

The Department of Community Development
City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: June 11, 2014
Re: **Rezoning: R-1, Low Density, Single-Family Residential District, R-4, Medium-High Density, Multi-Family Residential District and B-3C, Community Business District (Conditional) to R-4C, Medium-High Density, Multi-Family Residential District (Conditional) & B-3C, Community Business District (Conditional) – 7814, 7816, 7822, 7824, 7900, 7904, 7906, 7908, 7912 & 8022 Timberlake Road and 109 & 111 Buckingham Drive**

I. PETITIONER

Belleau Wood Development, LLC, 415 Pisgah Church Street #363, Greensboro, NC 27455
Representative: Mr. Scott Beasley, Hurt & Proffitt, Inc., 2524 Langhorne Road, Lynchburg, VA 24501

II. LOCATION

The subject property includes twelve (12) tracts totaling approximately twenty-eight (28) acres located at 7814, 7816, 7822, 7824, 7900, 7904, 7906, 7908, 7912 & 8022 Timberlake Road and 109 & 111 Buckingham Drive.

Property Owners:

Mr. Kenley F. & Lucille E. Hahn, 7816 Timberlake Road, Lynchburg, VA 24502
Mr. Thomas H. & Helen R. Hahn, 7822 Timberlake Road, Lynchburg, VA 24502
Ms. Virginia C. & Alfred R. Hahn, 116 Village Road, Lynchburg, VA 24502
Ms. Courtney R. Hahn, 3763 Troutland Avenue, SW, Roanoke, VA 24017
Mr. John P. Cowins, 470 Powtan Drive, Lynchburg, VA 24502
Ms. Susan P. Atkins, 347 Burr Oak Road, Lynchburg, VA 24502
Mr. Stanley J. & Evelyn M. Moody, 109 Buckingham Drive, Lynchburg, VA 24502
Knollwood Townhomes Property Owners Association, 112 Sunbury Place, Lynchburg, VA 24502

III. PURPOSE

The purpose of the petition is to rezone Village at Dreaming Creek, Phase I, located at 7814, 7816, 7822, 7824, 7900, 7904, 7906 & 7908 Timberlake Road from B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional) to amend previously approved proffers to allow the construction of a private street in lieu of a public street; rezone 7912 Timberlake Road, from R-1, Low Density, Single-Family Residential District to B-3C, Community Business District (Conditional) to allow the construction of retail development and for inclusion in Phase I. Rezone 7824, 7906 & 8022 Timberlake Road and 109 and 111 Buckingham Drive from R-1, Low Density, Single-Family Residential District and R-4, Medium-High Density, Multi-Family Residential District to R-4, Medium-High Density, Multi-Family Residential District (Conditional) to allow the construction of a two hundred seventy (270)-unit apartment complex, clubhouse, pool and associated parking.

IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends a Low Density Residential, Medium Density Residential and High Density Residential land use for the properties. Limited retail and

service uses may be established in High Density Residential areas as part of mixed use developments and within high density developments.

- A portion of the properties located at 7824 & 7906 Timberlake Road are currently zoned B-3, Community Business District. The B-3, Community Business District zoned portions would be part of the overall development.
- The preliminary site plan indicates the construction of new private streets which would connect to Timberlake Road at an existing signal across from Candlewood Court and to Buckingham Drive. Other ingress/egress to the development would be from a “right-in / right-out” to Timberlake Road.
- The petitioner has conducted a Traffic Impact Study (TIS). Recommendations of the TIS and the City’s Transportation Engineer have been incorporated into the submitted site plan.
- The proposed development will be served by city water and sewer.
- Stormwater is proposed to be mitigated in a stormwater management area which will include a stream restoration project.
- Fill for the proposed development is proposed to be taken from the south side of Dreaming Creek.

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *FLUM* of the *Comprehensive Plan 2002-2020* recommends a Low Density, Medium Density and High Density Residential Uses and Community Commercial use for the area. “High Density Residential areas are developed or planned to be developed into high density townhouse or multifamily housing. Densities can range up to 30 units per acre. They may include public, institutional, private recreation, and private open space uses. Limited retail and service uses may be established as part of mixed-use developments and within high density residential projects”. (*pg. 75*)

“Community Commercial areas contain retail, personal service, entertainment, and restaurant uses that draw customers from at least several neighborhoods, the entire City or the region. Community Commercial areas contain clusters of businesses, often at major intersections, and shopping centers. Most community shopping centers range from 100,000 to 200,000 square feet and serve 40,000 to 70,000 people. Regional shopping centers would be at least as large as Community Commercial ones, 100,000 to 200,000 square feet, possibly larger, if parcels of sufficient size can be found or assembled. They are intended to serve 70,000 to 100,000 people. Office, research and development, and technology development uses may be permitted in Community Commercial areas as long as traffic and other impacts to the community are mitigated. In particular, conversion of existing vacant retail space to these uses may be appropriate in areas where there is sufficient retail to serve the community and space for employment uses is needed. Residential uses may be established on the upper floors of commercial structures or as transitional structures between residential and commercial buildings”. (*pgs. 75-76*)

2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-1, Low-Density Residential zoning was established in 1978 with the adoption of the current *Zoning Ordinance*. The existing R-4, Medium-High Density, Multi-Family Residential District was established in 1989 as part of the Timberlake Road Land Use Study and the existing B-3C, Community Business District (Conditional) District was established on April 8, 2014.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:

B-3C, Community Business District (Conditional) Area

1. The project shall be constructed in substantial compliance with the submitted Rezoning Plan with regard to the construction of a new roadway (Hahn Road), the two right-in/right-out entrance on Timberlake Road, the roundabout, the entrance to the fuel/convenience store and the fast food out parcel on the new roadway, and sidewalks and curb & gutter along Timberlake Road and the new roadway. The layout and types of uses shown may change as the site develops. This new roadway shall be a private road.
2. The following uses, which are allowed in B-3, are not permitted within the area to be rezoned:
 - Adult entertainment businesses
 - Funeral homes and undertaking establishments
 - Internet café or on-line gambling businesses
 - Used tire stores
 - Pawn shops
3. Noise: Where music or exterior equipment on a commercial site is utilized it shall be restricted per the ordinance to no more than 52 dBA or it shall be disabled between the hours of 10:00pm and 7:00am.
4. Lighting: All exterior lighting shall be full cut off type. No lighting source shall be aimed above a parallel line to the horizon. Fixture that are not amiable types shall be flat lens type installed parallel to the horizon. Site lighting within 40' of a residential property line shall be Type I, II, III or IV distribution, full cutoff fixtures directed to the interior of the commercial or multi-family residential property. Type V distribution, full cutoff fixtures may only be used only 41' or more from any existing residential property line. Further, lighting shall be in accordance with the Lynchburg City Code - Sec. 35.1-43.26. Lighting. Internally illuminated or back lite canopies, shall not be allowed.
5. Architecture: The development shall use a master planned material pallet consisting of durable materials including masonry, stucco, architectural block or stone. The predominant material for all buildings shall be regionally selected brick in a color range from hard tan to colonial red. Once selected, the same brick shall be used for all subsequent outparcel buildings, screen walls, etc. The use of pre-finished metal shall be limited to flush panels or standing seam used appropriately in building canopies. Where appropriate, fiber cement lap siding installed with no more than a 4" exposed face shall be allowed for no more than 25% of any wall surface, and shall not be install closer than 30" to the adjacent grade. All building shall have a minimum of a 30" masonry wainscot/water table at the base of all walls, equipment screens, and site walls. All sides of each building shall be finished with the same durable materials. Roof lines shall be set appropriate to each building or building element, with preference given to colonial, pitched roofs for smaller masses and parapets with a defined cornice for larger footprints. Rooflines shall receive consistent treatment at all sides of each building. No open roof edges shall be allowed on flat roofs. Rooftop equipment shall be screened by parapets at all side of buildings with flat roofs. Where ground level equipment is used it shall be screened by landscaping or masonry walls.

6. Site Signage: Signage for the outparcels shown on the Rezoning Plan shall be governed by the Lynchburg City Code [Sec. 35.1-26. Signs], unless further restricted as follows. Commercial site signage shall be limited to monument style signage. Monument signs shall not exceed 8' in height above the top of the adjacent curb line. Where gas service stations include price message boards, they shall be integrated into the monuments sign and the total sign height may be increased to a maximum of 12'. One free-standing pylon sign shall be used to identify the development.

