

# The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

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**To:** Planning Commission

**From:** Planning Division

**Date:** April 22, 2015

**Re: Rezoning: R-2, Low-Medium Density, Single-Family Residential & R-3, Medium Density, Two-Family Residential to R-4C, Medium-High Density, Multi-Family Residential (Conditional) - 2516 Old Forest Road**

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## I. PETITIONER

Rush Lifetime Homes, 1022 Commerce Street, Lynchburg, Virginia 24504

**Representative:** Russ Nixon, Nixon Land Surveying, LLC, 1063C Airport Road, Lynchburg, VA 24502

## II. LOCATION

The subject property includes one tract of approximately five and one hundred sixty-six thousandths (5.166) acres at 2516 Old Forest Road. The property has an Old Forest Road address, however; it is only accessible from Anthony Place.

**Property Owner:**

WJS LLC, P.O. Box 691, Forest, Virginia 24551

## III. PURPOSE

The purpose of the petition is to rezone the property from R-2, Low-Medium Density, Single-Family Residential & R-3, Medium Density, Two-Family Residential to R-4C, Medium-High Density, Multi-Family Residential (Conditional) to allow the construction of a twenty-eight (28) unit development for people with special physical needs.

## IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends a Medium Density Residential use for the subject property.
- The Comprehensive Plan recommends up to twelve (12) units per acre in areas designated for Medium Density Residential uses. The proposed residential development would yield five and four tenths (5.4) units per acre.
- The petition would rezone the property to R-4C, Medium-High Density Residential.
- The rezoning would facilitate the construction of a twenty-eight (28) unit residential development for people with special physical needs.
- The submitted site plan indicates a pedestrian connection to a Greater Lynchburg Transit Company (GLTC) bus stop on Old Forest Road. This connection allows a reduction in the required amount of off-street parking.
- The petitioner has proffered to develop the property in substantial compliance with the site plan. The site plan indicates the construction of twenty-eight affordable units for people with special physical needs, reduced parking and a pedestrian connection to Old Forest Road.

**The Planning Division recommends approval of the rezoning petition.**

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## V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *FLUM* of the *Comprehensive Plan 2013-2030* recommends a Medium Density Residential use for the property. These areas are characterized by small lot

single family detached housing, duplexes, and townhouses at densities up to 12 units per acre. Where neighborhoods already exist, infill development should be at a compatible density and housing type. In addition to residential uses, they may include public and institutional uses compatible in scale with single family residential homes. Private recreation uses, including country clubs, swim and racquet clubs, and private open space are also appropriate. (p. 72)

The proposed development would yield five and four tenths (5.4) dwellings per acre which is below the twelve (12) units per acre recommended by the *Comprehensive Plan*. The unit type is not technically in keeping with what is recommended by the plan. The plan recommends single-family homes, duplexes or townhomes. There are other similar style developments currently located in the city and in less intensive zoning districts. Stonegate is located on Old Graves Mill Road. Stonegate is zoned R-1, Low Density, Single-Family Residential and was approved by a conditional use permit (CUP) for a planned unit development (PUD) on February 13, 2001. This development was approved for eighty-eight (88) units consisting of four (4) units per building.

2. **Zoning.** The subject property was annexed into the City in 1958. The existing, R-2, Low-Medium Density, Single-Family Residential District and R-3, Medium Density, Two-Family Residential District were established in 1978 with adoption of the current *Zoning Ordinance*.
3. **Proffers.** The petitioner has voluntarily submitted the following proffer:
  - The developer proffers to build this project in substantial compliance with the preliminary site plan. This project will meet all State of Virginia and City of Lynchburg codes.
4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances would be needed for the development of the property as proposed.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
  - On December 10, 1985, City Council approved the CUP petition of George T. Stewart to rezone approximately one and nine tenths (1.9) acres at 2909 and 2913 Old Forest Road and an unopened portion of Confederate Avenue from R-3, Two-Family Residential District, and B-1, Limited Business District, to R-3, Community Business District to allow the construction of an addition to an existing restaurant at 3009 Old Forest Road, the future construction of several retail/office buildings, and the construction of additional parking areas.
  - On October 10, 1989, Council approved the petition of William Riley to rezone 2278 Old Forest Road from B-1, Limited Business District to B-3C, Community Business District (Conditional) and from R-2, Medium Density, Single-Family Residential District to B-1C, Limited Business District (Conditional).
  - On February 13, 2001, City Council approved the petition of John Grier to (1) rezone approximately fourteen (14) acres at 2713 Old Forest Road from R-4 (Conditional), Multi-Family Residential District, to R-3, Two-Family Residential District, to remove the restriction of previously approved proffers and allow the construction of a Planned Unit Development (PUD), and (2) for a CUP to construct a PUD, Legacy Oaks Villas, with eighty-seven (87) single family detached dwelling units.

