

The Department of Community Development
City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission
From: Planning Division
Date: April 13, 2016
Re: Rezoning: I-3, Heavy Industrial District to I-2, Light Industrial District
Conditional Use Permit (CUP): Indoor Shooting Range
2301 Mayflower Drive

I. PETITIONER

Mr. Jimmy Ferguson, 3915 Moneta Road, Bedford, Virginia 24523

Representative: Mr. Norm Walton, P.E., Perkins & Orrison, 27 Green Hill Drive, Forest, Virginia 24551

II. LOCATION

The subject property proposed for rezoning and a CUP is five and six tenths (5.6) acres of the twenty-one and eight tenths (21.8) acre tract located at 2301 Mayflower Drive.

Property Owner:

Fishing Creek Properties, LLC, 3915 Moneta Road, Bedford, Virginia 24523.

III. PURPOSE

The purpose of this petition is to rezone the property from I-3, Heavy Industrial District to I-2, Light Industrial District and for a CUP to allow an indoor shooting range. If approved, the facility would contain shooting zones for use by law enforcement agencies and the public. An accessory retail component related to the indoor shooting range is also proposed.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends an Employment 2 use for the property.
- Indoor shooting ranges are a permitted use in an I-2, Light Industrial District upon approval of a CUP.
- There should be little to no discernable noise from the proposed use at the property line.
- The petitioner conducted a neighborhood meeting on April 4, 2016 at the Fairview Heights Recreation Center.

The Planning Division recommends approval of the rezoning & CUP petitions.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg Comprehensive Plan 2013-2030 recommends an Employment 2 use for the subject property. Employment 2 uses are intended to include light and heavy manufacturing, research and development, flex space and large-scale office uses. Restaurant, hotel and business service uses are also appropriate, if sized and designed to serve the employment area. Employment 2 differs primarily from Employment 1 in that it permits heavy industrial uses. (*p. 76*)
2. **Zoning.** The subject property was annexed from Campbell County in 1958. The property has been zoned for industrial uses since its annexation. The current I-3, Heavy Industrial zoning was established in 1978.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances would be needed for the development of the property as proposed.

- 4. Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
- On December 8, 1981, City Council approved the CUP request of the City of Lynchburg to allow a community center at 3621 Campbell Avenue.
 - On June 10, 1997, City Council approved the CUP petition of Bible Baptist Church to allow a child care facility for up to one hundred (100) children at 2211 Haden Street.
 - On November 9, 1999, City Council approved the CUP petition of Jordan Baptist Church to allow a child care facility at 3708 Parkwood Avenue.
 - On November 14, 2000, City Council approved the petition of Central National Bank to rezone the property at 3515 Campbell Avenue from R-3, Medium Density-Two-Family Residential District to B-1, Limited Business District (Conditional).
 - On July 13, 2004, City Council approved the CUP petition of Quarles Fuel Network to allow an automated fueling facility at 3100 Mayflower Drive.
 - On October 8, 2013, City Council adopted the Campbell Avenue/Odd Fellows Road Land Use & Corridor Master Plan Study as part of the City's *Comprehensive Plan*.
- 5. Site Description.** The subject property proposed for rezoning and a CUP is five and six tenths (5.6) acres of the twenty-one and eight tenths (21.8) acre tract located at 2301 Mayflower Drive. The property contains several commercial warehouse style buildings and wood pole frame buildings. If approved, two (2) of the existing buildings are proposed for demolition.

The property is bounded to the north by an industrial (the residual acreage) and residential uses, to the east by industrial and residential uses and to the south and west by the Norfolk & Southern Railroad.

- 6. Proposed Use of Property.** The purpose of this petition is to rezone the property from I-3, Heavy Industrial District to I-2, Light Industrial District and for a CUP to allow an indoor shooting range. If approved, the facility would contain shooting zones for use by law enforcement agencies and the public. An accessory retail component related to the indoor shooting range is also proposed.
- 7. Traffic, Parking and Public Transit.** The City's Transportation Engineer requested that adequate sight distance be confirmed. The representative for the petition has stated that there is five hundred fifty (550) feet of sight distance to the north and two hundred sixty-five (265) feet to the southeast. Sight distance to the southeast is constrained by the existing railroad crossing. Trip generation for the proposed use is not expected to exceed two hundred (200) vehicles per day.

Parking for the proposed use will be in an off-street lot containing forty-eight (48) spaces. The parking provided exceeds the thirty (30) spaces required by the *Zoning Ordinance*.

The closest Greater Lynchburg Transit Company (GLTC) route is located on Campbell Avenue. A bus stop for Route 2 is located in the vicinity of 3501 Campbell Avenue. The bus stop is approximately one thousand eight hundred ninety-seven (1,897) feet from the driveway entrance to the facility. While sidewalks currently exist along Mayflower Drive in the vicinity of its intersection with Campbell Avenue, they are not available along the entire length of Mayflower Drive. The petitioner would be required to install sidewalk along the new property frontage (approximately one hundred sixty [160] feet).

8. **Stormwater Management.** An Erosion & Sediment Control/Stormwater Management plan would be required for the development as proposed. The submitted concept plan indicates stormwater management (both quality & quantity) will be addressed by Best Management Practice (BMP) facilities.
9. **Emergency Services.** The City’s Fire Marshal has requested that fire flow calculations be provided. The City’s Police Department has general comments concerning site security and noise. These comments would be addressed prior to final site plan approval.
10. **Impact.** The proposed indoor shooting range would have two shooting zones, one for public use and one for use by law enforcement agencies. The facility would operate between the hours of 9:00 a.m. and 10:00 p.m. There would be no reloading of ammunition or bulk storage of gun powder on site.

Zoning Ordinance Section 35.2-72.22, Shooting Ranges sets development standards for indoor shooting ranges. The standards are:

1. Building plans certified by a design professional are required. Plans shall include backstops, ventilation, bullet traps, bullet resistant material between each firing lane, lead abatement and noise buffering to meet or exceed all applicable State and Federal laws and regulations.
2. The operator shall cause a qualified design professional to perform annual inspections to verify continued compliance with all applicable design standards and safety procedures, a report of which shall be filed with the Zoning Administrator.
3. The range operator shall maintain a valid certificate of public liability insurance for not less than \$2 million with the City of Lynchburg Risk Management office.

The indoor shooting range will provide an adaptive reuse for an otherwise vacant industrial building and provide valuable training space for the law enforcement community. With adherence to the *Zoning Ordinance* requirements for design, the facility should have little to no impact on the surrounding area.

11. **Technical Review Committee.** The TRC reviewed the concept plan on March 15, 2016. Comments related to the proposed use were minor in nature and have or will be addressed by the petitioner prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council:

Approval of the petition of Jimmy Ferguson to rezone approximately five and six tenths (5.6) acres from I-3, Heavy Industrial District to I-2, Light Industrial District at 2301 Mayflower Drive.