R-4C, Medium-High Density, Multi-Family Residential (Conditional) Area

1. No structure other than “Single Family Resident” shall be allowed in the R-4 zoned Moody’s parcels (PID # 25410004 & PID # 25410005).
2. A six feet high decorative screen wall shall be built at the property line along the entire length of the private road abutting the adjacent R-1 zoned residents starting at northern most property line at 123 Brunswick Drive going southerly to 109 Buckingham Drive (As shown on the site plan). A sample of such wall is attached.
3. A fifteen wide multi-modal/neighborhood electric vehicle (NEV) lane and three feet wide grass strip shall be provided along the private road (as shown on the site plan).
4. Traffic calming device such as chicanes shall be provided along a portion of the private road to better control vehicular speed (as shown on the site plan).
5. Private road entrance at Timberlake Road with future connection to Buckingham Drive shall be opened and used by the general public.
6. The attached building elevation to be used for Building # 2 and Building # 3 to minimize the numbers of windows and patios facing east to the adjacent neighbors.
7. The project shall be constructed in substantial compliance with the submitted Rezoning Plan with regard to the construction of the new roadway system (new Hahn Road), the two right-in/right-out entrance on Timberlake Road, the roundabout, the entrance to the fuel/convenience store on the new roadway, and sidewalks and curb and gutter along Timberlake Road and the new roadway system. The layout and types of uses shown may change as the site develops. This roadway system shall be a private road and accessible for use by the general public.
8. Connectivity – Within eighteen months after the issuance of the first certificate of occupancy for the multi-family project or prior to the issuance of the certificate of occupancy for the Phase III “age-restricted senior cottage homes” the developer shall complete the connection of the private road to Buckingham Drive as shown in the site plan. The developer shall align the road as far south as possible north of Dreaming Creek subject to FEMA and other engineering constrain. The developer shall be bonded for such improvement prior to the issuance of the certificate of occupancy for the multi-family development. See site plan for alternatives to such connectivity.
9. Agrees to vacate connectivity from Brunswick Road and vacate the street to the two abutting property owners.
10. Creation/Dedication of the ‘Hahn’s Spring Greenway’ - The subtract here-in referred to as the Hahn’s Spring Greenway is show on the site plan as a central, approximately 3 acre, corridor within the site to be dedicated as a common area within which a multitude of environmental goals shall be met. These goals include:

- Environmentally-sensitive landscaping using native trees and shrubs to meet site goals of providing a multi-functional environmental buffer (e.g. water, air, sound, and light), passive recreation (e.g. bird watching and trail), and naturally vegetated areas for conservation of native flora and fauna.
- community gardens,
- bio-retention storm water treatment, and
- the safeguarding of wetlands and streams within the corridor.

These, in their entirety, shall be designed to enhance the water quality of storm water runoff from the development prior those waters entering wetlands or streams that contribute to Dreaming Creek. Low Impact Development (LID) storm water practices such as vegetated swales; rain gardens and other bio-retention practices shall only be used in Hahn's Spring Greenway/Corridor. The Hahn's Spring Greenway starts at the historic 'Hahn's springhead' located approximately 120' northeast of the exiting old farm irrigation pond (above a tract of natural wetlands) and extends some 700' to the SE where it merges with the 'RC' zoning corridor along Dreaming Creek. The integrated & (biologically-enhanced) storm water management practices to be installed within this open space shall serve to minimize any detrimental impacts of the development to Dreaming Creek proper. It shall preserve the historical Hahn's family spring, safeguard water resources, and provide a central focal green and open space for inclusion of naturally vegetated areas, community gardens and areas for passive recreation. The exact manner in which existing open waters, wetlands, and streams are integrated into the final 'Hahn's Spring Greenway' is dependent on site conditions that will be uncovered once site remediation is under way and geotechnical data can be gathered (e.g. at the bottom of the existing farm pond, along existing impoundment structure).

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 April 13, 1982, Council approved the conditional use permit (CUP) petition of Ronnie D. Vaughan to allow the construction of a recreation center at 8131 Timberlake Road.
 - On November 9, 1982, Council approved the petition of Russell Nichols and Clyde Smith to rezone the property at 8105 Timberlake Road from B-3, Community Business District to B-5, General Business District (Conditional) to allow the operation of a commercial recreation center.
 - On May 14, 1985, Council approved the CUP petition of CHA Construction Company to allow the construction of a recreation center and parking lot in the flood zone at 8022 Timberlake Road.
 - On May 13, 1986, Council approved the CUP petition of First Southern Methodist Church to allow the construction of a pavilion, softball field and signs at 7808 Timberlake Road.
 - On December 12, 1986, Council approved the CUP petition of Ted DeHass to allow the construction of a carwash at 8104 Timberlake Road.

- On April 12, 1988, Council approved the petition of Emmett & Hazel Simpson to rezone the property at 203 Timbrook Place from R-1, Low Density, Single-Family Residential District to R-4, Medium-High Density, Multi-Family Residential District (Conditional) to allow the construction of a townhome development.
 - On February 14, 1989, Council adopted the Timberlake Road Land Use Study which amended the zoning for the area and established the Commercial Corridor Overlay District.
 - On November 12, 1991, Council approved the CUP petition of National Business College to allow the use of an existing building for educational purposes at 104 Candlewood Court.
 - On December 10, 1991, Council approved the petition of H&H, Inc. to rezone the property at 8105 Timberlake Road from B-5, General Business District (Conditional) to B-5, General Business District (Conditional) to amend previously approved proffers.
 - On December 10, 1991, Council approved the CUP petition of H&H, Inc. to allow a “go-cart” track at 8105 Timberlake Road.
 - On June 27, 2006, Council approved the CUP petition of JBO, LLC to allow the construction of a Traditional Neighborhood Development at 1207 and 1226 Greenview Drive.
 - On February 12, 2008, Council approved the CUP petition of JBO, LLC to amend the TND Master Plan for Cornerstone at 401 Cornerstone Street and 100, 200 and 300 Capstone Drive.
 - On April 13, 2010, Council approved the CUP petition of the Cornerstone Property Owners Association to allow the construction and operation of a community swimming pool at 1100 Greenview Drive.
 - On July 13, 2010, Council approved the CUP petition of Brooke’s Brothers, LLC to allow a consolidated sign plan at 7802 Timberlake Road.
 - On November 9, 2010, Council approved the petition of Dr. Jeffrey Widmeyer to rezone 7626 Timberlake Road from R-1, Low Density, Single-Family Residential District to B-1, Limited Business District (Conditional) to allow a medical office.
 - On April 12, 2011, Council approved the CUP petition of JBO, LLC to amend the TND Master Plan for Cornerstone in Bocks “A, B, C & D”.
 - On April 8, 2014, Council approved the petition of Belleau Wood Development LLC, to rezone 7814-7908 Timberlake Road from R-1, Low Density, Single-Family Residential District to B-3C, Community Business District (Conditional) to allow the construction of a retail development.
6. **Site Description.** The subject property includes twelve (12) tracts totaling approximately twenty-eight (28) acres located at 7814, 7816, 7822, 7824, 7900, 7904, 7906, 7908, 7912 & 8022 Timberlake Road and 109 & 111 Buckingham Drive. The property proposed for development slopes to the south towards dreaming creek. The slope is approximately ten percent (10%) or 10:1. The twelve (12) properties proposed for rezoning are either vacant land or contain single-family dwellings that would be demolished.

The property is bounded to the north (across Timberlake Road) by commercial uses, to the east by an institutional use (Faith Alliance Church) and single-family homes, to the west by a commercial uses and townhomes and to the south by vacant land.

7. **Proposed Use of Property.** If the rezoning petition is approved, the property would be developed for commercial/retail uses and a two hundred seventy (270)-unit apartment complex, clubhouse and pool. The area proposed for B-3C, Community Business District (Conditional) would remain unchanged from previous approvals with the exception of the addition of 7912 Timberlake Road and the clarification that all streets would be private.
8. **Traffic, Parking and Public Transit.** The proposed retail development warranted a Traffic Impact Study (TIS). The recommendations of the TIS and the City's Transportation Engineer have been incorporated into the preliminary site plan.

The development is proposed to be accessed by the construction of a new private street connecting to Timberlake Road at the existing traffic signal. A new right turn lane has been incorporated into the new street from Timberlake Road. A left turn lane currently exists at the traffic signal. Other means of ingress/egress to the site would be from a right-in/right-out onto Timberlake Road and from a new private street south of the development which is proposed to connect to Buckingham Drive.