- On May 9, 2006, City Council approved the petition of Rick Krason (1) to rezone approximately seven tenths (0.7) of an acre located at 2901 Old Forest Road and (2) for a CUP to construct an animal medical facility.
  - On May 8, 2007 Council adopted “Locust Thicket” as an individually designated historic property. Locust Thicket is located at 2627 Old Forest Road.
  - On July 8, 2014, Council approved the petition of CDDI Development Group, LLC to rezone 2627 Old Forest Road, 2624 & 2700 Confederate Avenue from R-3, Medium Density, Two-Family Residential District to B-3C, Community Business District (Conditional).
6. **Site Description.** The subject property includes one tract totaling approximately five and one hundred sixty-six thousandths (5.166) acres at 2516 Old Forest Road. The property has an Old Forest Road address, however; it is only accessible from Anthony Place. The property is mostly wooded and slopes towards the northeast. Approximately one-third of the property will remain undisturbed and undeveloped.
7. **Proposed Use of Property.** If the rezoning petition is approved, the property would be developed as twenty-eight (28) affordable units for people with special physical needs.
8. **Traffic, Parking and Public Transit.** The City’s Traffic Engineer had no comments of concern regarding this development.

The Zoning Ordinance requires one (1) parking space for each residential unit. The Zoning Ordinance provides that where mass transit is available and facilities are provided in the form of shelters and/or benches are adjacent or within one thousand (1000) feet of a development and connected to the building entrance by pedestrian facilities the city planner in accordance with the technical review committee (TRC) may reduce the minimum requirements (parking) by a suitable amount. The submitted site plan indicates twenty-two (22) parking spaces. Twenty-eight (28) spaces are required, however; the site plan indicates a sidewalk connection to a bus stop on Old Forest Road.

The development would be served by Greater Lynchburg Transit Company (GLTC) Route 8A.

9. **Stormwater Management.** A stormwater management & erosion & sediment control plan will be required prior to final site plan approval and development of the property as proposed.
10. **Emergency Services.** The City Fire Marshal and Police Department had no comments of concern regarding the proposed development.
11. **Impact.** The petition would allow the construction of twenty-eight (28) affordable units for people with special physical needs. Access to the proposed development would be from Anthony Place; however, a pedestrian connection in the form of a sidewalk is proposed to connect to Old Forest Road and GLTC Route 8A. The development is not expected to generate a significant amount of traffic and the City’s Transportation Engineer had no comments of concern regarding the proposed development. The petitioner has indicated that the majority of residents would drive infrequently or not at all.

The proposed development is below the unit yields recommend by the *Comprehensive Plan*, and should fit well into an area that is dominated by duplexes. Single-Family homes to the north should be adequately protected by the area that would remain undisturbed.

- 12. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary rezoning plan on March 31, 2015. Comments related to the proposed use have or will be addressed by the petitioner prior to final site plan approval.
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## **VI. PLANNING DIVISION RECOMMENDATION**

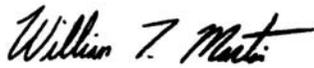
**Waive the twenty-one (21) day submittal requirement for proffers.**

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Rush Lifetime Homes to:**

**Rezone approximately five and one hundred sixty-six thousandths acres from R-2, Medium Density, Single-Family Residential District and R-3, Medium Density, Two-Family Residential District to R-4C, Medium-High Density, Multi-Family District (Conditional) at 2516 Old Forest Road subject to the following voluntarily submitted proffer:**

- **The developer proffers to build this project in substantial compliance with the preliminary site plan. This project will meet all State of Virginia and City of Lynchburg codes.**

This matter is respectfully offered for your consideration.



