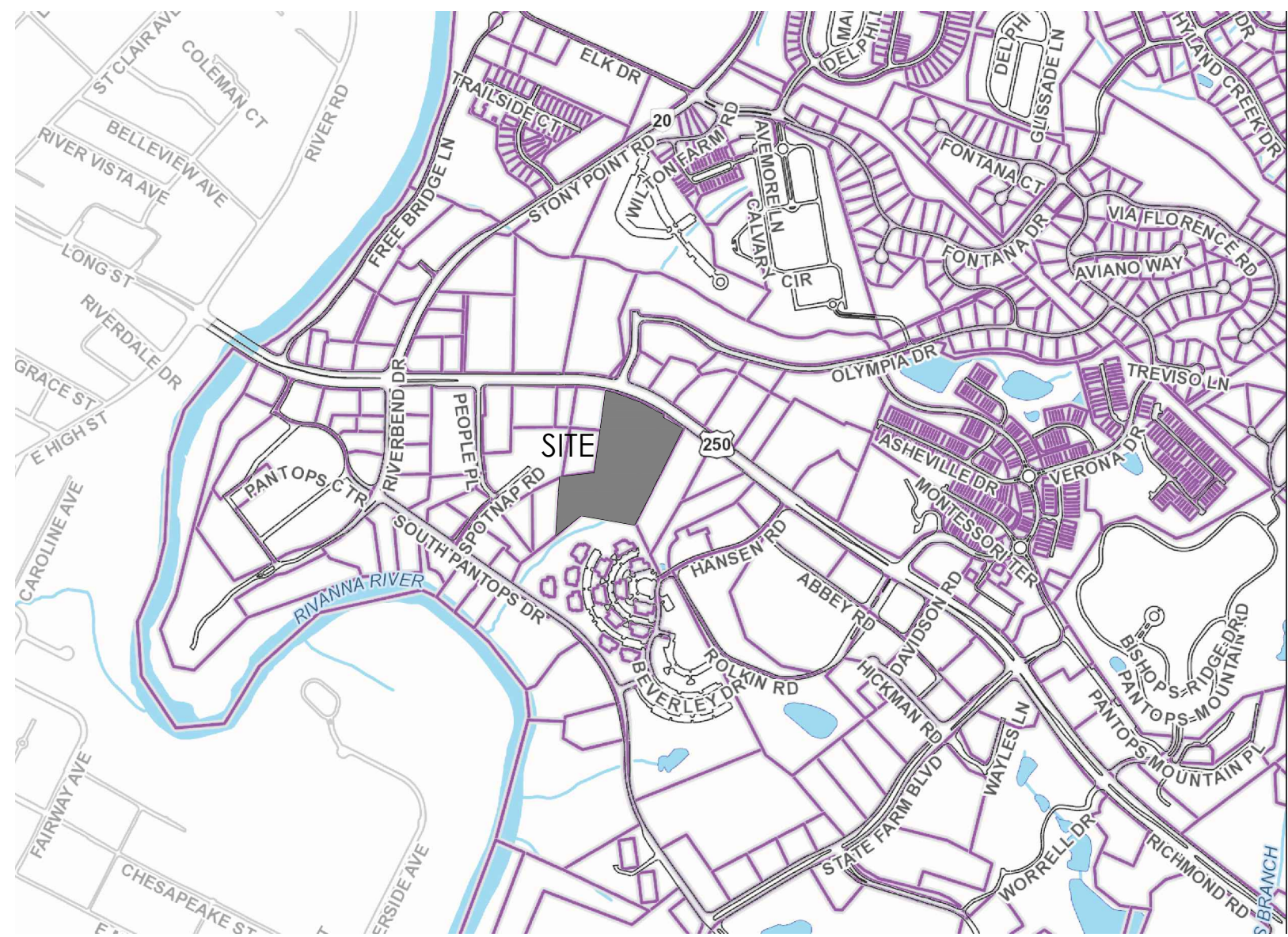




SITE DATA:

RIVANNA MAGISTERIAL DISTRICT

ZONING: EXISTING & PROPOSED, NO CHANGES

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

USE: AUTO DEALERSHIP (ALL PARCELS)