Approval of the conditional use permit petition of Jimmy Ferguson to allow an indoor shooting range in an I-2, Light Industrial District subject to the following conditions:

1. **Building plans certified by a design professional are required. Plans shall include backstops, ventilation, bullet traps, bullet resistant**

- material between each firing lane, lead abatement and noise buffering to meet or exceed all applicable State and Federal laws and regulations.**
- 2. The operator shall cause a qualified design professional to perform annual inspections to verify continued compliance with all applicable design standards and safety procedures, a report of which shall be filed with the Zoning Administrator.**
 - 3. The range operator shall maintain a valid certificate of public liability insurance for not less than \$2 million with the City of Lynchburg Risk Management office.**
 - 4. Adequate sight distance for the proposed entrance shall be provided as determined by the City's Transportation Engineer.**

This matter is respectfully offered for your consideration.

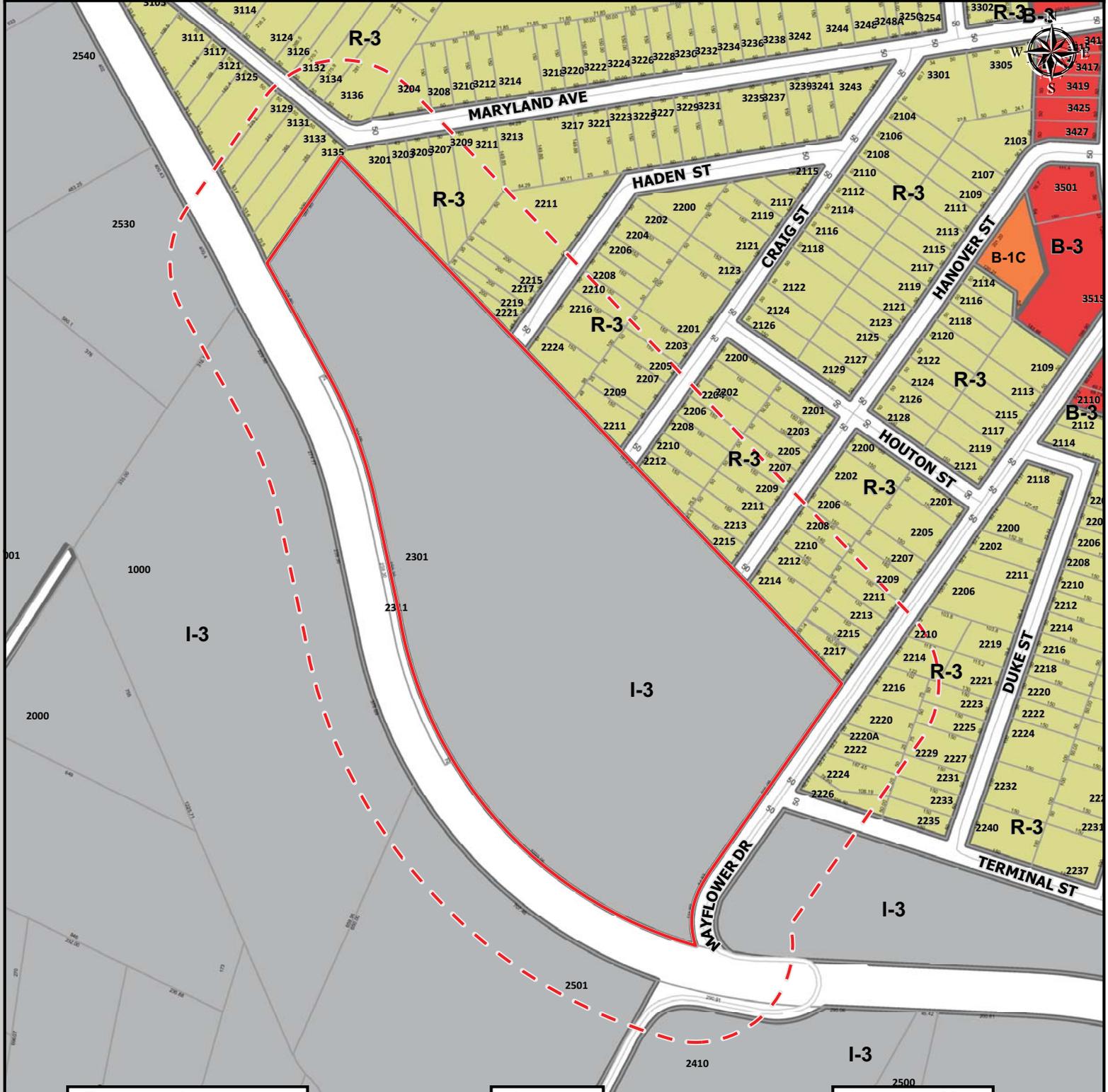


William T. Martin, AICP
City Planner

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
Mrs. Maggie Cossman, Transportation Engineer
Mr. Doug Saunders, Building Official
Mr. Kevin Henry, Zoning Administrator
Mr. Jimmy Ferguson, Petitioner
Mr. Norm Walton, Representative

VII. ATTACHMENTS

- 1. Zoning Map**
- 2. FLUM Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Narrative**
- 6. Concept Plan**
- 7. Property Photograph**



