

TM 045B1-05-0A-01100
OWNER: COMMERCIAL PROPERTIES, LLC
1024 CARRINGTON PLACE, SUITE 100
CHARLOTTESVILLE, VA 22901

CURRENT ZONING: COMMERCIAL OFFICE
PROPOSED ZONING: HIGHWAY COMMERCIAL
MAGISTERIAL DISTRICT: RIO
COUNTY, STATE: COUNTY OF ALBEMARLE, VIRGINIA
THE SITE IS WITHIN THE ENTRANCE CORRIDOR OVERLAY DISTRICT

PARCEL AREA: 070 AC.
MANAGED SLOPES: 0.18 AC.
PROPOSED IMPERVIOUS AREA: 0.37 AC. (4% REDUCTION)
SETBACKS: FRONT: 10 FT. MIN., 30 FT MAX.
SIDE: 0 FT.
SIDE FROM ACCESSWAY: 3 FT.
REAR: 50 FT. (ADJACENT TO RESIDENTIAL)

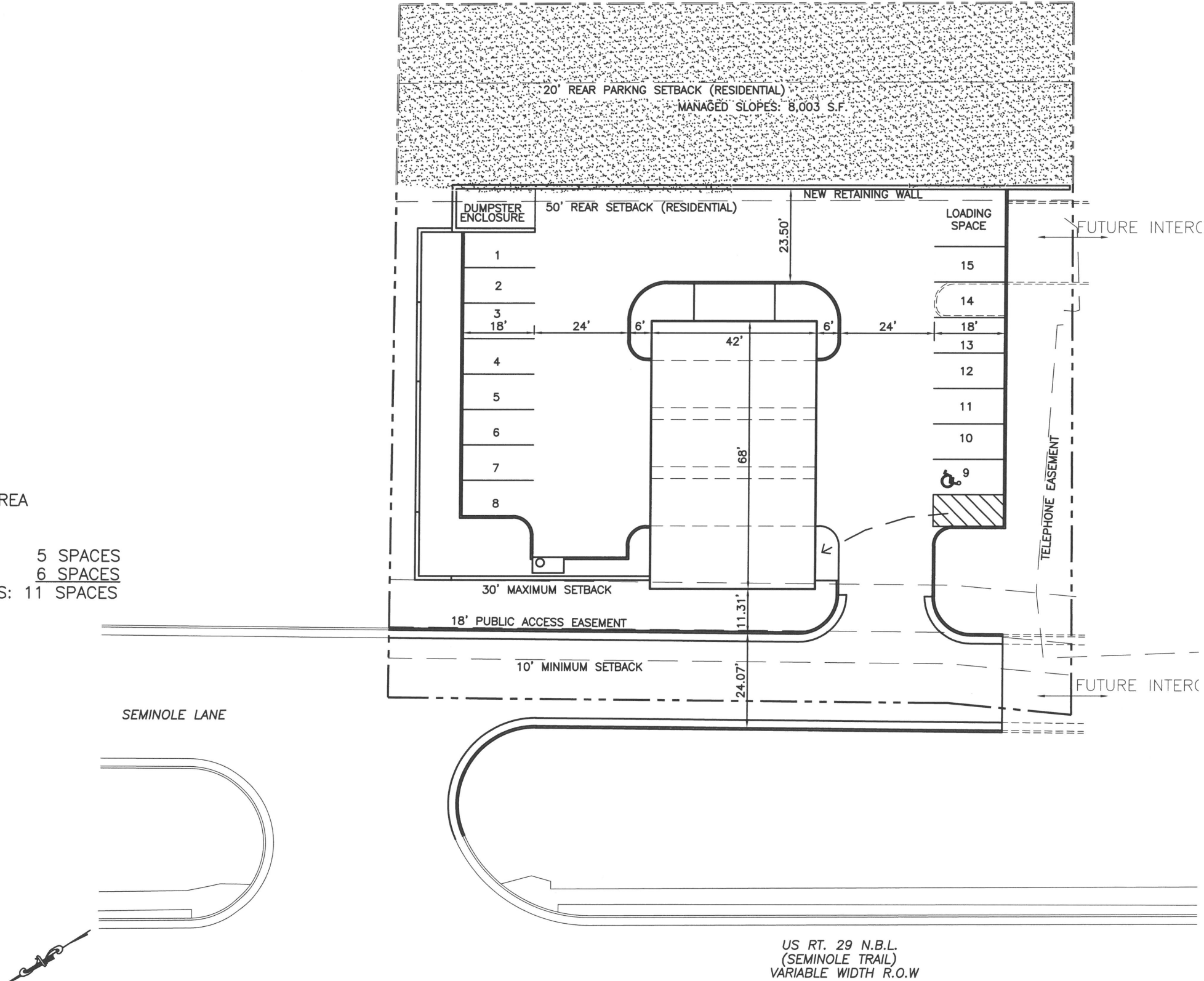
TEST FIT: AUTOMOBILE SERVICE STATION (OIL CHANGE)
BUILDING: ONE-STORY, 2,856 S.F.
3 SERVICE BAYS W/ CUSTOMER RECEPTION & WAITING AREA

PARKING REQUIRED:	PROVIDED PARKING:	
1 SPACE PER EMPLOYEE	5 EMPLOYEES	5 SPACES
2 SPACES PER SERVICE STALL	3 SERVICE STALLS	6 SPACES
	TOTAL REQUIRED SPACES:	11 SPACES

PARKING PROVIDED: 15 SPACES
(13 SPACES AFTER FUTURE INTERCONNECTION)

MANAGED SLOPES: 0.18 AC.
PROPOSED IMPERVIOUS AREA: 0.37 AC. (4% REDUCTION)

TOTAL PARCEL AREA: 30,579 S.F.	0.702 AC.
BUILDING ENVELOPE: 2,856 S.F.	0.065 AC.
PARKING ENVELOPE: 10,292 S.F.	0.236 AC.
PUBLIC ACCESS EASEMENT: 2,782 S.F.	0.064 AC.
MANAGED SLOPES: 7,900 S.F.	0.18 AC.
TOTAL GREEN SPACE: 14,410 S.F.	0.33 AC.



B. Clark Gathright, LLC
100 10th St. NE Suite 200
CHARLOTTESVILLE, VIRGINIA 22902

REVISIONS:

2231 Seminole Lane
Rio Magisterial District, Albemarle County, VA

ZONING PLAN

SCALE: 1" = 30'-0"

DATE: 07-01-19
DRAWING NUMBER: C-1.2
SHEET 5 OF 11