The City's *Comprehensive Plan* adopted in January 2014, lists "connectivity" as a guiding principle for Transportation. Chapter 12, (pg. 128) states "The City supports improved connectivity between neighborhoods to facilitate mobility between the places where residents live, work and play". Transportation Policy T-1 (pg. 30) states "Provide safe, efficient, effective, and well-planned transportation systems and facilities that enhance economic development and redevelopment opportunities while preserving the integrity and character of the affected neighborhoods, historic districts, downtown and natural resources." Transportation Policy T-1.4 (pg. 30) states "Prioritize improvements to the transportation system based on safety considerations; existing deficiencies; multimodal and environmental consideration; opportunities to improve street connectivity; physical economic and policy constraints; contribution to neighborhood character; impact on historic and environmental resources; required right-of-way; target levels of service (see policy T-1.3); public safety access; regional connectivity and system continuity."

The City's *Comprehensive Plan* supports the connectivity of streets to provide transportation options; however it also is clear in that protecting neighborhood character and livability is important. Streets in the adjacent neighborhoods are narrow (typically 20 feet) and lacks sidewalks.

A neighborhood meeting was conducted by the petitioner on Tuesday, June 3, with approximately forty (40) neighborhood residents in attendance. Citizens expressed concern with the proposed connection to Buckingham Drive.

The petitioner desires connectivity for future access to Phase III of the development on the south side of Dreaming Creek and connectivity is important to the continuity of the city's overall transportation system. Future connectivity should not be prohibited; however, further study should be undertaken to determine trip distribution through the neighborhood (in particular north/south to/from Leesville Road) and what, if any, improvements would be necessary to accommodate it.

The submitted site plan indicates parking space numbers which exceed the requirements of the *Zoning Ordinance*.

The development would be served by Greater Lynchburg Transit Company (GLTC) Route 7.

- 9. Stormwater Management.** The proposed project is required to treat stormwater runoff for quantity and quality. The submitted narrative indicates that stormwater quantity for Phase I (retail development) will be maintained at “pre-development” conditions by the use of underground detention and/or bio-retention ponds (rain gardens). Water quality for Phase I will be addressed by the use of bio-retention and/or mechanical devices. Stormwater quantity and quality for Phase II is proposed to be addressed by the establishment of a “central core area” within the apartment complex development. The existing pond would be drained and fringe areas would be converted to stormwater wetlands with sediment forebays and bioretention basins. These areas would drain to a restored stream which would drain to Dreaming Creek. Dreaming Creek has been determined as an adequate receiving channel for stormwater associated with the development.
- 10. Emergency Services.** The City Fire Marshal provided comments regarding site design requirements of the City of Lynchburg and the Virginia Statewide Fire Prevention Code. The City’s Police Department provided general comments related to site safety and security. These comments have or will be addressed by the petitioner prior to final site plan approval.
- 11. Impact.** Timberlake Road is a major four (4) lane arterial roadway with approximately thirty-one thousand (31,000) vehicles per day. The area saw a major transition from a residential to a commercial corridor with the adoption of the Timberlake Land Use Study in 1989.

The submitted rezoning petition would amend previously approved proffers by clarifying all new roads will be private. The B-3C area allows for the construction of a variety of retail development and associated parking. The preliminary site plan indicates a convenience store, bank and restaurant; however, any B-3, Community Business use would be permitted with the exception of those excluded by the voluntarily submitted proffers. The voluntarily submitted proffers adequately address potential impacts related to the development by the use of access management, stormwater management, noise mitigation, light trespass and architectural standards.

The area proposed for the construction of apartments is currently zoned R-1, Low Density, Single-Family Residential District and R-4, Medium-High Density, Multi-Family Residential District. The entire property is recommended for High Density Residential land use on the *Future Land Use Map (FLUM)*. These areas are planned for high density townhomes or apartments with densities of up to thirty (30 units per acre. R-4, Medium-High Density, Multi-Family Residential Districts permit up to twenty-one and seventy-eight hundredths (21.78) units per acre. The preliminary site plan indicates a proposed density for the apartment complex of thirteen and fifty-eight hundredths (13.58) units per acre. The submitted site plan also indicates the restoration of an existing stream channel and leaving an area approximately three (3) acres in size to be used for stormwater management and recreation.

The petitioner is addressing impacts to adjacent single-family residences to the west, by proffering to construct a screening wall, limiting windows facing shared property lines, using low level lighting and installing traffic calming devices on the proposed private roadway.

- 12. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary rezoning plan on February May 20, 2014. Comments related to the proposed use have or will be addressed by the petitioner prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

As provided in Section 35.1-43.1, Conditional Zone or Zone Approval, waive the twenty-one (21) day submittal requirement for voluntarily submitted proffers.

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Belleau Wood Development LLC to:

Rezone approximately three and eight and fifty-nine hundredths (8.59) acres located at 7814, 7816, 7822, 7900, 7904 & 7908 Timberlake Road from B-3C, Community Business District (Conditional) and the property located at 7912 Timberlake Road from R-1, Low Density, Single-Family Residential District to B-3C, Community Business District (Conditional) subject to the following voluntarily submitted proffers:

1. The project shall be constructed in substantial compliance with the submitted Rezoning Plan with regard to the construction of a new roadway (Hahn Road), the two right-in/right-out entrance on Timberlake Road, the roundabout, the entrance to the fuel/convenience store and the fast food out parcel on the new roadway, and sidewalks and curb & gutter along Timberlake Road and the new roadway. The layout and types of uses shown may change as the site develops. This new roadway shall be a private road.
2. The following uses, which are allowed in B-3, are not permitted within the area to be rezoned:
 - Adult entertainment businesses
 - Funeral homes and undertaking establishments
 - Internet café or on-line gambling businesses
 - Used tire stores
 - Pawn shops
3. Noise: Where music or exterior equipment on a commercial site is utilized it shall be restricted per the ordinance to no more than 52 dBA or it shall be disabled between the hours of 10:00pm and 7:00am.
4. Lighting: All exterior lighting shall be full cut off type. No lighting source shall be aimed above a parallel line to the horizon. Fixture that are not amiable types shall be flat lens type installed parallel to the horizon. Site lighting within 40' of a residential property line shall be Type I, II, III or IV distribution, full cutoff fixtures directed to the interior of the commercial or multi-family residential property. Type

- V distribution, full cutoff fixtures may only be used only 41' or more from any existing residential property line. Further, lighting shall be in accordance with the Lynchburg City Code - Sec. 35.1-43.26. Lighting. Internally illuminated or back lite canopies, shall not be allowed.**
- 5. Architecture:** The development shall use a master planned material pallet consisting of durable materials including masonry, stucco, architectural block or stone. The predominate material for all buildings shall be regionally selected brick in a color range from hard tan to colonial red. Once selected, the same brick shall be used for all subsequent outparcel buildings, screen walls, etc. The use of pre-finished metal shall be limited to flush panels or standing seam used appropriately in building canopies. Where appropriate, fiber cement lap siding installed with no more than a 4" exposed face shall be allowed for no more than 25% of any wall surface, and shall not be install closer than 30" to the adjacent grade. All building shall have a minimum of a 30" masonry wainscot/water table at the base of all walls, equipment screens, and site walls. All sides of each building shall be finished with the same durable materials. Roof lines shall be set appropriate to each building or building element, with preference given to colonial, pitched roofs for smaller masses and parapets with a defined cornice for larger footprints. Rooflines shall receive consistent treatment at all sides of each building. No open roof edges shall be allowed on flat roofs. Rooftop equipment shall be screened by parapets at all side of buildings with flat roofs. Where ground level equipment is used it shall be screened by landscaping or masonry walls.
- 6. Site Signage:** Signage for the outparcels shown on the Rezoning Plan shall be governed by the Lynchburg City Code [Sec. 35.1-26. Signs], unless further restricted as follows. Commercial site signage shall be limited to monument style signage. Monuments signs shall not exceed 8' in height above the top of the adjacent curb line. Where gas service stations include price message boards, they shall be integrated into the monuments sign and the total sign height may be increased to a maximum of 12'. One free-standing pylon sign shall be used to identify the development.

Rezone approximately nineteen and eighty-eight hundredths (19.88) acres located at 7824, 7906 and 8022 Timberlake Road and 109 and 111 Buckingham Drive from R-1, Low Density, Single-Family Residential District and R-4, Medium-High Density, Multi-Family Residential

District to R-4, Medium-High Density, Multi-Family Residential District (Conditional) subject to the following voluntarily submitted proffers:

1. No structure other than “Single Family Resident” shall be allowed in the R-4 zoned Moody’s parcels (PID # 25410004 & PID # 25410005).
2. A six feet high decorative screen wall shall be built at the property line along the entire length of the private road abutting the adjacent R-1 zoned residents starting at northern most property line at 123 Brunswick Drive going southerly to 109 Buckingham Drive (As shown on the site plan). A sample of such wall is attached.
3. A fifteen wide multi-modal/neighborhood electric vehicle (NEV) lane and three feet wide grass strip shall be provided along the private road (As shown on the site plan)
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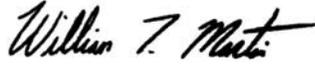
engineering constrain. The developer shall be bonded for such improvement prior to the issuance of the certificate of occupancy for the multi-family development. See site plan for alternatives to such connectivity.

