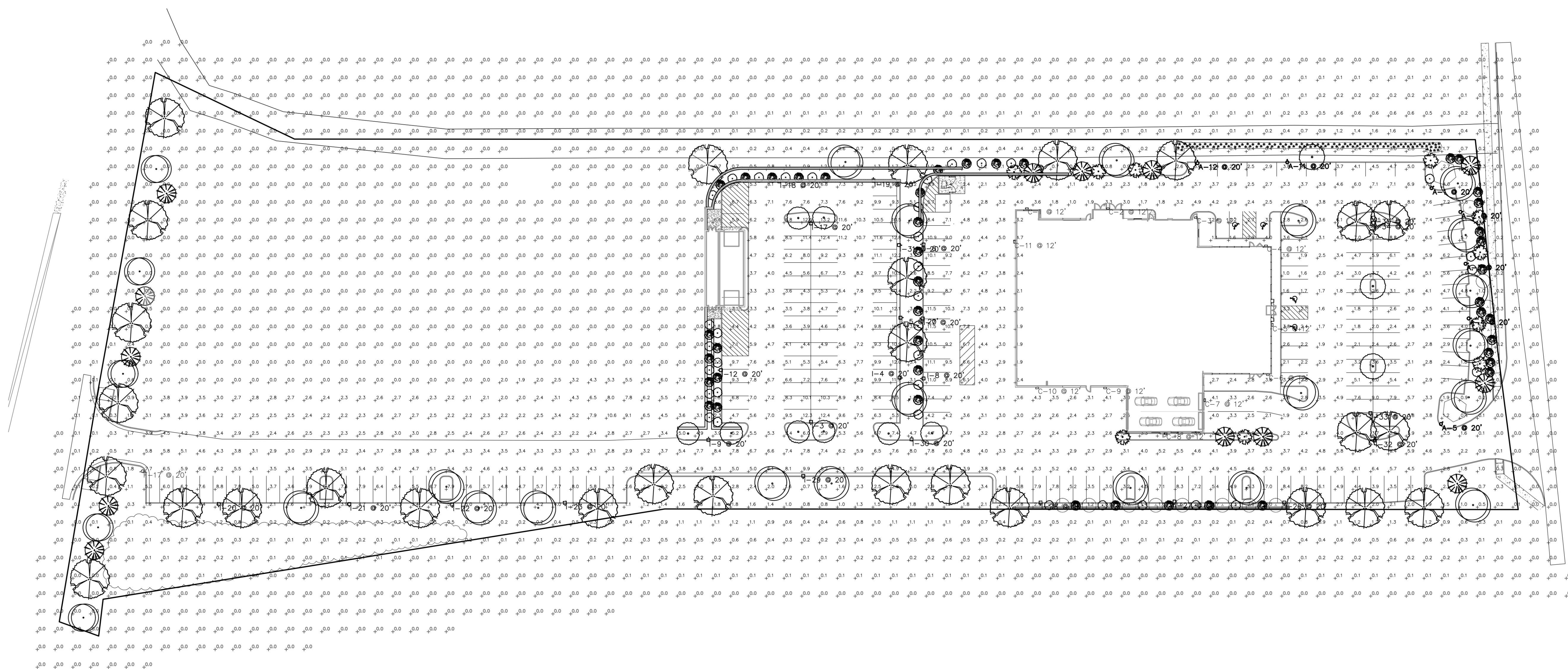


SITE DEVELOPMENT PLAN FOR
Flow Hyundai

ALBEMARLE COUNTY, VIRGINIA
 SUBMISSION:
 2024.09.03
 REVISION:

FILE NO. 23.071

SITE DETAILS



CALCULATIONS
 AVERAGE: 2.7 fc
 MAXIMUM: 21.2 fc
 MINIMUM: 0.0 fc

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	GARDCO	ECF-S-32L-700-WW-G2-4-HIS	EcoForm Area LED ECF - Small 32 LED's 3000K CCT TYPE 4-HIS OPTIC House-side Internal Shielding	ECF-S-32L-700-WW-G2-4-HIS.ies	1	Absolute	1.00	72.9
	C	11	GARDCO	GCS-A03-830-T4M	Geoform Wall Sconce - cylinder 20 LED's 3000K CCT TYPE T4M OPTIC 80CRI	GCS-A03-830-T4M (2).ies	1	Absolute	1.00	24.6
	I	24	GARDCO	ECF-S-64L-1A-WW-G2-4-HIS	EcoForm Area LED ECF - Small 64 LED's 3000K CCT TYPE 4-HIS OPTIC House-side Internal Shielding	ECF-S-64L-1A-WW-G2-4-HIS.ies	1	Absolute	1.00	205.9
	F	1	GARDCO	ECF-S-32L-1.2A-WW-G2-4	EcoForm Area LED ECF - Small 32 LED's 3000K CCT TYPE 4 OPTIC No Shield	ecf-s-32l-1.2a-ww-g2-4 (2).ies	1	Absolute	1.00	121.6

- LIGHTING NOTES:**
- 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" fixtures shall be mounted at a height of 20' from finished grade which includes the pole base.
 - "C" fixtures shall be mounted at a height of 12'.
 - "I" fixtures shall be mounted at a height of 20' from finished grade which includes the pole base.
 - "A", "C", & "I" fixtures shall have a black finish.
 - "A", "C", & "I" fixtures shall have a CCT of 3000K.

GARDCO Site & Area EcoForm ECF-S 32L-700-WW-G2-4-HIS

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire. EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

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GARDCO Wall Mount GCS-A03-830-T4M

Gardco EcoForm uplight wall LED sconce features a compact profile design that will complement a range of architectural styles. EcoForm is available with two light engine configurations: standard and color. EcoForm Gen-2 is a wall sconce luminaire. EcoForm with light engine on the back for a wall sconce uplight fixture. Energy saving luminaire with a black finish and a 3000K CCT. Includes control options for further energy savings.

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GARDCO Site & Area EcoForm ECF-S 64L-1A-WW-G2-4-HIS

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire. EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

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GARDCO Site & Area EcoForm ECF-S 32L-1.2A-WW-G2-4

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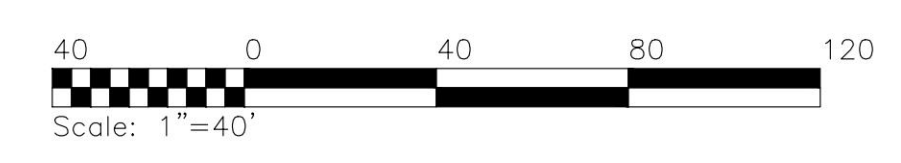
ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
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REVISION:

FILE NO. 23.071

LIGHTING PLAN



C12