STEEP SLOPES TABLE (PER COUNTY GIS)	PRE-DEVELOPMENT (AC.)	
PARCEL	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

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

REVISION TO SDP200000049

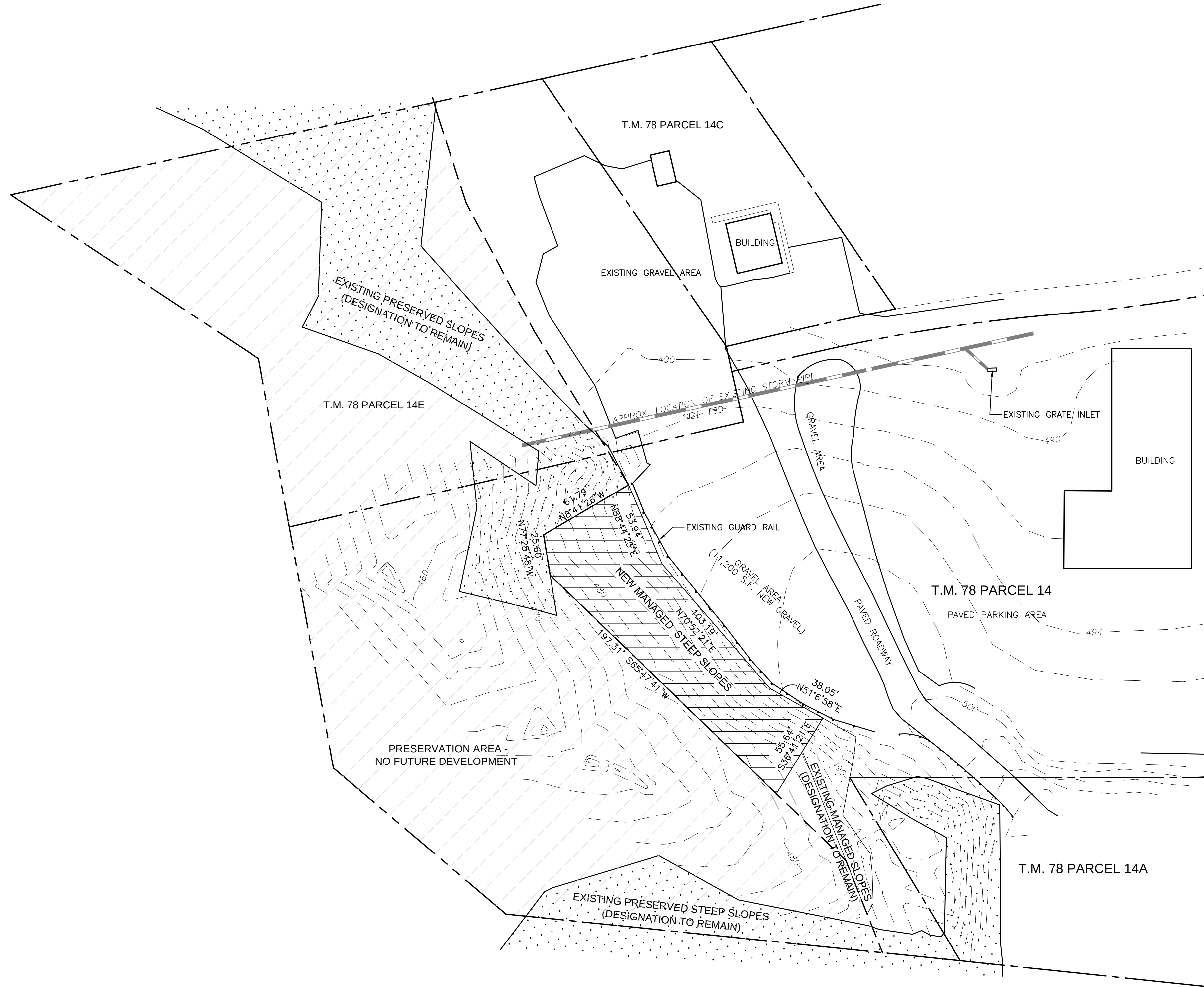
- GRADING & PARKING AREA AT REAR OF TOYOTA SITE & ASSOCIATED STORMWATER MANAGMENT
- RE-ZONING TO DESIGNATE NEW MANAGED SLOPES PER ZMA201600023
- DESIGNATION OF NEW 2.52 AC. FOREST/OPEN SPACE CONSERVATION AREA

COMMONWEALTH OF VIRGINIA
B. CLARK GATHRIGHT
Lic. No. 036309
09-26-17
PROFESSIONAL ENGINEER

RE-ZONING APPLICATION PLAN

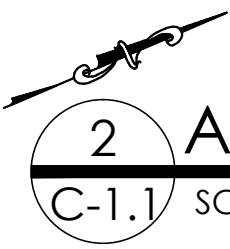
DRAWING NUMBER:

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

STEEP SLOPES TABLE	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)

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



BROWN TOYOTA & MERCEDES DEALERSHIPS

1357 & 1381 Richmond Road
Charlottesville VA 22911

RE-ZONING APPLICATION PLAN

REVISIONS:

DATE:
09-26-17

DRAWING NUMBER:

C-1.1
SHEET 2 OF 2