9. Agrees to vacate connectivity from Brunswick Road and vacate the street to the two abutting property owners.
10. Creation/Dedication of the ‘Hahn’s Spring Greenway’ - The subtract here-in referred to as the Hahn’s Spring Greenway is show on the site plan as a central, approximately 3 acre, corridor within the site to be dedicated as a common area within which a multitude of environmental goals shall be met. These goals include:
 - Environmentally-sensitive landscaping using native trees and shrubs to meet site goals of providing a multi-functional environmental buffer (e.g. water, air, sound, and light), passive recreation (e.g. bird watching and trail), and naturally vegetated areas for conservation of native flora and fauna
 - community gardens,
 - bio-retention storm water treatment, and
 - the safeguarding of wetlands and streams within the corridor.

These, in their entirety, shall be designed to enhance the water quality of storm water runoff from the development prior those waters entering wetlands or streams that contribute to Dreaming Creek. Low Impact Development (LID) storm water practices such as vegetated swales; rain gardens and other bio-retention practices shall only be used in Hahn’s Spring Greenway/Corridor. The Hahn’s Spring Greenway starts at the historic ‘Hahn’s springhead’ located approximately 120’ northeast of the exiting old farm irrigation pond (above a tract of natural wetlands) and extends some 700 ‘ to the SE where it merges with the ‘RC’ zoning corridor along Dreaming Creek. The integrated & (biologically-enhanced) storm water management practices to be installed within this open space shall serve to minimize any detrimental impacts of the development to Dreaming Creek proper. It shall preserve the historical Hahn’s family spring, safeguard water resources, and provide a central focal green and open space for inclusion of naturally vegetated areas, community gardens and areas for passive recreation. The exact manner in which existing open waters, wetlands, and streams are integrated into the final ‘Hahn’s Spring Greenway’ is dependent on site conditions that will

be uncovered once site remediation is under way and geotechnical data can be gathered (e.g. at the bottom of the existing farm pond, along existing impoundment structure).

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 Greg Wormser, Fire Marshal
Mr. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Robert Fowler, Zoning Administrator
Mr. Ed Tam, Belleau Wood Development, LLC
Mr. Scott Beasley, Hurt & Proffitt, Inc.

VII. ATTACHMENTS

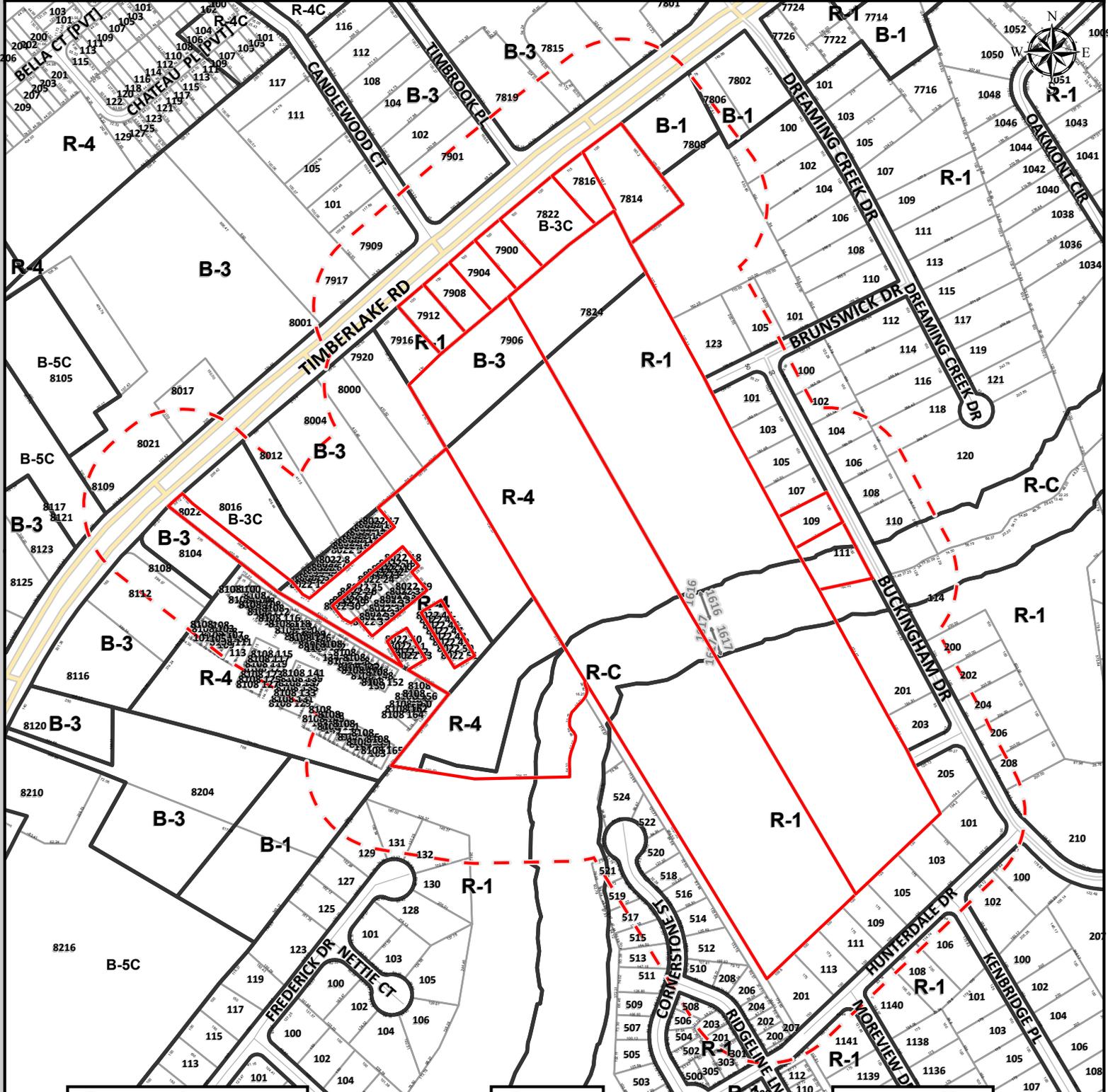
- 1. Vicinity Zoning Pattern Map**
- 2. Vicinity Proposed Land Use Map**
- 3. Watershed Location Map**
- 4. Planimetric and Topographic Map**
- 5. Rezoning Plan**
- 6. Narrative**
- 7. Building Elevations**

Zoning Map

VILLAGE AT DREAMING CREEK PHASE II

Zoning Request

Belleau Wood Development LLC



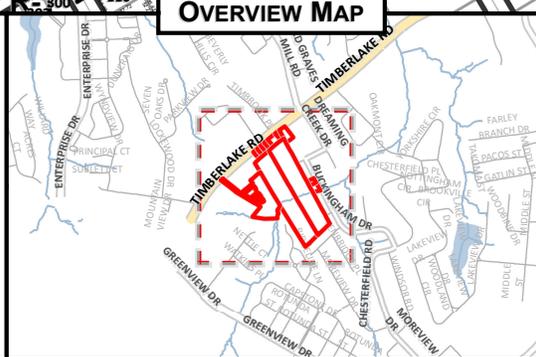
PROPERTY INFORMATION

LEGEND

OVERVIEW MAP

PARCEL ID	ADDRESS
25413020	7908 TIMBERLAKE RD
25413019	7904 TIMBERLAKE RD
25413018	7900 TIMBERLAKE RD
25413017	7822 TIMBERLAKE RD
25413016	7816 TIMBERLAKE RD
25413015	7814 TIMBERLAKE RD
25413031	7824 TIMBERLAKE RD
25413021	7912 TIMBERLAKE RD
25413023	7906 TIMBERLAKE RD
25418052	8022 TIMBERLAKE RD
25410005	109 BUCKINGHAM DR