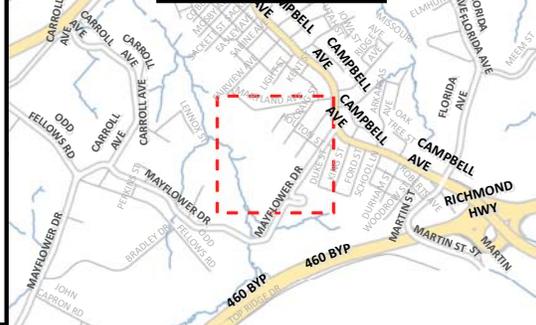
PROPERTY INFORMATION

PARCEL ID	ADDRESS
11005016	2301 MAYFLOWER DR

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**
- IN-1**
- IN-2**

OVERVIEW MAP



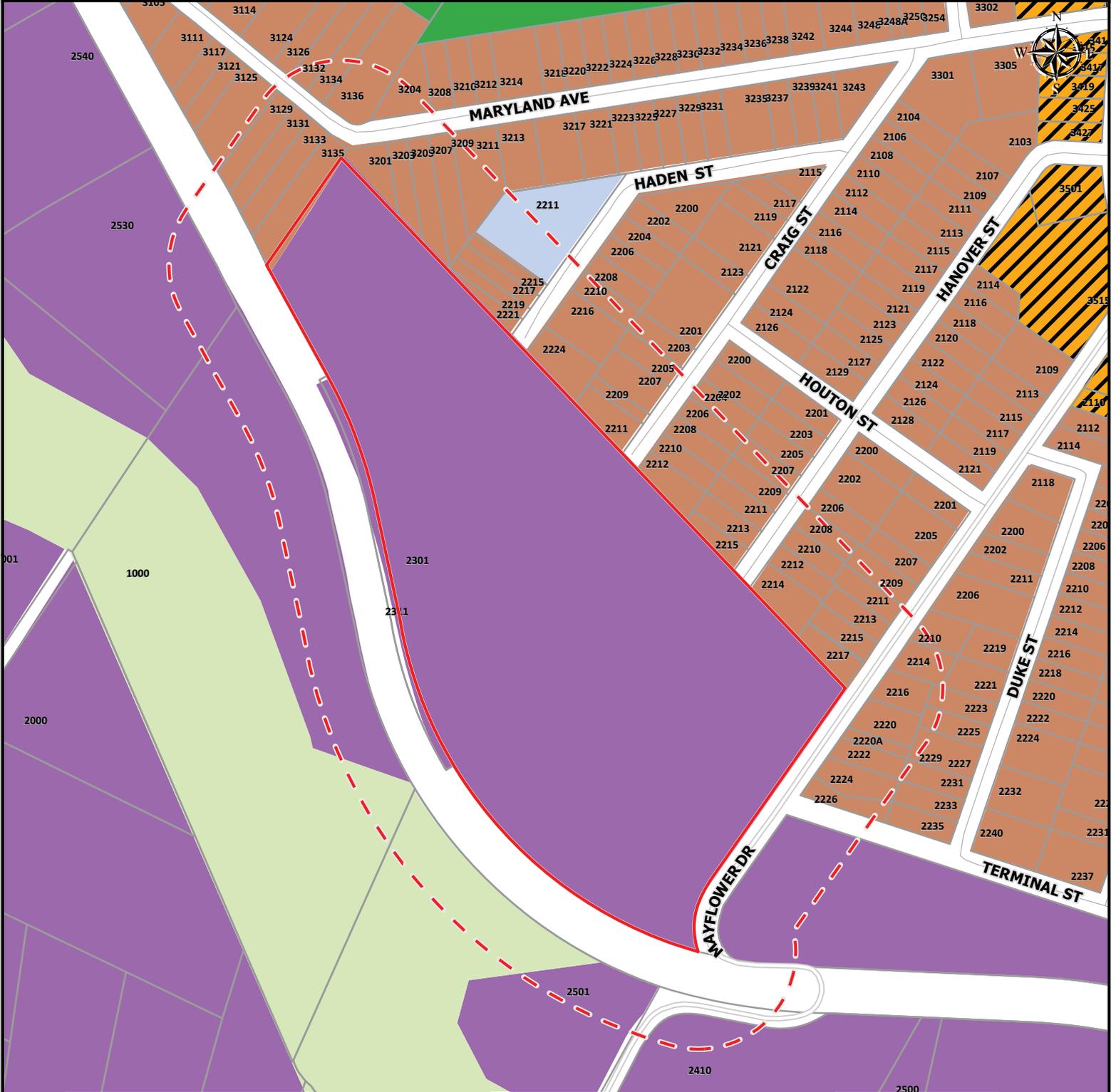
MAP SCALE: 1" to 300' DATE PRINTED: 4/1/2016

FLUM Map

INDOOR SHOOTING RANGE

Zoning, & CUP Request

Jimmy Ferguson



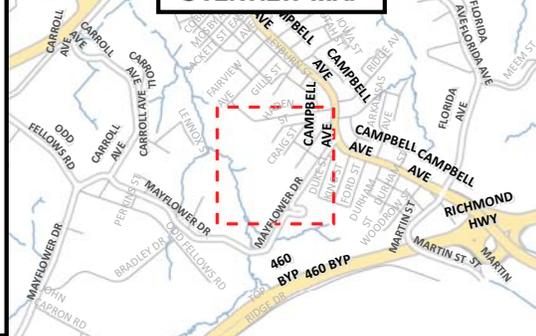
PROPERTY INFORMATION

PARCEL ID	ADDRESS
11005016	2301 MAYFLOWER DR

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" = 300' DATE PRINTED: 4/1/2016

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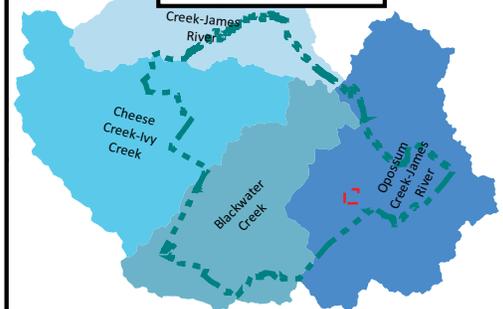
PROPERTY INFORMATION

PARCEL ID	ADDRESS
11005016	2301 MAYFLOWER DR

LEGEND

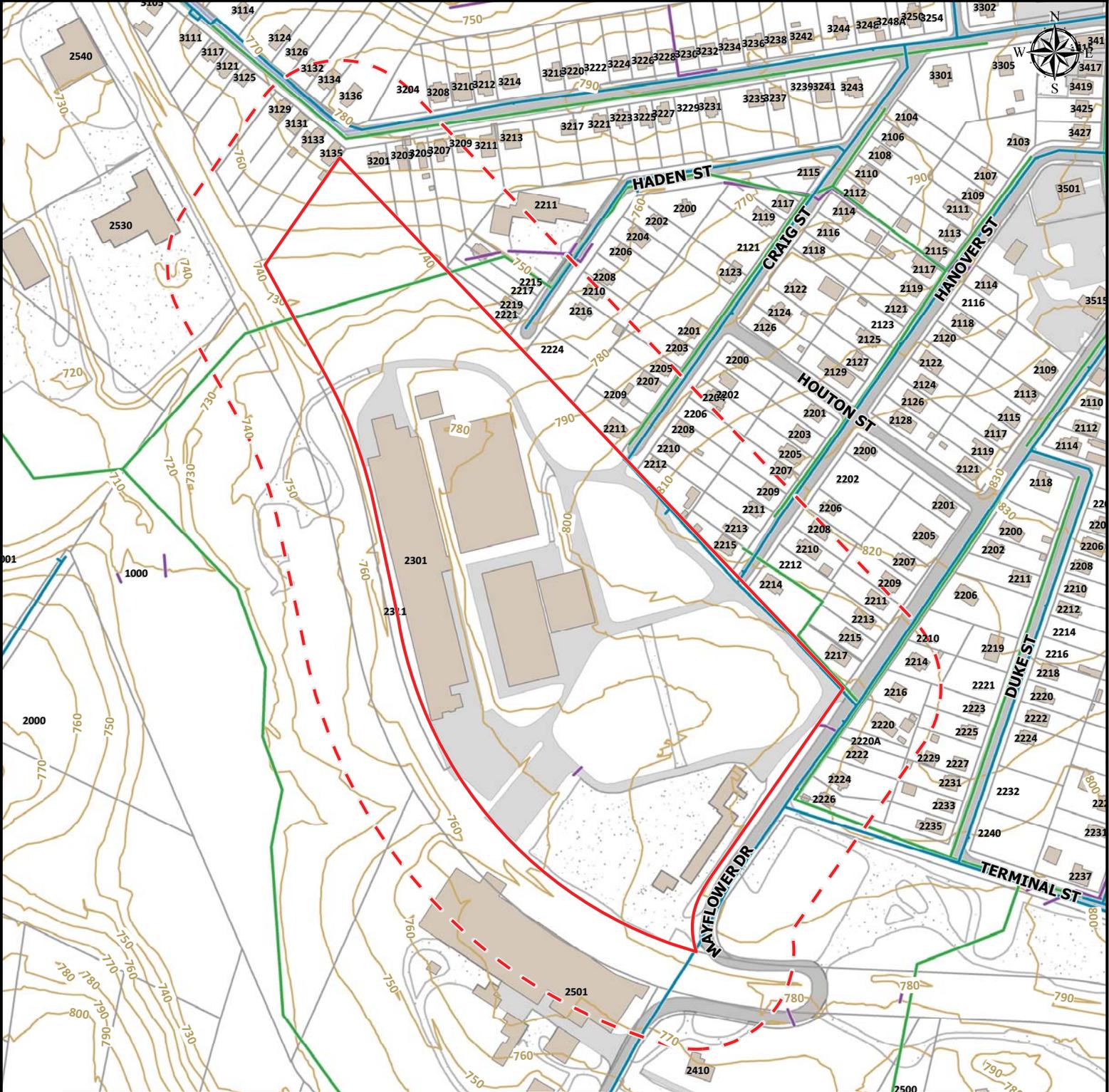
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

