



VICINITY MAP
SCALE: 1"=1000'

SITE DATA:

OWNER: TOYOTA TAX MAP 78, PARCELS 14,14E VIRGINIA'S FIRST FAMILY OF FINE CARS 960 HILTON HEIGHTS RD CHARLOTTESVILLE VA 22901
 MERCEDES TAX MAP 78, PARCEL 14A, 14C S&B REALTY VENTURE LLC 960 HILTON HEIGHTS RD CHARLOTTESVILLE VA 22901

RIVANNA MAGISTERIAL DISTRICT

TOTAL SITE AREA: 10.13 ACRES
 T.M. 78 PARCEL 14 - 6.428 AC.
 T.M. 78 PARCEL 14A - 1.572 AC.
 T.M. 78 PARCEL 14C - 0.499 AC.
 T.M. 78 PARCEL 14E - 1.631 AC.

ZONING: EXISTING & PROPOSED, NO CHANGES

- T.M. 78 PARCEL 14 - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT
 - MANAGED STEEP SLOPES OVERLAY DISTRICT
 - PRESERVED STEEP SLOPES OVERLAY DISTRICT
- T.M. 78 PARCEL 14E - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT
 - PRESERVED STEEP SLOPES OVERLAY DISTRICT
- T.M. 78 PARCEL 14A - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT
 - MANAGED STEEP SLOPES OVERLAY DISTRICT
 - PRESERVED STEEP SLOPES OVERLAY DISTRICT
- T.M. 78 PARCEL 14C - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT

USE: AUTO DEALERSHIP (ALL PARCELS)

PARCEL	PRE-DEVELOPMENT (AC.)	
	PRESERVED	MANAGED
T.M. 78 PARCEL 14	0.51	0.26
T.M. 78 PARCEL 14A	0.10	0.06
T.M. 78 PARCEL 14E	0.42	0
T.M. 78 PARCEL 14C	0	0

U.S. ROUTE 250

1 EXISTING CONDITIONS WITH CURRENT STEEP SLOPES OVERLAY DISTRICT FROM COUNTY GIS

C-1.0 SCALE: 1" = 50'-0"

SOURCES: PHYSICAL SURVEY BY S.L. KEY INC., DATED JUNE 17, 1998, WITH REVISED MERCEDES BUILDING FACADE PER ARB-2012-141, & REVISED TOYOTA FACADE PER ARB-2011-86. TOPOGRAPHY FOR NEW STEEP SLOPES AREA BY COMMONWEALTH SURVEYING, LLC, DATED 08-16-16 (EXISTING STEEP SLOPES OVERLAY FROM COUNTY GIS.)

REVISION TO SDP200000049

- GRADING & PARKING AREA AT REAR OF TOYOTA SITE & ASSOCIATED STORMWATER MANAGEMENT
- RE-ZONING TO DESIGNATE NEW MANAGED SLOPES PER ZMA201600023
- DESIGNATION OF NEW 2.52 AC. FOREST/OPEN SPACE CONSERVATION AREA

B. Clark Gathright, LLC
 100 10th St. NE Suite 200
 CHARLOTTESVILLE, VIRGINIA 22902
 434-971-8848 cgathright@dcgarchs.com



BROWN TOYOTA & MERCEDES DEALERSHIPS

1357 & 1381 Richmond Road
 Charlottesville VA 22911

RE-ZONING APPLICATION PLAN

REVISIONS:

DATE:
09-26-17

DRAWING NUMBER:

C-1.0
SHEET 1 OF 2



ZONING: EXISTING & PROPOSED, NO CHANGES

T.M. 78 PARCEL 14 - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT
 - MANAGED STEEP SLOPES OVERLAY DISTRICT
 - PRESERVED STEEP SLOPES OVERLAY DISTRICT

T.M. 78 PARCEL 14C - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT

T.M. 78 PARCEL 14E - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT
 - PRESERVED STEEP SLOPES OVERLAY DISTRICT

T.M. 78 PARCEL 14A - HC (HIGHWAY COMMERCIAL)
 - ENTRANCE CORRIDOR OVERLAY DISTRICT
 - MANAGED STEEP SLOPES OVERLAY DISTRICT
 - PRESERVED STEEP SLOPES OVERLAY DISTRICT

PARCEL	PRE-DEVELOPMENT (AC.)		POST-DEVELOPMENT (AC.)		NET CHANGE	
	PRESERVED	MANAGED	PRESERVED	MANAGED	PRESERVED	MANAGED
T.M. 78 PARCEL 14	0.51	0.26	0.27	0.48	-0.24	+0.22
T.M. 78 PARCEL 14A	0.10	0.06	0.10	0.06	0	0
T.M. 78 PARCEL 14E	0.42	0	0.41	0	-0.01	0
T.M. 78 PARCEL 14C	0	0	0	0	0	0



2 AREA OF RE-ZONING - NEW MANAGED AND PRESERVED STEEP SLOPES

C-1.1 SCALE: 1" = 40'-0"

(BASEMAP SOURCE: COMMONWEALTH LAND SURVEYING, LLC 08-16-16)

NOTE: THE METES AND BOUNDS MEASUREMENTS ARE FROM THE POST-DEVELOPMENT SITE SURVEY CONDUCTED BY COMMONWEALTH LAND SURVEYING, LLC 08-16-16)

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RE-ZONING APPLICATION PLAN

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C-1.1
SHEET 2 OF 2