- Subject Property
- 250' Buffer
- Zoning Boundary



MAP SCALE: 1" to 400' DATE PRINTED: 5/30/2014

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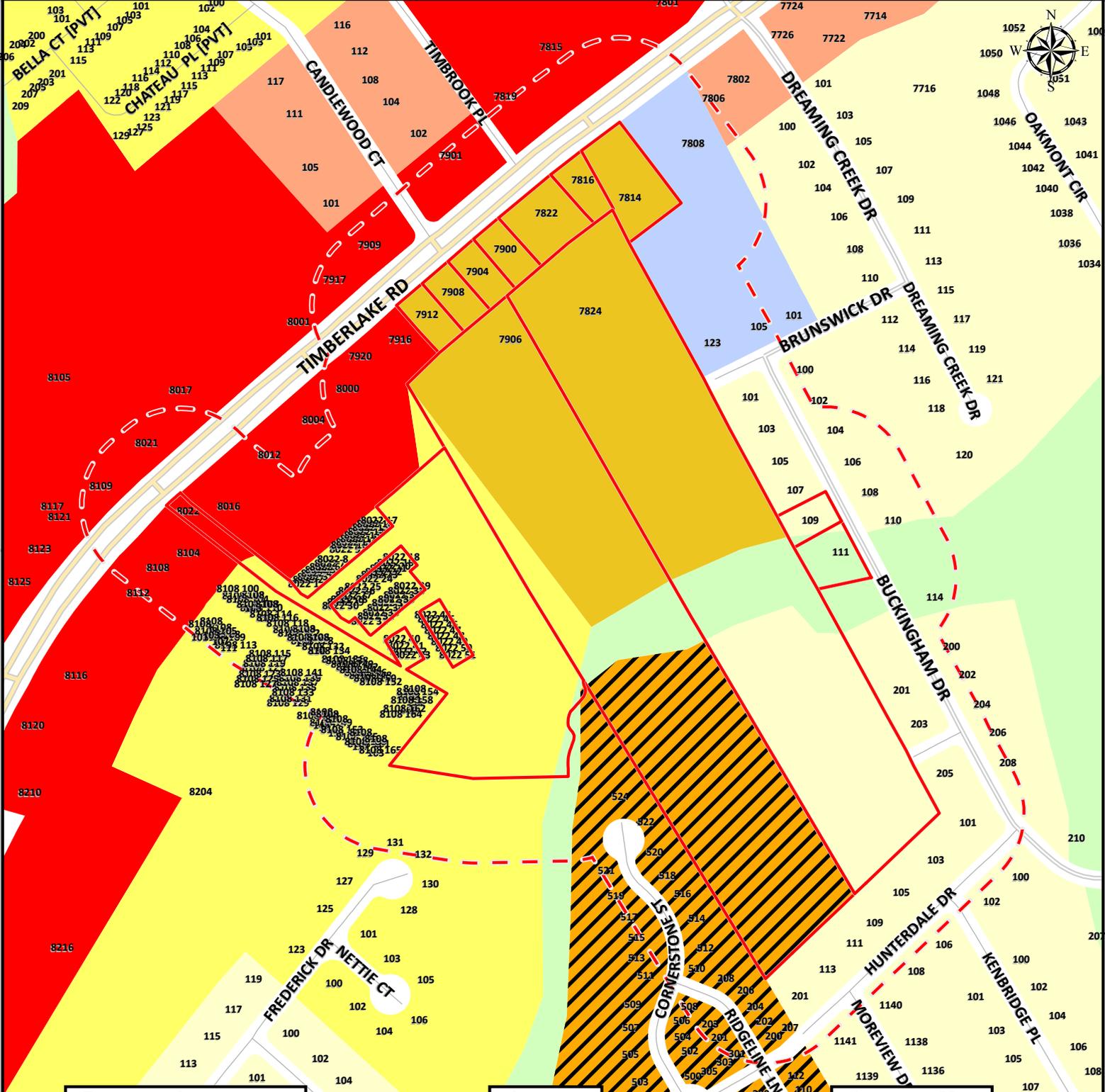
Parcel ID	Address	Owner
25414001	7920 TIMBERLAKE RD	ADAMS, ELIZABETH A &
25417006	8108 TIMBERLAKE RD 110	AHMAD, NAEEM & SAIMA N
25418036	8022 TIMBERLAKE RD 36	ALFORD ENTERPRISES LLC
25418037	8022 TIMBERLAKE RD 37	ALFORD ENTERPRISES LLC
25418038	8022 TIMBERLAKE RD 38	ALFORD ENTERPRISES LLC
25417045	8108 TIMBERLAKE RD 143	AMAR, MOHAMMAD
25417001	8108 TIMBERLAKE RD 100	ANDERSON, JEFFREY A
25414004	8012 TIMBERLAKE RD	ARRELLANO, ROBERT & AGUIRRE, JESUS &
25408010	104 BUCKINGHAM DR	ASBURY, LEE B
25413021	7912 TIMBERLAKE RD	ATKINS, SUSAN P
25413006	100 DREAMING CREEK DR	AXIOTIS, ALEXANDER LIFE ESTATE
26315518	511 CORNERSTONE ST	AYERS, WILLIAM L
25408004	202 BUCKINGHAM DR	BAER, CHARLES E & SARA M
25418030	8022 TIMBERLAKE RD 30	BARTELL, LOIS A
25418040	8022 TIMBERLAKE RD 40	BARTELL, LOIS A
25418029	8022 TIMBERLAKE RD 29	BARTELL, LOIS A
25418028	8022 TIMBERLAKE RD 28	BARTELL, LOIS A
25418027	8022 TIMBERLAKE RD 27	BARTELL, LOIS A
25418026	8022 TIMBERLAKE RD 26	BARTELL, LOIS A
25418025	8022 TIMBERLAKE RD 25	BARTELL, LOIS A
25418009	8022 TIMBERLAKE RD 9	BARTELL, LOIS A
25418014	8022 TIMBERLAKE RD 14	BARTELL, LOIS A
25418015	8022 TIMBERLAKE RD 15	BARTELL, LOIS A
25418011	8022 TIMBERLAKE RD 11	BARTELL, THOMAS J
25409022	120 DREAMING CREEK DR	BEASLEY, EVELYN J
25417044	8108 TIMBERLAKE RD 145	BEGUM, AKBARI
26315531	508 CORNERSTONE ST	BELL, STEPHEN J & BRIANNE L
26301008	210 BUCKINGHAM DR	BOSWELL, RUTH B
25416011	7901 TIMBERLAKE RD	BRANCH BANKING & TRUST CO OF VA
25417010	8108 TIMBERLAKE RD 118	BRAXTON, SHANTA T
26306002	113 HUNTERDALE DR	CAGLE, LARRY J & JOYCE A
25408006	114 BUCKINGHAM DR	CARTER BANK & TRUST
25418017	8022 TIMBERLAKE RD 17	CASHWELL, LARHONDA D
25417011	8108 TIMBERLAKE RD 120	CHEN, WU MING & CHEUNG, CHOI WAN
25417005	8108 TIMBERLAKE RD 108	CHILDRESS, WILTON B
26306008	101 HUNTERDALE DR	CLARK, DAREL R & WENDI H
25414009	8104 TIMBERLAKE RD	CLASS ENTERPRISES LLC
25417066	8108 TIMBERLAKE RD 101	CLEMENTS, WAYNE M & JOAN M
25417046	8108 TIMBERLAKE RD 141	COLEMAN, NORMAN D
25418046	8022 TIMBERLAKE RD 46	CONNOR, GLORIA J
26315547	207 HUNTERDALE DR	CORNERSTONE PROPERTY OWNERS ASSO
26315016	109 CUPOLA ST	CORNERSTONE PROPERTY OWNERS ASSO
26315444	101 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSO
25418045	8022 TIMBERLAKE RD 45	COTUNA, ANDREEA V
25418049	8022 TIMBERLAKE RD 49	COTUNA, ANDREEA V