OVERVIEW MAP



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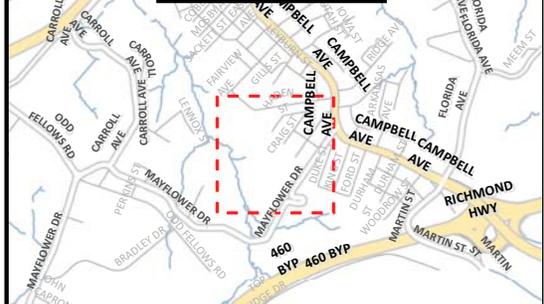
PROPERTY INFORMATION

PARCEL ID	ADDRESS
11005016	2301 MAYFLOWER DR

LEGEND

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

OVERVIEW MAP



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Lexington

Wes Perkins, LS
Russ Orrison, PE, LS

Pierson Hotchkiss, LS
Gavin Worley, PE



Lynchburg

Kenneth Knott, LS
Norman Walton, PE

Aaron Dooley, LS

February 27, 2016
(rev. March 25, 2016)

Tom Martin
City of Lynchburg
900 Church Street
Lynchburg, VA 24502

RE: Rezoning & CUP Narrative – I-3 to I-2
A portion of TM# - 110-05-016

Dear Mr. Martin

On behalf of Fishing Creek Properties, LLC, I am submitting this request to rezone approximately 5.77 Acres of the above referenced parcel from I-3 to I-2. This property will be subdivided into a separate and independent tract.

The proposed use of the property is an indoor shooting range, which requires a Conditional Use Permit. The existing structure adjacent to the railroad is to be renovated and used for the indoor range. This range will house two separate shooting zones, one for the public use and one specifically for law enforcement and corporate training. Each zone will contain multiple lanes.

There is no indoor shooting range within the Central Virginia area that is large enough to support both public and governmental firearms training. The development group has already spoken to law enforcement agencies for the majority of the Region 2000 area, and the need is great. The development group has received overwhelming support from these law enforcement agencies.

It is planned that this range will also sell firearms and ammunition. They will also provide a snack bar for refreshments as law enforcement or corporate training activities could last for several hours. This facility will not re-load ammunition. No raw gunpowder will be stored on this site. It is anticipated that the hours of operation will be 9AM to 10PM, although these hours could change.

The renovation to a shooting range will incorporate numerous safety features. The range, of course, will not allow stray rounds to leave the building. Sound reducing measures will be

17 W. Nelson Street · P.O. Box 1567
Lexington, Virginia 24450

27 Green Hill Drive
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

434-525-5985 Fax: 434-525-5986

Email: pno@perkins-orrison.com

incorporated in the renovation as well. To protect the patrons and employees, a specific air system will be designed to remove and filter all gasses generated by firearm discharge.

The developers are planning to hold Neighborhood Informational Meetings to meet the adjoining neighbors and other residents within close proximity to this project to discuss the range, its operation, and impact to the neighborhood. The first of such meetings will be Monday, April 4, 2016 at 6:30 PM at the Fairview Heights Recreational Center on Campbell Ave.

Water and Sewer is available and connected to this building.

The entire structure will be renovated. The interior will be renovated to construct the shooting ranges. The front office area of the building will be demolished and a new sales, lobby, snack bar area constructed.

Traffic generated by this use is anticipated to be low, less than 200 vehicles per day.

Should you have any questions regarding this information, please let me know.

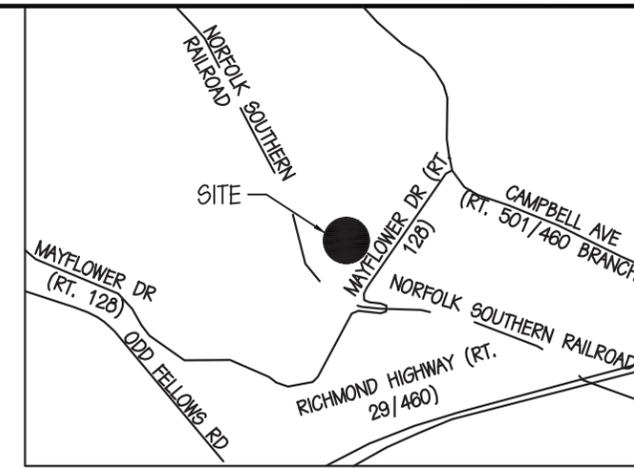
Sincerely,

A handwritten signature in black ink, appearing to read "Norman B. Walton, Jr.", written in a cursive style.

Norman B. Walton, Jr., P.E.
Perkins & Orrison, Inc.