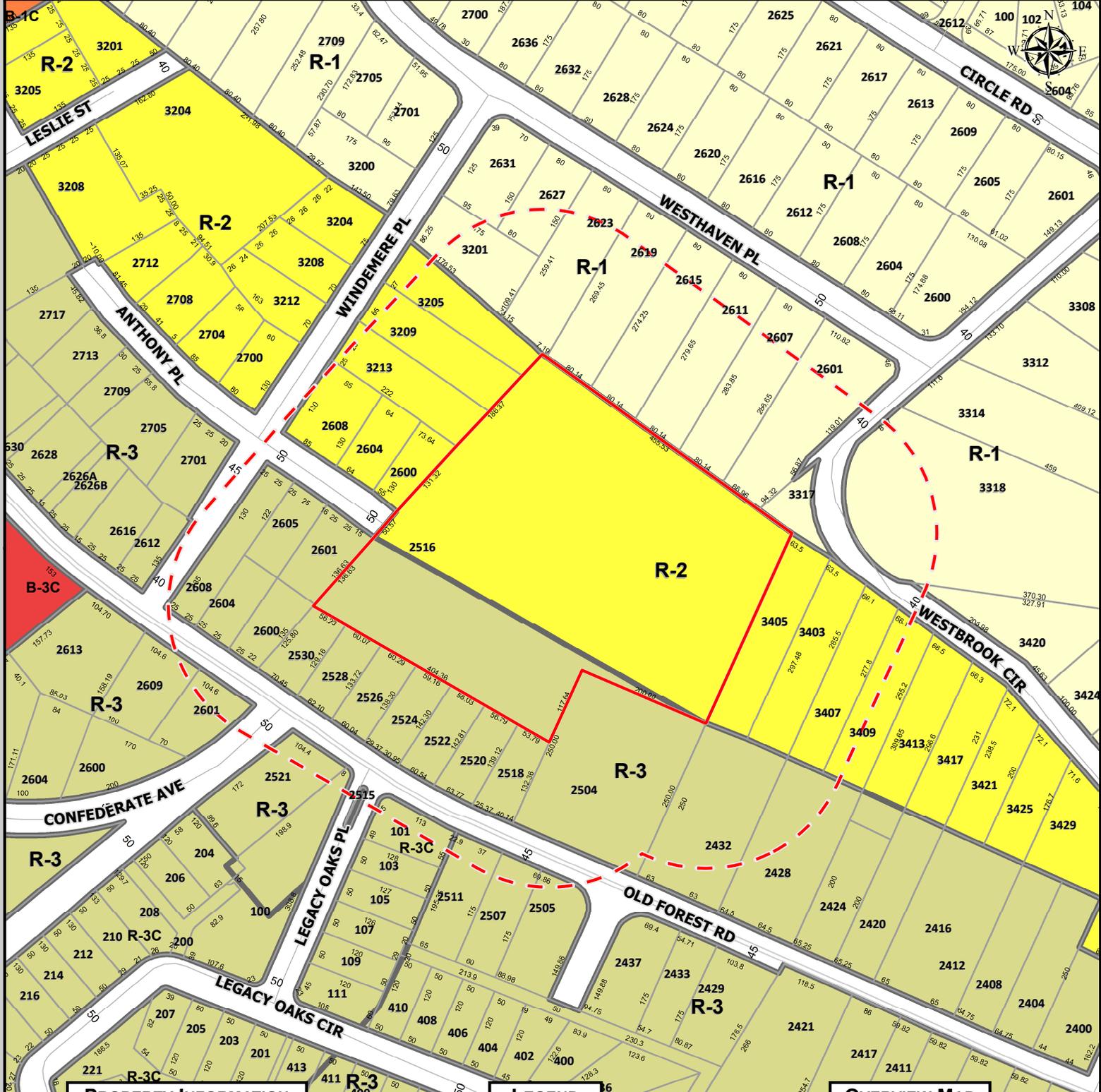
William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Ms. Bonnie M. Svrcek, Deputy City Manager  
Mr. Walter C. Erwin, City Attorney  
Mr. Kent L. White, Director of Community Development  
Mr. J. Lee Newland, City Engineer  
Ms. Cynthia Kozerow, Lynchburg Police Department  
Battalion Chief Thomas Goode, Fire Marshal  
Mr. Don DeBerry, Transportation Engineer  
Mr. Doug Saunders, Building Commissioner  
Mr. Kevin Henry, Zoning Administrator  
Mr. Jeff Smith, Petitioner  
Mr. Russ Nixon, Representative

## **VII. ATTACHMENTS**

- 1. Zoning Map**
- 2. FLUM Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**

5. **Site Plan for Rezoning/Narrative**
6. **Property Photograph**



**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
16614040	2516 OLD FOREST RD

**LEGEND**

- Subject Property
- 215' Buffer
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- I-1
- I-2
- I-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-C