25413020	7908 TIMBERLAKE RD	COWINS, JOHN P SR &
25409023	118 DREAMING CREEK DR	CREWS, GLADYS R
25414010	8112 TIMBERLAKE RD	CRIST, FRANK C JR
25417049	8108 TIMBERLAKE RD 135	DALTON, MARK A
25418041	8022 TIMBERLAKE RD 41	DAVENPORT, ETHAN D
25408001	208 BUCKINGHAM DR	DAVIS, JEFFREY M & RACHEL T
25417022	8108 TIMBERLAKE RD 142	DAVISAR LLC
26304002	108 HUNTERDALE DR	DESAEGHER, MARY J TRS
26304003	106 HUNTERDALE DR	DESAEGHER, PAUL G & MARY J CO-TRS
25417013	8108 TIMBERLAKE RD 124	DIGIOVANNI, REBECCA L
25418035	8022 TIMBERLAKE RD 35	DITTMEIER, RALPH J & ANGELIA J
25417028	8108 TIMBERLAKE RD 154	DUNN, SCOTT
25418018	8022 TIMBERLAKE RD 18	ECP LLC
25418039	8022 TIMBERLAKE RD 39	EDMONDSON, BLAKE A
25417024	8108 TIMBERLAKE RD 146	EFFORD, BRENDA G
25418021	8022 TIMBERLAKE RD 21	EGEL, KENNETH L & PEGGY L
25418020	8022 TIMBERLAKE RD 20	EGEL, KENNETH L & PEGGY L
25410006	107 BUCKINGHAM DR	ELMER, STANLEY W & CHRISTINE E
25408003	204 BUCKINGHAM DR	ETZ, ROBERT A & PATRICIA J
25413009	7808 TIMBERLAKE RD	FAITH ALLIANCE CHURCH
25413010	105 BRUNSWICK DR	FAITH ALLIANCE CHURCH
25418043	8022 TIMBERLAKE RD 43	FALWELL, TYLER
26306006	103 HUNTERDALE DR	FISHEL, JAMES A & BRENDA D
25417040	8108 TIMBERLAKE RD 153	FORMULA PROPERTIES LLC
25417025	8108 TIMBERLAKE RD 148	FORMULA PROPERTIES LLC
25417055	8108 TIMBERLAKE RD 119	FORMULA PROPERTIES LLC
25417063	8108 TIMBERLAKE RD 107	FORMULA PROPERTIES LLC
26313006	8204 TIMBERLAKE RD	FOUR AMIGOS INC
25417009	8108 TIMBERLAKE RD 116	FRANCIS, JAMES
25417041	8108 TIMBERLAKE RD 151	FRANKLIN, EDGAR M III
25417035	8108 TIMBERLAKE RD 163	G & J PROPERTIES INC
25417038	8108 TIMBERLAKE RD 157	G & J PROPERTIES INC
25417042	8108 TIMBERLAKE RD 149	G & J PROPERTIES INC
25417030	8108 TIMBERLAKE RD 158	G & J PROPERTIES INC
25417051	8108 TIMBERLAKE RD 131	G & J PROPERTIES INC
25417050	8108 TIMBERLAKE RD 133	G & J PROPERTIES INC
25417047	8108 TIMBERLAKE RD 139	G & J PROPERTIES INC
25417057	8108 TIMBERLAKE RD 123	G & J PROPERTIES INC
25417026	8108 TIMBERLAKE RD 150	G & J PROPERTIES INC
25417054	8108 TIMBERLAKE RD 117	G & J PROPERTIES INC
25417020	8108 TIMBERLAKE RD 138	G & J PROPERTIES INC
25417016	8108 TIMBERLAKE RD 130	G & J PROPERTIES INC
25417019	8108 TIMBERLAKE RD 136	GIGGETTS, KRISTI F
25418034	8022 TIMBERLAKE RD 34	GILBERT, JEREMY P
25413005	102 DREAMING CREEK DR	GILLISPIE, ROBERT E
25418047	8022 TIMBERLAKE RD 47	GLENN, CHARLES S III & KELLY M

25418002	8022 TIMBERLAKE RD 2	GLENN, CHARLES S III & KELLY M
25412007	7819 TIMBERLAKE RD	GOBO PROPERTIES LLC
25417067	8108 TIMBERLAKE RD	GOLDEN POND HOMEOWNERS ASSOCIATION
25417027	8108 TIMBERLAKE RD 152	GRAVES, SCOTT M
26315423	132 FREDERICK DR	GREENVIEW ESTATES DEVELOPMENT LLC
26315421	129 FREDERICK DR	GREENVIEW ESTATES DEVELOPMENT LLC
26315422	131 FREDERICK DR	GREENVIEW ESTATES DEVELOPMENT LLC
25417065	8108 TIMBERLAKE RD 103	HACKWORTH, ARON B & BRADFORD C
25408009	106 BUCKINGHAM DR	HAGENDORF, DELORES H & DAVIS, GLORIA
25413019	7904 TIMBERLAKE RD	HAHN, COURTNEY R
25413023	7906 TIMBERLAKE RD	HAHN, COURTNEY R
25413016	7816 TIMBERLAKE RD	HAHN, KENLEY F
25413015	7814 TIMBERLAKE RD	HAHN, KENLEY F & LUCILLE E
25413017	7822 TIMBERLAKE RD	HAHN, THOMAS H & HELEN R
25413031	7824 TIMBERLAKE RD	HAHN, THOMAS H & HELEN R
25413018	7900 TIMBERLAKE RD	HAHN, VIRGINIA C & HAHN, ALFRED R
25417021	8108 TIMBERLAKE RD 140	HARTLESS, LARRY K
25408008	108 BUCKINGHAM DR	HEDRICK, WILLIAM & WATSON, CHRISTINE
25410007	105 BUCKINGHAM DR	HILLMAN, ELIZABETH P
25417003	8108 TIMBERLAKE RD 104	HO, TUE BA & NGUYEN, HUONG XUAN THI
26315424	130 FREDERICK DR	HOGAN, TERRY W & ALLISON W
25414002	8000 TIMBERLAKE RD	HOOPER, DAVID L & HOOPER, TONY L
25410001	203 BUCKINGHAM DR	HUDSON, SIMONA G
25413004	104 DREAMING CREEK DR	IRBY, BRUCE E
25418001	8022 TIMBERLAKE RD 1	JACKS, GEORGE M & JACKS, NORMA A &
26315530	506 CORNERSTONE ST	JBO LLC
26315540	512 CORNERSTONE ST	JBO LLC
26315522	519 CORNERSTONE ST	JBO LLC
26315542	516 CORNERSTONE ST	JBO LLC
26315523	521 CORNERSTONE ST	JBO LLC
26315543	518 CORNERSTONE ST	JBO LLC
26315544	520 CORNERSTONE ST	JBO LLC
26315545	522 CORNERSTONE ST	JBO LLC
25418024	8022 TIMBERLAKE RD 24	JOHNSTON, DINA M
25417018	8108 TIMBERLAKE RD 134	JONES, JOHN E
25408012	100 BUCKINGHAM DR	JONES, SHEILA D
25417058	8108 TIMBERLAKE RD 125	JRF RENTALS LLC
25418031	8022 TIMBERLAKE RD 31	KLOUS, KEVIN J
25418052	8022 TIMBERLAKE RD	KNOLLWOOD TOWNHOMES PROPERTY
25408002	206 BUCKINGHAM DR	KRANTZ, RUSSELL A SR & JEAN P
25412003	7805 TIMBERLAKE RD	KROGER LIMITED PARTNERSHIP I
26305025	1141 MOREVIEW DR	LARIVIERE, DENNIS C & JUDI M
25417031	8108 TIMBERLAKE RD 160	LAVILLA DA TOTO INC
25417032	8108 TIMBERLAKE RD 162	LEIGHTON, ROBIN L
26315539	510 CORNERSTONE ST	LEWIS, MATTHEW R
25418048	8022 TIMBERLAKE RD 48	LIEB, NATHAN A