REZONING PLAN FOR MAYFLOWER DRIVE SHOOTING RANGE

CITY OF LYNCHBURG, VIRGINIA



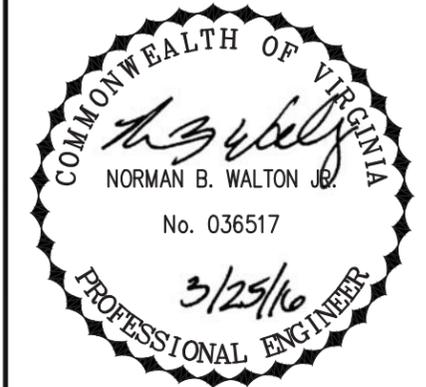
VICINITY MAP

N.T.S



PO BOX 1567 17 W. NELSON STREET
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EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
FOREST, VIRGINIA 24551
PHONE: 434-525-5985 FAX: 434-525-5986



SITE NOTES:

1. DEVELOPER:
JIMMY FERGUSON

- OWNER:
FISHING CREEK PROPERTIES, LLC
3915 MONETA ROAD
BEDFORD, VA 24523

- PARCEL ID #: EXISTING ZONING PROPOSED ZONING
110-05-016 I-3 I-2

2. SETBACKS (I-2):
FRONT: 0'
SIDE: 0'
REAR: 0'

3. THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY LAYOUT FOR REZONING AND A CONDITIONAL USE PERMIT. THIS CONDITIONAL USE PERMIT IS TO ALLOW A SHOOTING RANGE ON A PARCEL ZONED I-2. NO REVISION TO THE FLUM IS REQUESTED. THE ACTUAL LAYOUT MAY CHANGE WHEN ACTUAL CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY FOR REVIEW, BUT SHALL REMAIN IN GENERAL CONFORMANCE TO THIS PLAN. APPROXIMATE ACREAGE TO BE REZONED IS 5.60 AC.

4. ANY INCREASE IN IMPERVIOUS AREA WILL BE ATTENUATED VIA THE BEST MANAGEMENT PRACTICES PROPOSED ON THIS PLAN.

5. THE SITE IS IN FLOOD PLAIN UNSHADED ZONE "X" PER FEMA MAP PANEL# 51019C0245D DATED 9/29/2010.

6. LANDSCAPING WILL BE PROPOSED PER THE CITY OF LYNCHBURG'S LANDSCAPE ORDINANCE. LANDSCAPING SHOWN HEREIN IS SHOWN TO BE IN CONFORMANCE WITH THE LANDSCAPING ORDINANCE.

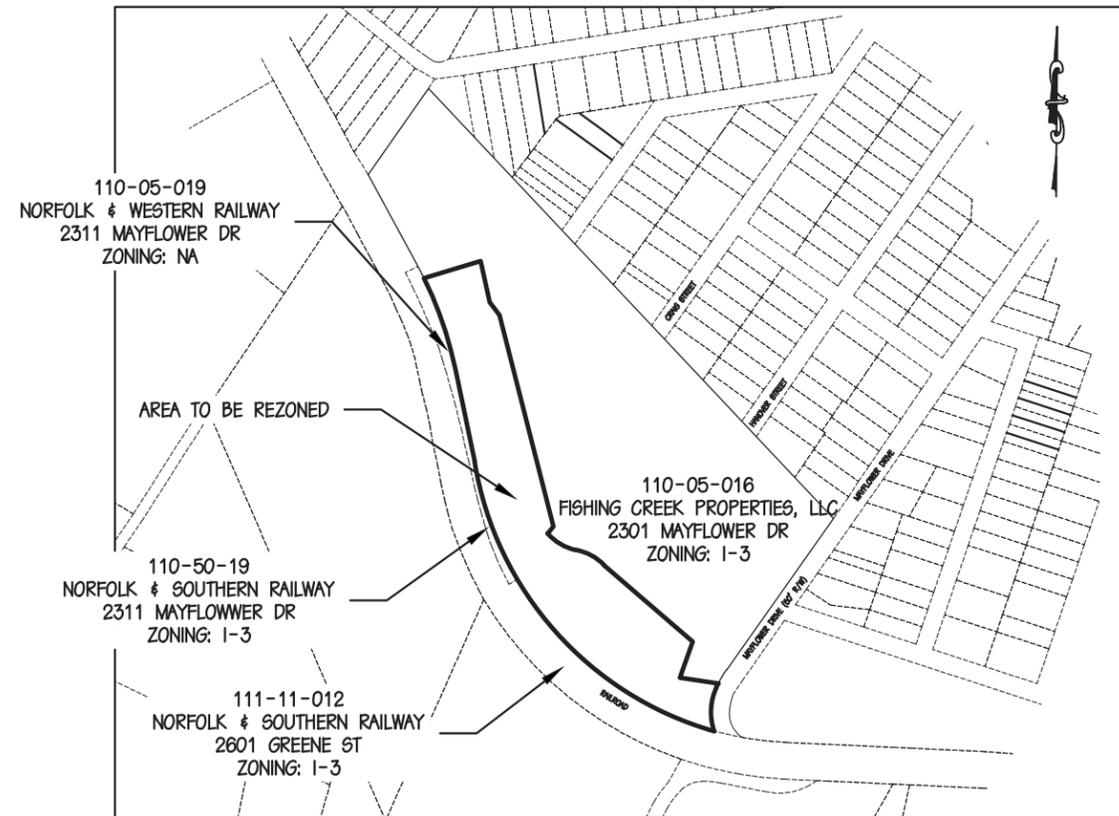
7. EROSION AND SEDIMENT CONTROL MEASURES WILL BE USED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. E&S MEASURES ARE NOT SHOWN ON THIS PLAN, BUT WILL BE INCLUDED WITH THE ACTUAL SITE PLAN WHEN SUBMITTED.

8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE, FEDERAL, AND LOCAL PERMITS REQUIRED FOR THE DEVELOPMENT OF THIS SITE.

9. THIS SITE WILL BE SERVED BY PUBLIC WATER & SANITARY SEWER.

10. A GREASE TRAP WILL BE REQUIRED FROM FOOD PREPARATION AREA.

11. BACKFLOW PREVENTION SHALL BE PROVIDED FOR THE NEW WATER SERVICE.



BOUNDARY INSERT

SCALE: 1" = 500'

CONTACT INFORMATION:

ENGINEER
PERKINS & ORRISON, INC
NORM WALTON PE
DAVID CAMDEN EIT
JASON DORMAN
434-525-5985
NWALTON@PERKINS-ORRISON.COM
DCAMDEN@PERKINS-ORRISON.COM
JDORMAN@PERKINS-ORRISON.COM

DEVELOPER
FISHING CREEK PROPERTIES, LLC
JIMMY FERGUSON
FERGUSONFARM@VERIZON.NET

JOB:

**REZONING PLAN FOR
MAYFLOWER DRIVE
SHOOTING RANGE**

LYNCHBURG, VA

CLIENT:

**FISHING CREEK
PROPERTIES, LLC**

1	03/25/16	PER CITY COMMENTS
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MARK	DATE	DESCRIPTION
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ISSUE: 03/01/16

CONTOUR INTERVAL: 2'

DRAWN BY: MJD

CHECKED BY: NBW

COVER SHEET

SHEET INDEX:

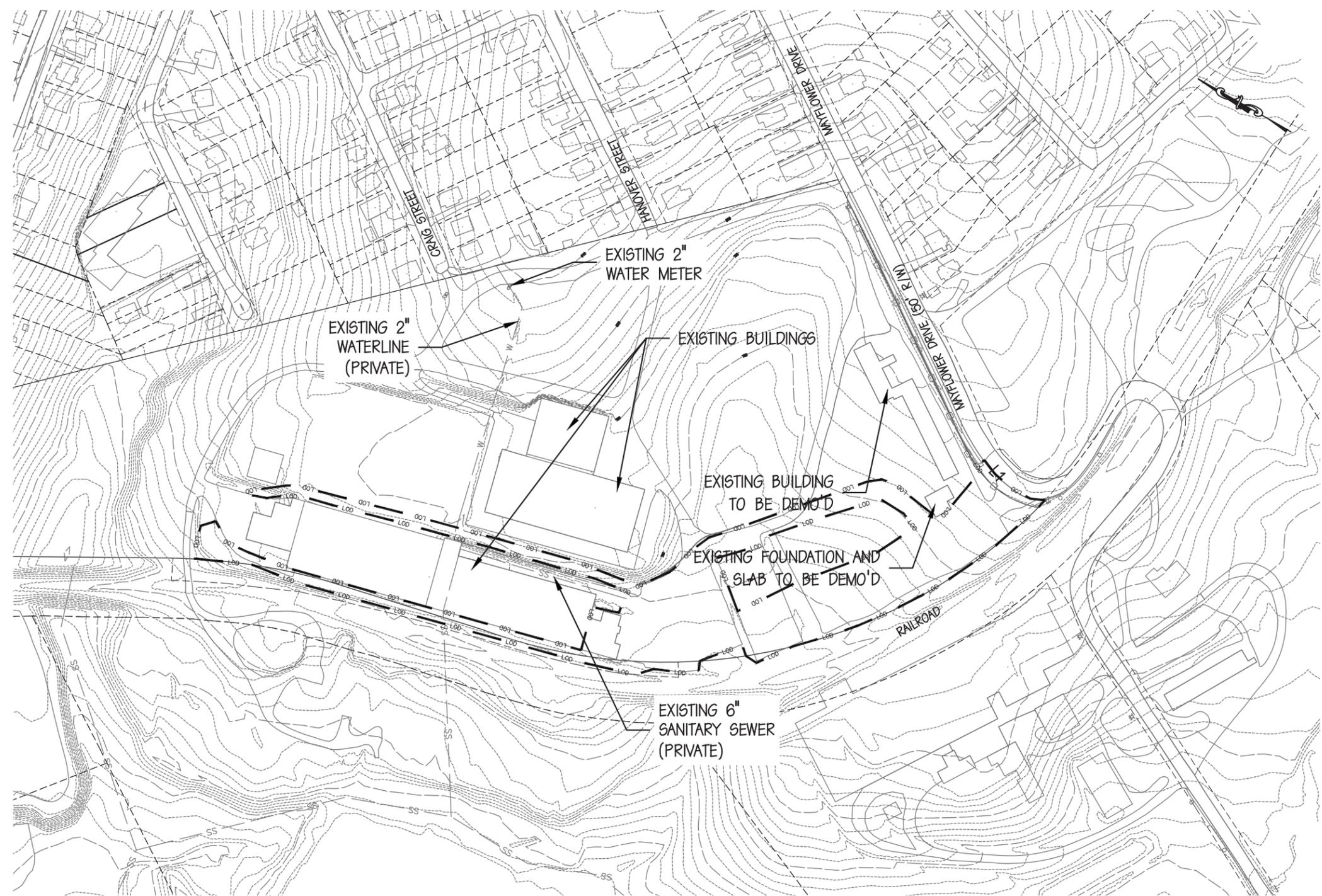
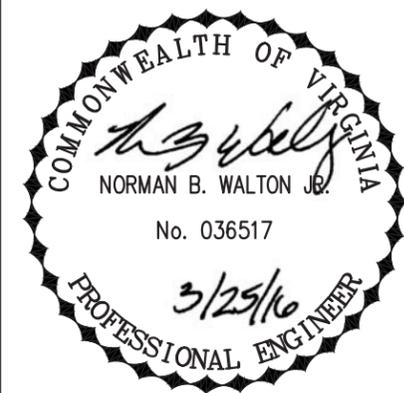
SHEET	SHEET NO.	SHEET TITLE
C-100	1 OF 5	COVER SHEET
C-101	2 OF 5	EXISTING CONDITIONS
C-102	3 OF 5	SITE LAYOUT
C-103	4 OF 5	LANDSCAPE PLAN
C-104	5 OF 5	BOUNDARY SHEET

JOB NO 16064 SHEET NO 1 OF 5



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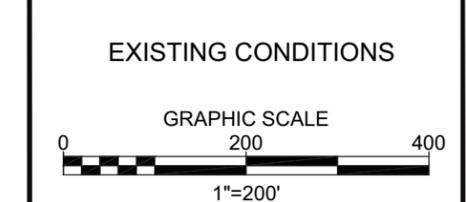
JOB:
**REZONING PLAN FOR
 MAYFLOWER DRIVE
 SHOOTING RANGE**

 LYNCHBURG, VA

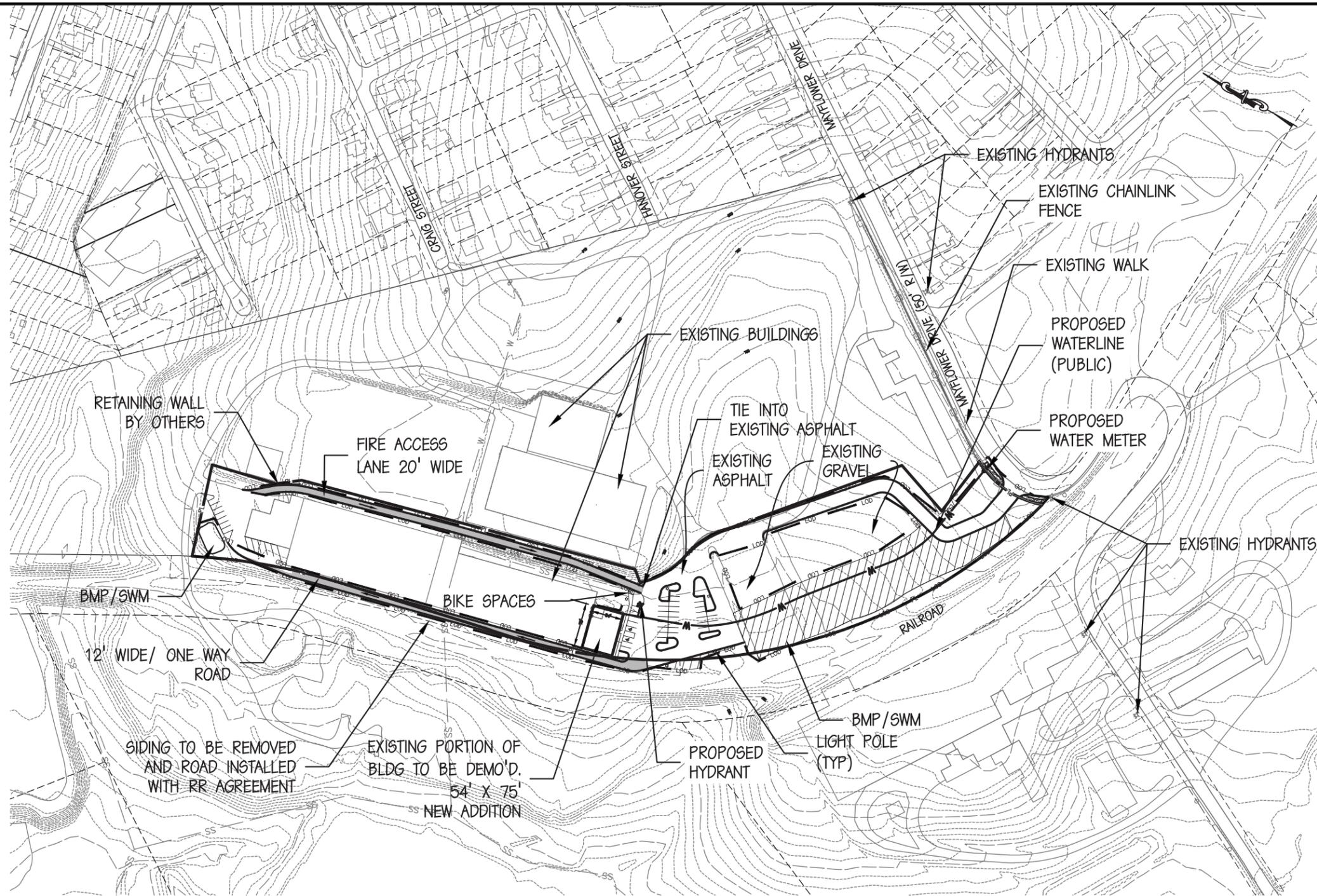
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MARK	DATE	DESCRIPTION
1	03/25/16	PER CITY COMMENTS