**OVERVIEW MAP**

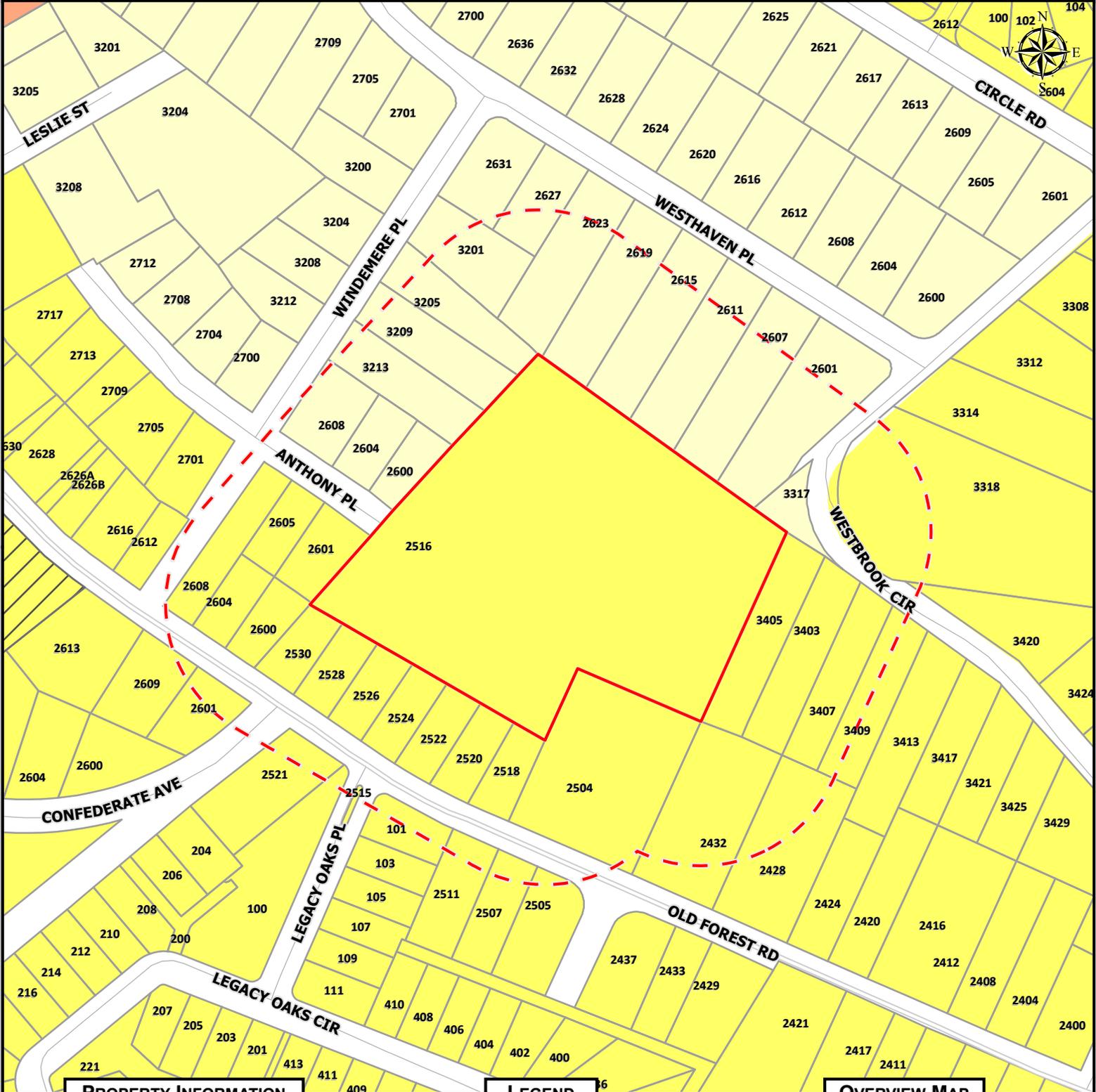


MAP SCALE: 1" to 200' DATE PRINTED: 4/10/2015

<b>Parcel ID</b>	<b>Address</b>	<b>Owner</b>
16614045	2605 ANTHONY PL	GALLIER, BRUCE E & CAROLE T
16614037	2504 OLD FOREST RD	BOOTH, JOHN H & VIRGINIA T
16614046	2601 ANTHONY PL	GALLIER, BRUCE E & CAROLE T
16625089	2515 OLD FOREST RD	LEGACY OAKS HOMEOWNERS ASSOCIATION
16615001	3318 WESTBROOK CIR	SWCQ LLC
16614042	2604 OLD FOREST RD	FRANKLIN, RICK A
16614017	3409 WESTBROOK CIR	LIPSCOMB, LAURA R
16613022	2507 OLD FOREST RD	RICE, LILLIAN H
16614004	3209 WINDEMERE PL	MOSS, DALLAS B
16612013	2521 OLD FOREST RD	MAYBERRY, BARBARA A
16626001	2530 OLD FOREST RD	SAJO PROPERTIES LLC
16625090	100 LEGACY OAKS CIR	LEGACY OAKS HOMEOWNERS ASSOCIATION
16614003	3213 WINDEMERE PL	JOYNER, NANCY J
16614010	2615 WESTHAVEN PL	HADDOX, STEPHEN G
16614043	2608 OLD FOREST RD	WITT, LEWIS S JR
16615012	3420 WESTBROOK CIR	SPINNER, BRENDA W
16626006	2520 OLD FOREST RD	WMV PROPERTIES LLC
16614041	2600 OLD FOREST RD	GARNER, GARY R & MARGARET L R
16626004	2524 OLD FOREST RD	D & E PROPERTIES LLC
16614002	2608 ANTHONY PL	GALLIER, BRUCE E & CAROLE T
16613023	2511 OLD FOREST RD	LONG, KEVIN J
16626003	2526 OLD FOREST RD	NADEEM, ASIYA
16614005	3201 WINDEMERE PL	MCSHERRY, DAVID A & REBEKAH M
16610004	2601 OLD FOREST RD	NEW DAY INVESTMENTS INC
16614013	3317 WESTBROOK CIR	CITY OF LYNCHBURG
16614040	2516 OLD FOREST RD	WJS LLC
16626007	2518 OLD FOREST RD	FORD, ROBERT A & ALLEN, VERONICA E
16614011	2611 WESTHAVEN PL	HARDY, PRESTON
16626002	2528 OLD FOREST RD	STOVILLE PROPERTIES LLC
16614015	3403 WESTBROOK CIR	BARKER, KEITH W & NANCY L
16614049	2601 WESTHAVEN PL	WRIGHT, KENNETH W & PATRICIA N
16610003	2609 OLD FOREST RD	DRISKILL, D VANCE & WINIFRED T
16614009	2619 WESTHAVEN PL	BANKS, CLARENCE A & REVA C
16626005	2522 OLD FOREST RD	WMV PROPERTIES LLC
16614006	2631 WESTHAVEN PL	LOVING, VICTORIA T
16614008	2623 WESTHAVEN PL	MEHAFFEY, AUBREY M JR & REBECCA ANN
16614016	3407 WESTBROOK CIR	SEWARD, EVA L
16625088	101 LEGACY OAKS PL	LEGACY OAKS HOMEOWNERS ASSOCIATION
16614033	2428 OLD FOREST RD	RAMSEY, LISA P
16614001	2604 ANTHONY PL	GALLIER, BRUCE E & CAROLE T
16614007	2627 WESTHAVEN PL	HUNTER, CALVIN T & SHIRLEY M
16614047	2600 ANTHONY PL	ANDERSON, LARRY D & NANCY A
16614035	2432 OLD FOREST RD	BUTCHER, CHARLES R & BETHANY C
16614048	3205 WINDEMERE PL	GUIEB, PRISCILA D
16613021	2505 OLD FOREST RD	HARRIS, LISA A