25418019	8022 TIMBERLAKE RD 19	LIU, YAO
26315520	515 CORNERSTONE ST	LONG, SCOTT N
25417029	8108 TIMBERLAKE RD 156	MACK, PHILLIP J JR
26315525	303 HUNTERDALE DR	MADDOX & SON CONSTRUCTION INC
26315524	301 HUNTERDALE DR	MADDOX & SON CONSTRUCTION INC
26315533	201 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315534	200 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315535	202 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315532	203 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315536	204 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315537	206 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315538	208 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315541	514 CORNERSTONE ST	MANN, BRADLEY L JR & KELLY D
25417064	8108 TIMBERLAKE RD 105	MATERNICK, GARY C & CARLA R
25417004	8108 TIMBERLAKE RD 106	MAYER, SAMUEL W & MAYER, AIMEE A
26306009	205 BUCKINGHAM DR	MAYNARD, HERBERT D & CAROLE T CO-TRS
25417061	8108 TIMBERLAKE RD 111	MCKINNEY, JONATHAN S
25418023	8022 TIMBERLAKE RD 23	MCLEAN, MATTHEW D
25417014	8108 TIMBERLAKE RD 126	MEADOWS, WANDA L
25410002	201 BUCKINGHAM DR	MILES, MICHAEL S & PAMELA O
25408007	110 BUCKINGHAM DR	MILLER, WILLIAM C & CAROL S
25417043	8108 TIMBERLAKE RD 147	MILLNER, CHRISTOPHER G & MELISSA S
25417023	8108 TIMBERLAKE RD 144	MITCHELL, EVELYN F
25410004	111 BUCKINGHAM DR	MOODY, STANLEY J & EVELYN M
25410005	109 BUCKINGHAM DR	MOODY, STANLEY J & EVELYN M
25413022	7916 TIMBERLAKE RD	MOREY-HINES, ALEX D
26304019	102 HUNTERDALE DR	MORRIS, RAYMOND J & VIRGINIA H &
25417060	8108 TIMBERLAKE RD 113	MURPHY, DANIEL G & SUSAN M
25418051	8022 TIMBERLAKE RD 51	NAREA, EDWARD P & HANAOKO
25417048	8108 TIMBERLAKE RD 137	NEW DAY INVESTMENTS INC
26306004	109 HUNTERDALE DR	NILLES, MICHAEL J & ANNE C
26304001	1140 MOREVIEW DR	PARIKH, PURVI N & MCBRIDE, WALTER A
25418012	8022 TIMBERLAKE RD 12	PATTERSON, KENNETH D JR
25418032	8022 TIMBERLAKE RD 32	PIEDMONT SELECT PROPERTIES LLC
25418033	8022 TIMBERLAKE RD 33	PIEDMONT SELECT PROPERTIES LLC
25418003	8022 TIMBERLAKE RD 3	PIEDMONT SELECT PROPERTIES LLC
25418004	8022 TIMBERLAKE RD 4	PIEDMONT SELECT PROPERTIES LLC
25418005	8022 TIMBERLAKE RD 5	PIEDMONT SELECT PROPERTIES LLC
25418006	8022 TIMBERLAKE RD 6	PIEDMONT SELECT PROPERTIES LLC
25418007	8022 TIMBERLAKE RD 7	PIEDMONT SELECT PROPERTIES LLC
25418008	8022 TIMBERLAKE RD 8	PIEDMONT SELECT PROPERTIES LLC
25417053	8108 TIMBERLAKE RD 115	PLANICZKA, JOSEPH F & REBECCA M
25418044	8022 TIMBERLAKE RD 44	POULIOT, JOSEPH P & SARAH C
26315519	513 CORNERSTONE ST	PRITCHARD, DANIEL S & TRACEY B
26306001	201 HUNTERDALE DR	PULTZ, JEFFREY S & TERRI L
25418042	8022 TIMBERLAKE RD 42	RADKA, PAUL & RADKA, ERIK

25416001	7909 TIMBERLAKE RD	RAYMOND A JAEGER LTD PC
25417037	8108 TIMBERLAKE RD 159	REVIS, KENNITH M & MARION R
25408005	200 BUCKINGHAM DR	RHYNE, CHRISTINE M
25410008	103 BUCKINGHAM DR	RIGGLEMAN, NEWTON F II & GWEN A
26315546	524 CORNERSTONE ST	SCHNARR, DONN H & SHERRY L
26315521	517 CORNERSTONE ST	SCHOMAKER, MARK & HEINBOCKEL, LAURA&
25413024	123 BRUNSWICK DR	SHALEV, JOSEF N & CHRISTY L
26306005	105 HUNTERDALE DR	SHANK, TIMOTHY L & VIRGINIA M
25415005	8021 TIMBERLAKE RD	SMITH, CLYDE A & JOYCE R TRS &
25417034	8108 TIMBERLAKE RD 165	SORIANO, JORGE & YOUNG, KIMBERLY A
25302002	8117 TIMBERLAKE RD	SOVRAN ACQUISITION LIMITED PARTNERSH
25418013	8022 TIMBERLAKE RD 13	SPENCE, CHARLES P
26304020	100 HUNTERDALE DR	SPRUILL, ELIZABETH M
25417012	8108 TIMBERLAKE RD 122	STEVEN & JENNIFER CLAY LLC
25418010	8022 TIMBERLAKE RD 10	STRAM, MATTHEW F
25417039	8108 TIMBERLAKE RD 155	T & B REAL ESTATE LLC
25417056	8108 TIMBERLAKE RD 121	T & B REAL ESTATE LLC
25417015	8108 TIMBERLAKE RD 128	T & B REAL ESTATE LLC
25417002	8108 TIMBERLAKE RD 102	T & B REAL ESTATE LLC
25418022	8022 TIMBERLAKE RD 22	TAYLOR, MONIQUE L
26306003	111 HUNTERDALE DR	TEUFEL, SHARON R
25417017	8108 TIMBERLAKE RD 132	THORNSBURY, SANDRA S
25408011	102 BUCKINGHAM DR	TORRENCE, RICHARD B & JILL R
25415004	7917 TIMBERLAKE RD	TRADEMARK INVESTMENTS CORP
25417062	8108 TIMBERLAKE RD 109	TURNER, DONALD C
25409024	116 DREAMING CREEK DR	TWIN OAKS ASSET MANAGEMENT CORP INC
25412002	7815 TIMBERLAKE RD	UNITED RESTAURANT GROUP LP
25413008	7806 TIMBERLAKE RD	V C 7806 TIMBERLAKE ROAD LLC
25417007	8108 TIMBERLAKE RD 112	VASSAR, TIFFANY M
25418016	8022 TIMBERLAKE RD 16	VERDON, WILLIAM C II &
25418050	8022 TIMBERLAKE RD 50	WALLACE, STEPHEN I
25414003	8004 TIMBERLAKE RD	WESTWOOD CORPORATION
25417036	8108 TIMBERLAKE RD 161	WHEATON, DAVID P
25415010	8017 TIMBERLAKE RD	WILCOHESS LLC
25410009	101 BUCKINGHAM DR	WILMER, LYNN S & GAIL H
25417008	8108 TIMBERLAKE RD 114	WILSON, CATHERINE L
25417033	8108 TIMBERLAKE RD 164	WOOD, TERRELL D & RITA P
25414005	8016 TIMBERLAKE RD	WOODEN CHAIR INC



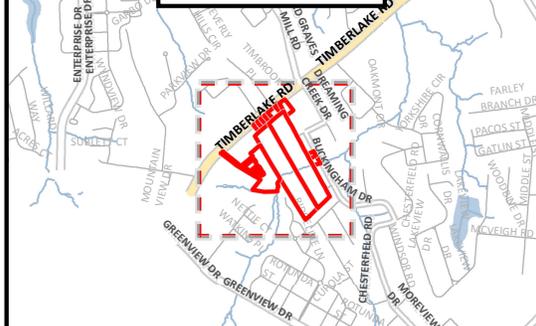
PROPERTY INFORMATION

PARCEL ID	ADDRESS
25413020	7908 TIMBERLAKE RD
25413019	7904 TIMBERLAKE RD
25413018	7900 TIMBERLAKE RD
25413017	7822 TIMBERLAKE RD
25413016	7816 TIMBERLAKE RD
25413015	7814 TIMBERLAKE RD
25413031	7824 TIMBERLAKE RD
25413021	7912 TIMBERLAKE RD
25413023	7906 TIMBERLAKE RD
25418052	8022 TIMBERLAKE RD
25410005	109 BUCKINGHAM DR