ISSUE: 03/01/16
 CONTOUR INTERVAL: 2'
 DRAWN BY: MJD
 CHECKED BY: NBW



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BMP/SWM NOTES:

1. WATER QUALITY TO BE ACHIEVED BY REDUCTION IN IMPERVIOUS AREA AND BMP/SWM'S AS SHOWN.
2. SIZES OF BMP/SWM ARE APPROXIMATE. REQUIRED SIZE OF BMP/SWM TO BE DETERMINED AT SITE PLAN.
3. STORMWATER QUALITY AND STORMWATER QUANTITY DESIGNS WILL BE PER THE IIB CRITERIA.
4. TOTAL LAND DISTURBANCE IS ESTIMATED TO BE 3.17AC.

NOTES:

1. SITE LIGHTING IS TO BE 12' IN HEIGHT AND GLARE SHIELDED AND NON DIRECTIONAL. 6 POLES ARE PROPOSED PER THIS PLAN. DETAILED LIGHTING DESIGN SHALL BE PROVIDED AT SITE PLAN.

LEGEND



REMOVE GRAVEL, RESHAPE, AND PERMANENT SEED



PROPOSED ASPHALT

PARKING CALCS:

ALL OTHERS: 1 SPACE PER 4 PERSONS OF RATED BUILDING CAPACITY
 120 PERSON CAPACITY = $120 / 4 = 30$ SPACES REQUIRED
 48 SPACES PROVIDED (INCLUDING 2 HANDICAP)

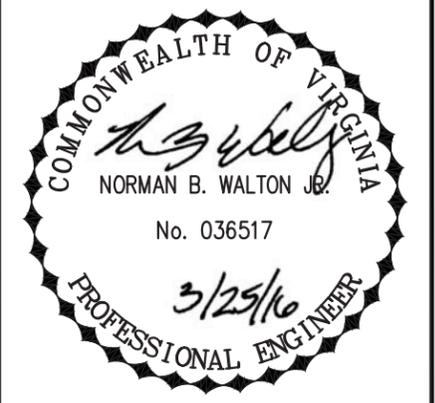
BIKE PARKING:
 $1 \text{ SPACE PER } 10,000 \text{ SF} : 67,500\text{SF} / 10,000 = 6.75$ SPACES (ROUNDED UP FROM 6.75 SPACES) REQUIRED
 8 SPACES PROVIDED

*ALL PARKING LOCATED WITHIN EXISTING ASPHALT, NO NEW ASPHALT PROPOSED FOR PARKING SPACES.

PERKINS & ORRISON
 ENGINEERS ▲ PLANNERS ▲ SURVEYORS

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JOB:
**REZONING PLAN FOR
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 SHOOTING RANGE**

LYNCHBURG, VA

CLIENT:
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 PROPERTIES, LLC**

MARK	DATE	DESCRIPTION
1	03/25/16	PER CITY COMMENTS

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SITE LAYOUT

GRAPHIC SCALE
 0 200 400
 1"=200'

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LANDSCAPE LEGEND

	SYM	QUANTITY	BOTANIC NAME	COMMON NAME	PLANTING SIZE	REMARKS
A		12	ACER RUBRUM 'OCTOBER GLORY'	"MAPLE OCTOBER GLORY"	1.5-1.75" CAL. MIN	SHADE TREE
B		8	LAGERTROEMIA I. BILOXI CANADENSIS	CREPEMYRTLE	8'-10' HT.	ORNAMENTAL TREE
C		28	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	3 GAL, 2' MIN HT.	MED SHRUB
D		45	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3 GAL, 2' MIN HT.	MED SHRUB
E		13	AZALEA 'GUMPO WHITE'	GUMPO WHITE AZALEA	3 GAL, 1' MIN HT.	SM SHRUB
F		43	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL, 3' MIN HT.	LG SHRUB
G		29	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	4-5' MIN HT.	EVERGREEN

PARKING AREA LANDSCAPING: 48 PROPOSED SPACES
 1 SHADE TREE / 8 SPACES = 6 TREE REQUIRED / 12 TREES PROVIDED
 1 MEDIUM SHRUB / 1 PARKING SPACE = 45 SHRUBS REQUIRED / 60 SHRUBS PROVIDED

PARKING AREA SCREENING: 100 LF FRONTAGE
 1 LARGE SHRUB / 3 LF = 34 SHRUBS REQUIRED / 43 SHRUBS PROVIDED

STREET TREES:
 MAYFLOWER DR - 100 LF OPEN / 20 = 5 TREES REQUIRED
 5 TREES PROVIDED

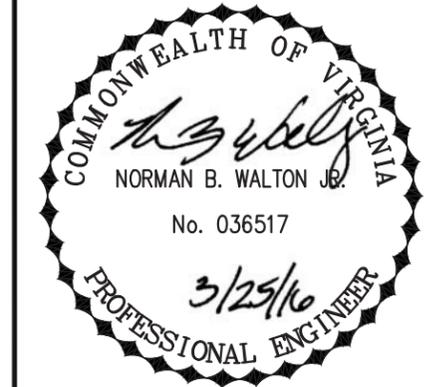
FOUNDATION PLANTINGS: 129 LF
 1 ORNAMENTAL TREE / 50 LF = 3 ORNAMENTAL TREES REQUIRED / 3 ORNAMENTAL TREES PROVIDED
 1 MEDIUM SHRUB / 10 LF = 13 MEDIUM SHRUBS REQUIRED / 13 MEDIUM SHRUBS PROVIDED
 1 SMALL SHRUB / 10 LF = 13 SMALL SHRUBS REQUIRED / 13 SMALL SHRUBS PROVIDED

- NOTES:**
- ALL LANDSCAPE BEDS TO HAVE 3" SHREDDED HARDWOOD MULCH.
 - ALL STREET TREES TO HAVE 3' DIAMETER MULCH RING, 3" DEEP.



PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



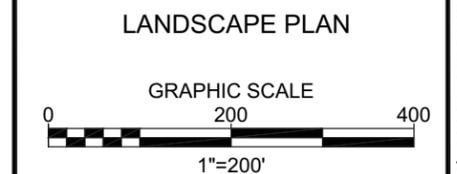
JOB:
 REZONING PLAN FOR
 MAYFLOWER DRIVE
 SHOOTING RANGE

LYNCHBURG, VA

CLIENT:
 FISHING CREEK
 PROPERTIES, LLC

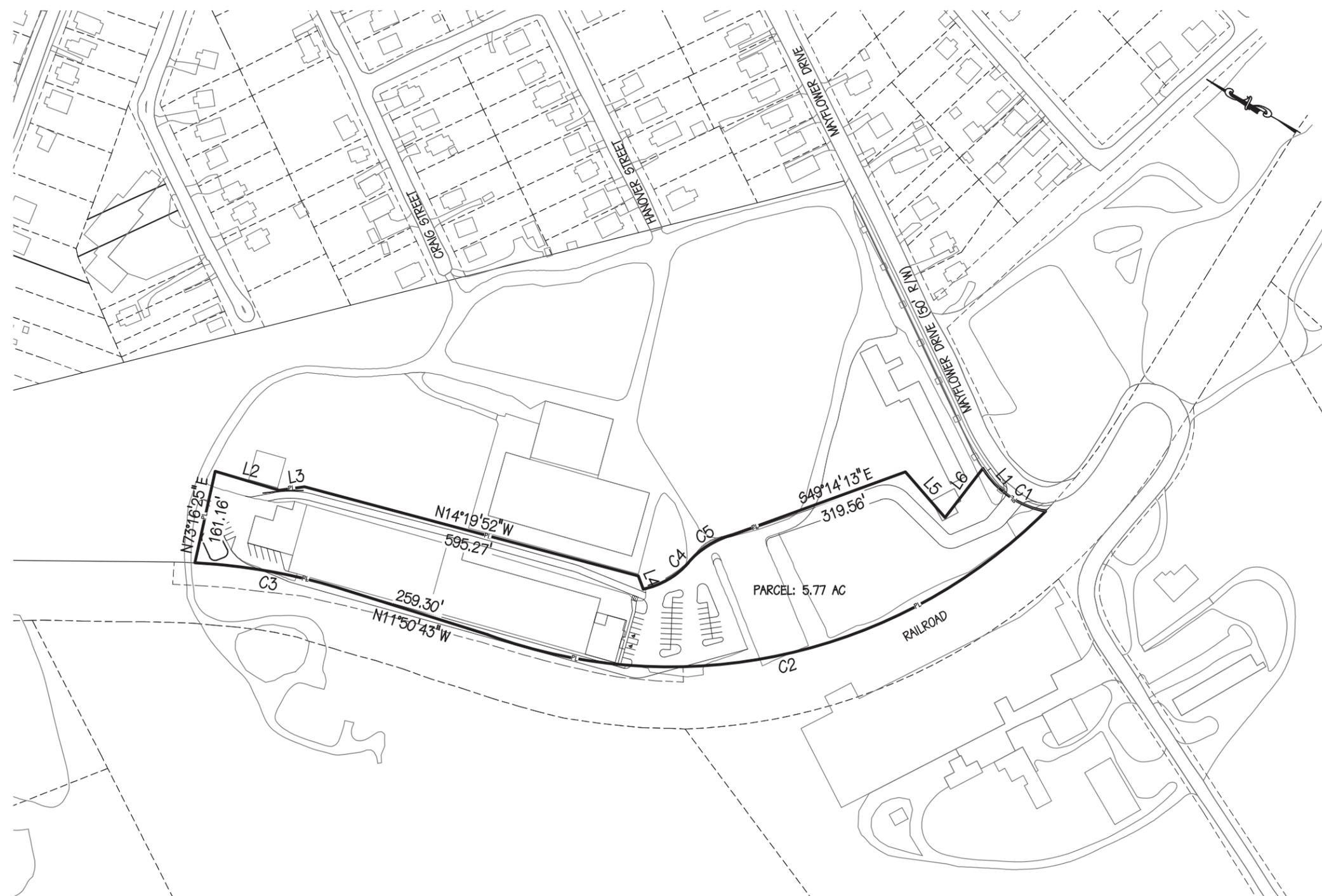
MARK	DATE	DESCRIPTION
1	03/25/16	PER CITY COMMENTS

ISSUE: 03/01/16
CONTOUR INTERVAL: 2'
DRAWN BY: MJD
CHECKED BY: NBW



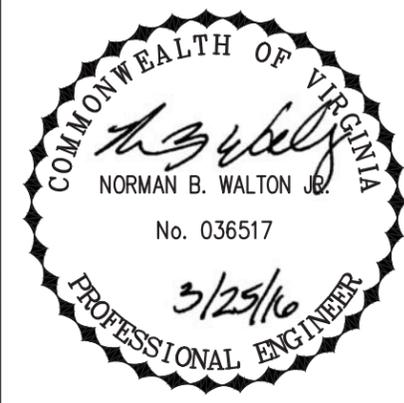
CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	123.89'	158.79'	S03°10'46"W	120.77'	44°42'08"
C2	1039.05'	918.02'	N41°41'23"W	984.47'	64°50'58"
C3	262.14'	1037.48'	N19°05'01"W	261.44'	14°28'36"
C4	91.67'	142.11'	S59°27'39"E	90.09'	36°57'41"
C5	88.67'	141.68'	S61°58'28"E	87.23'	35°51'33"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°28'54"W	38.69'
L2	S12°50'25"E	114.93'
L3	S36°41'28"E	44.25'
L4	S40°24'04"W	24.43'
L5	S19°43'59"W	104.43'
L6	S81°47'25"E	107.01'



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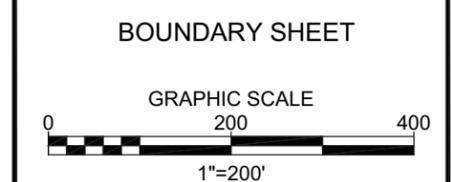


JOB:
**REZONING PLAN FOR
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 LYNCHBURG, VA

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