16614014 3405 WESTBROOK CIR  
16614012 2607 WESTHAVEN PL

BARKER, KEITH W & NANCY L  
WOOD, JAMES C JR & MARY W



**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
16614040	2516 OLD FOREST RD

**LEGEND**

- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 4/10/2015



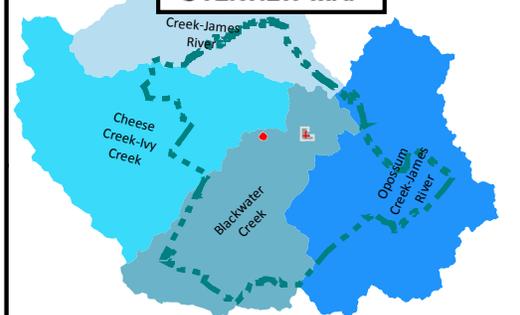
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**LEGEND**

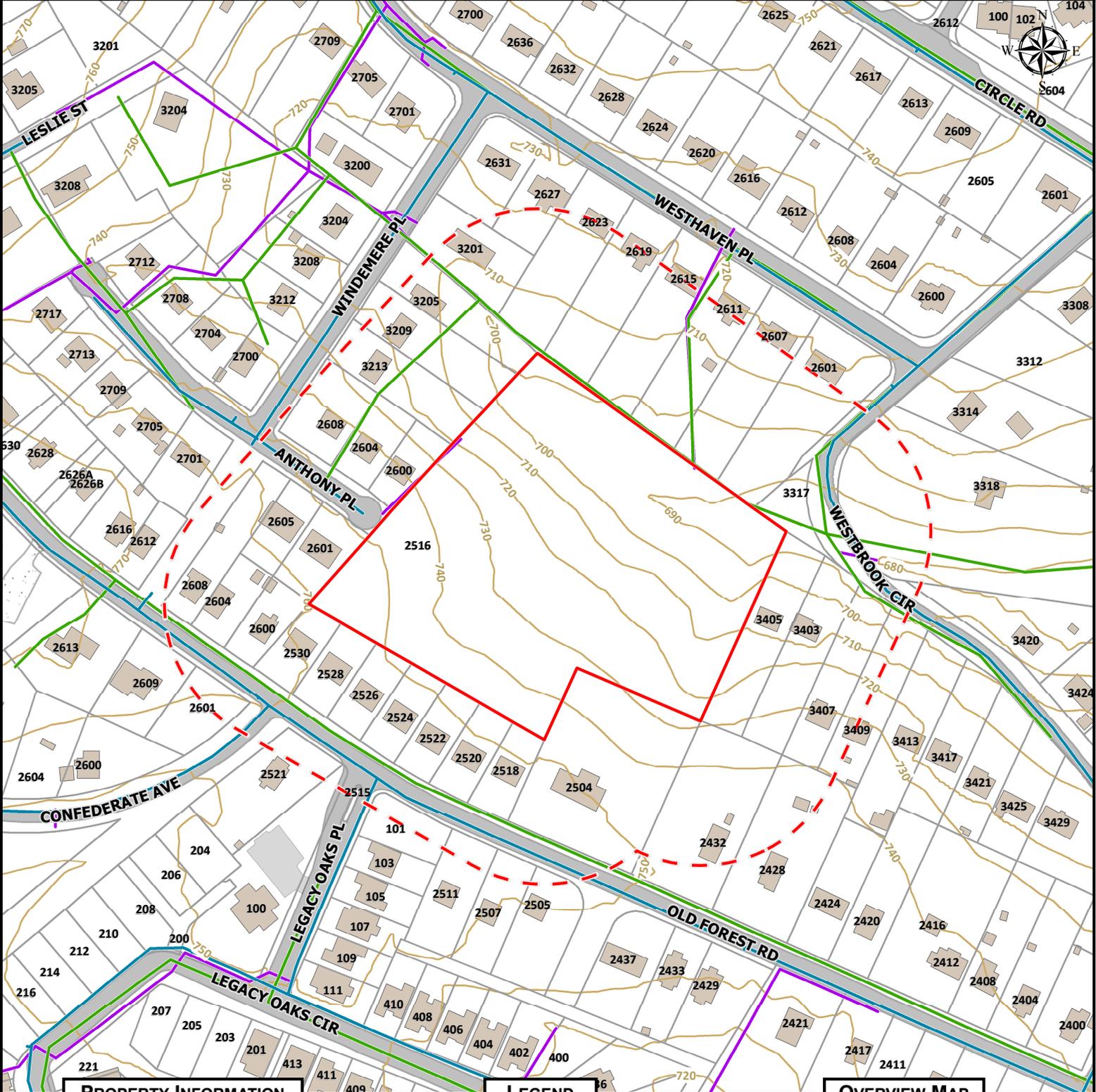
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 4/10/2015

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.



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PARCEL ID	ADDRESS
16614040	2516 OLD FOREST RD

**LEGEND**

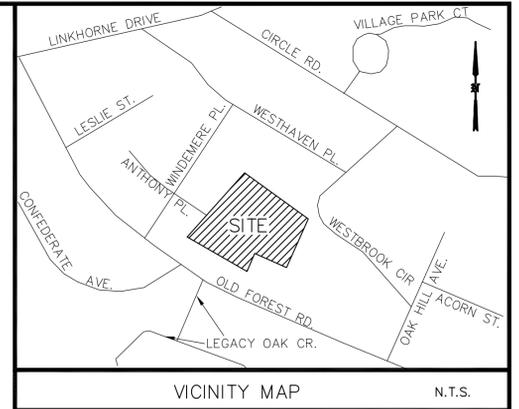
	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Planimetrics	Paved (solid grey)	Unpaved (dashed tan)	Other (dashed brown)
	Roadway (solid grey)	Parking (dashed grey)	Sidewalk (dashed grey)
	Driveway (solid grey)		
	Topography	Contour (solid tan)	10' Obs (dashed tan)

**OVERVIEW MAP**



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**NARRATIVE:**

THE PURPOSE OF THIS PROJECT IS TO DEVELOPE A 28 DWELLING UNIT (ONE AND TWO BEDROOM) APARTMENT COMPLEX TO MEET THE AFFORDABLE HOUSING NEEDS OF INDIVIDUALS WITH SPECIAL PHYSICAL NEEDS ALLOWING THEM AN INDEPENDENT LIFESTYLE. THE PROPOSED SITE IS A PRIME LOCATION FOR THIS PROJECT. IT'S CLOSE PROXIMITY TO THE EXISTING GLTC TRANSIT BUS STOP AND TO OLD FOREST ROAD ALLOW EASY AND CONVENIENT ACCESS FOR RESIDENTS TO HAVE TRANSPORTATION, DINING, AND SHOPPING. THUS CONTINUING THE INDEPENDENT LIFESTYLE DESIRED.

THE EXISTING NEIGHBORHOOD IS ALREADY INCLUSIVE OF DUPLEX DWELLINGS KEEPING THE PROJECT CONSISTENT WITH THE CURRENT USES IN THE NEIGHBORHOOD. RUSH LIFETIME HOMES IS A CONCERNED ADVOCATE LANDLORD THAT PROVIDES AFFORDABLE EFFICIENT HOUSING AND HAS COMPLETED SEVERAL SIMILAR SUCCESSFUL PROJECTS IN THE CITY OF LYNCHBURG. ARMSTRONG PLACE LOCATED AT 1721 MONSIEUR PLACE AND VICTORIA RIDGE LOCATED AT 840 VICTORIA AVENUE MAKING THEM MORE THAN QUALIFIED TO DEVELOP A PROJECT SUCCESSFULLY OF THIS NATURE.

A ZONING REQUEST IS BEING MADE TO CHANGE THIS PROPERTY FROM THE CURRENT MULTI-ZONE OF R-2 AND R-3 TO A ZONE CHANGE OF R-4 FOR THE ENTIRE PROPERTY. THE ZONE CHANGE TO R-4 WILL ALLOW FOR THE INCREASE IN THE DWELLING UNITS FROM THE CURRENT BY RIGHTS USE. THIS PROPERTY WILL BE SERVED BY CITY OF LYNCHBURG WATER AND SEWER. STORMWATER QUALITY AND QUANTITY WILL BE ADDRESSED ON COMPLETION OF THE CONSTRUCTION PLANS UPON THE APPROVAL OF THE REZONING REQUEST.

- GENERAL NOTES:**
- 1.) THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
  - 2.) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - 3.) THE AREA SHOWN IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE FOR A 100 YEAR FLOOD AS SHOWN ON A MAP PANEL NO. 5100930037D DATED JUNE 3, 2008 BY F.E.M.A.
  - 4.) THIS PROPERTY IS ZONED R-2 RESIDENTIAL AND R-3 RESIDENTIAL. PROPOSED ZONE CHANGE TO R-4 RESIDENTIAL.
  - 5.) ALL LIGHTING WILL BE GLARE SHIELDED AND NON-DIRECTIONAL TO PREVENT ILLUMINATION ACROSS THE PROPERTY LINES.
  - 6.) LANDSCAPING SHALL BE IN COMPLIANCE WITH CITY OF LYNCHBURG LANDSCAPE ORDINANCE. ALL ABOVE GROUND UTILITIES SUCH AS HVAC UNITS AND RPZ'S SHALL HAVE LANDSCAPE SCREENING.
  - 7.) THIS PROPERTY WILL UTILIZE PUBLIC WATER AND SEWER. BEFORE A BUILDING PERMIT WILL BE ISSUED, WATER AND SEWER APPLICATIONS MUST BE COMPLETED WITH THE CITY OF LYNCHBURG.
  - 8.) CONTRACTOR SHALL CONTACT "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.
  - 9.) OWNER/CONTRACTOR WILL PRIOR TO FINAL SITE STABILIZATION, TO DETERMINE FERTILIZER APPLICATION RATES FOR THE ESTABLISHMENT OF GRASS ON SITE. THE VIRGINIA COOPERATIVE EXTENSION OR A GEOTECHNICAL FIRM (WITH SOIL TESTING FACILITIES) WILL BE CONTACTED TO OBTAIN A SOILS REPORT FOR NUTRIENT APPLICATION.
  - 10.) THE PROPOSED USE OF THE BUILDING WILL BE OFFICE SPACE AND LIGHT RETAIL.
  - 11.) PARKING REQUIRED:  
RESIDENTIAL UNITS: 1 PER UNIT X 28 UNITS = 28 SPACES REQ'D  
RECREATIONAL FACILITY: 1 PER 4 PERSON X 50 = 12.5 (13) REQ'D  
TOTAL PARKING REQUIRED = 41 SPACES  
A REDUCTION IN THE REQUIRED PARKING IN BEING GRANTED BY THE CITY OF LYNCHBURG DUE TO THE SIDEWALK EXTENTION.
  - 12.) PARKING PROVIDED:  
13 TYPICAL 9'x18' SPACES  
+9 ADA HANDICAP SPACES  
22 TOTAL SPACES PROVIDED
- PARKING PROVIDED:  
13 TYPICAL 9'x18' SPACES  
+9 ADA HANDICAP SPACES  
22 TOTAL SPACES PROVIDED

Legal Description: Tm# 16614040 Parcel "A"  
Beginning at an iron rebar found at the southwest corner 136.62' southwest of the right of way of Anthony Place; Thence N41°13'37"E 136.63' to an iron rebar found at the right of way of Anthony Place; Thence along the right of way of Anthony Place N41°32'44"E 50.57' to an iron rebar found; Thence leaving the right of way of Anthony Place N42°28'23"E 131.32' to an iron rebar found; Thence N43°05'31"E 186.37' to an iron rebar found; Thence S54°19'58"E 455.53' to an iron rebar found; Thence S24°20'02"W 309.74' to an iron rebar found; Thence N66°41'32"W 200.00' to an iron rebar found; Thence S24°20'02"W 117.64' to an iron rebar found; Thence N59°57'17"W 404.36' to the point of beginning. Being Parcel "A" and containing 5.166 acres.

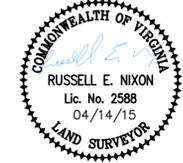


SEC. 35.1-25.1.7 PARKING SCREENING 50' FRONTAGE / 3 SHRUBS = 17 REQ'D	TREE CANOPY IS AT 65% OF DEVELOPED AREA
17 LARGE SHRUBS REQUIRED 17 LARGE SHRUBS PROVIDED	SEC. 35-1-25.1.111 BUFFERING EVERGREEN BUFFER PROVIDED
SEC. 35.1-25.1.8 STREET STREET 575.51' FRONTAGE / 40' = 1 REQ'D	SEC. 35.1-25.1.10 UTILITY SCREENING
1 SHADE TREES REQUIRED 2 SHADE TREES PROVIDED	AROUND ANY EXISTING AND PROPOSED LOCATION OF HVAC UNITS & ABOVE GROUND UTILITIES
SEC. 35.1-25.1.8 FOUNDATION PLANTINGS 450' FOUNDATION / 50' = 9 TREES REQ'D 450' FOUNDATION / 10 SHRUBS = 45 REQ'D	SEC. 35.1-25.1.7 PARKING AREA LANDSCAPING 22 SPACES / 8 TREES = 3 REQ'D 22 SPACES / 1 SHRUB = 22 REQ'D
9 ORNAMENTAL TREE REQUIRED 9 ORNAMENTAL TREE PROVIDED	3 SHADE TREES REQUIRED 15 SHADE TREES PROVIDED
45 LARGE SHRUBS REQUIRED 60 LARGE SHRUBS PROVIDED	22 MEDIUM SHRUBS REQUIRED 66 MEDIUM SHRUBS PROVIDED

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT AT PLANTING	REMARKS
	16	RED MAPLE	ACER RUBRUM	1-1/2" CAL	4'	WELL BRANCHED
	16	FLOWERING CHERRY	PRUNUS SERRULATA 'SHIRFUGEN'	1-1/2" CAL	4'	WELL BRANCHED
	98	DWARF JAPANESE HOLLY	ILEX CRENATA	N/A	3'	FULL PLANT
	30	WINTER RED HOLLY	ILEX VERTICILLATA	N/A	3'	FULL PLANT
	17	CRIMSON PYMG BARBERRY	BERBERIS THUNBERGII VA. ATROPURUREA "NANA"	N/A	2'	FULL PLANT
	72	THUJA 'GREEN GIANT'	THUJA (STANDISHII X PULCATA) 'GREEN GIANT'	1-1/2" CAL	4'	WELL BRANCHED
	78	SAYBROOK GOLD JUNIPER	JUNIPERUS CHINENSIS 'SAYBROOK GOLD'	N/A	3'	FULL PLANT

SOURCE OF TITLE:  
TAX MAP: 16614040  
WJS, LLC  
INSTR.NO. 130008861



**Nixon Land Surveying, L.L.C.**  
1063 Airport Road  
Lynchburg, VA 24502  
Phone: (434) 237-3800  
Fax: (434) 237-0699  
Email: ren@nixonsec.com  
www.nixonsec.com

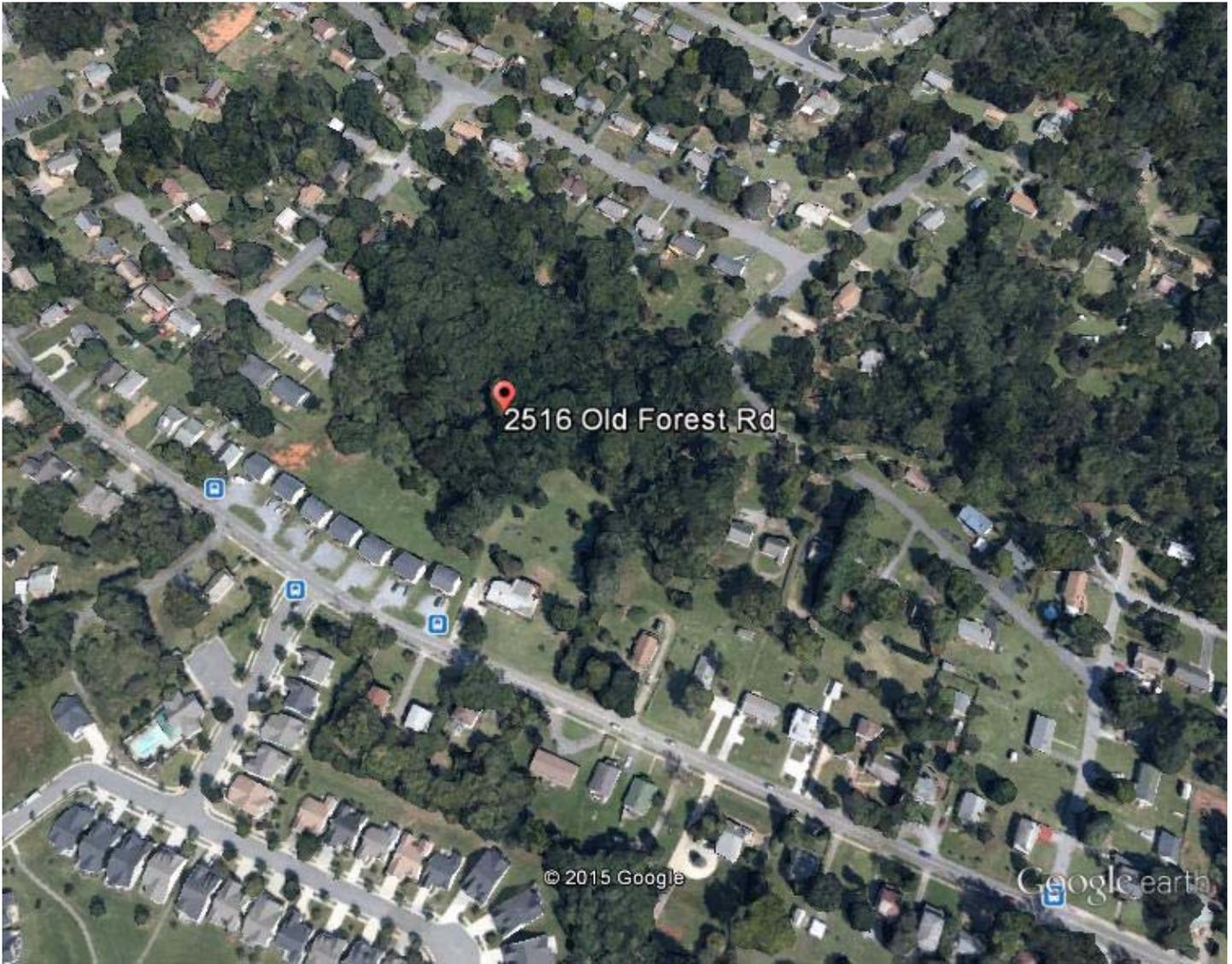
**SURVEYED FOR:**  
WJS, LLC

**SITE PLAN FOR REZONING PROPOSED TOWNHOMES PROPERTY OF WJS, LLC CITY OF LYNCHBURG, VIRGINIA**

COMM. NO.: 2015012  
SCALE: 1"=40'  
SHEET: 1 OF 1

REVISED: 04/01/15  
DATE: 02/18/15  
CHK. BY: REN/DRW. NME. SITE

REV: APRIL 14, 2015  
REV: APRIL 13, 2015



Google earth

feet  
meters