LEGEND

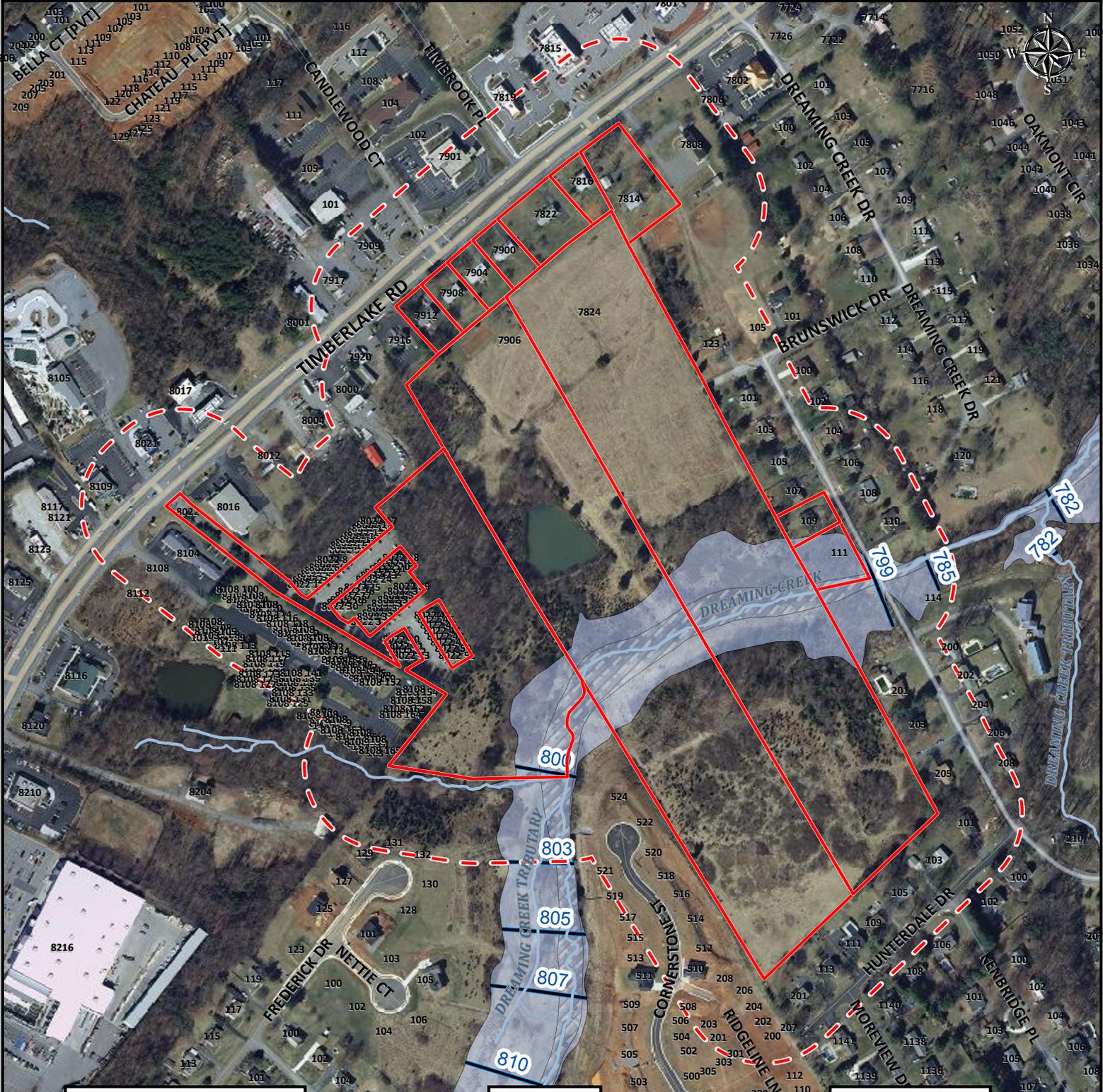
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 400' DATE PRINTED: 5/30/2014

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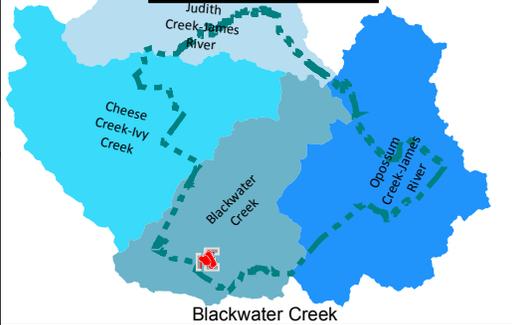
PROPERTY INFORMATION

PARCEL ID	ADDRESS
25413020	7908 TIMBERLAKE RD
25413019	7904 TIMBERLAKE RD
25413018	7900 TIMBERLAKE RD
25413017	7822 TIMBERLAKE RD
25413016	7816 TIMBERLAKE RD
25413015	7814 TIMBERLAKE RD
25413031	7824 TIMBERLAKE RD
25413021	7912 TIMBERLAKE RD
25413023	7906 TIMBERLAKE RD
25418052	8022 TIMBERLAKE RD
25410005	109 BUCKINGHAM DR

LEGEND

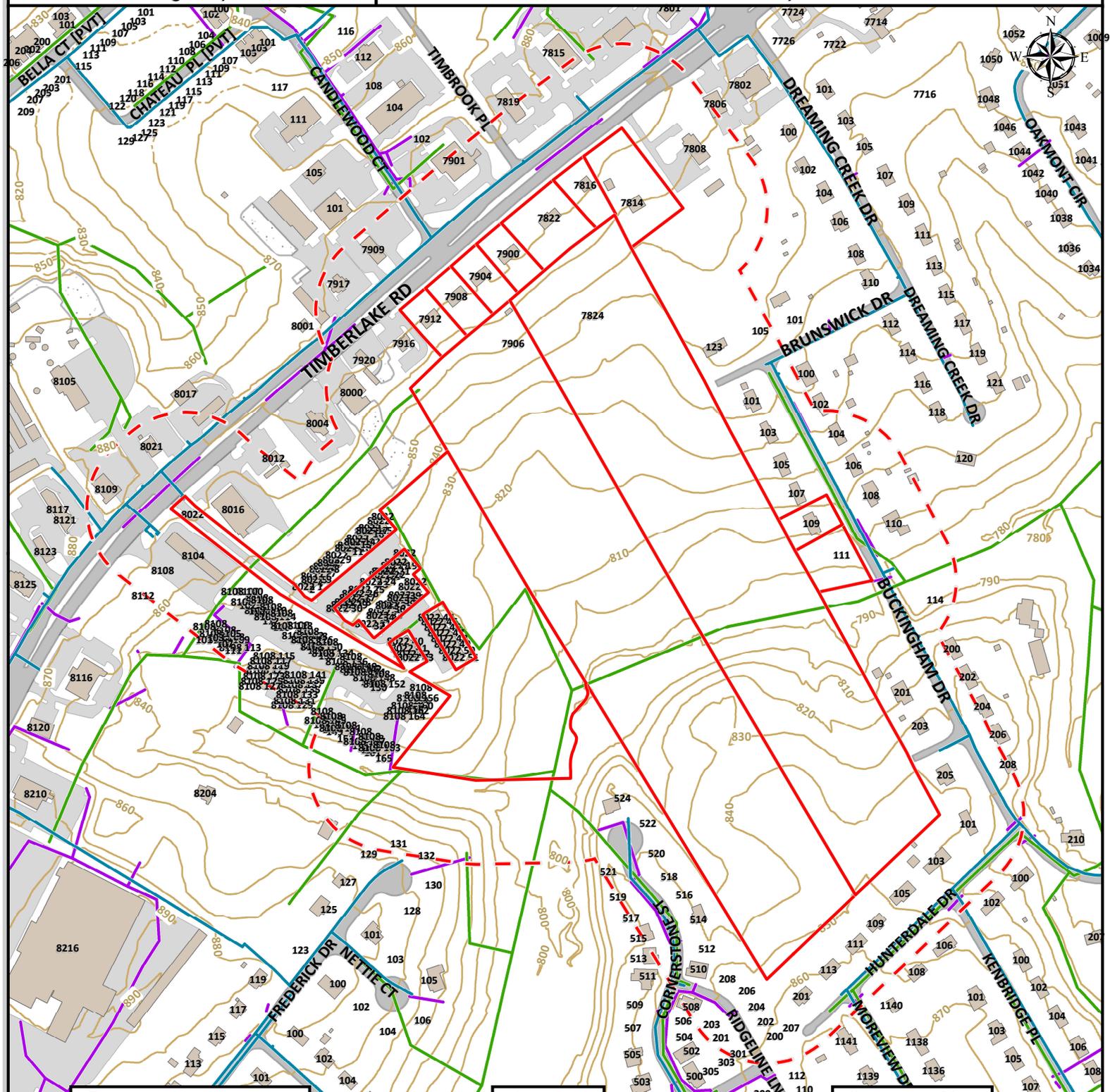
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



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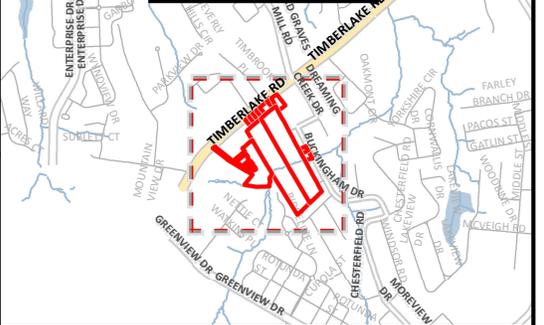
PROPERTY INFORMATION

PARCEL ID	ADDRESS
25413020	7908 TIMBERLAKE RD
25413019	7904 TIMBERLAKE RD
25413018	7900 TIMBERLAKE RD
25413017	7822 TIMBERLAKE RD
25413016	7816 TIMBERLAKE RD
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25413031	7824 TIMBERLAKE RD
25413021	7912 TIMBERLAKE RD
25413023	7906 TIMBERLAKE RD
25418052	8022 TIMBERLAKE RD
25410005	109 BUCKINGHAM DR

LEGEND

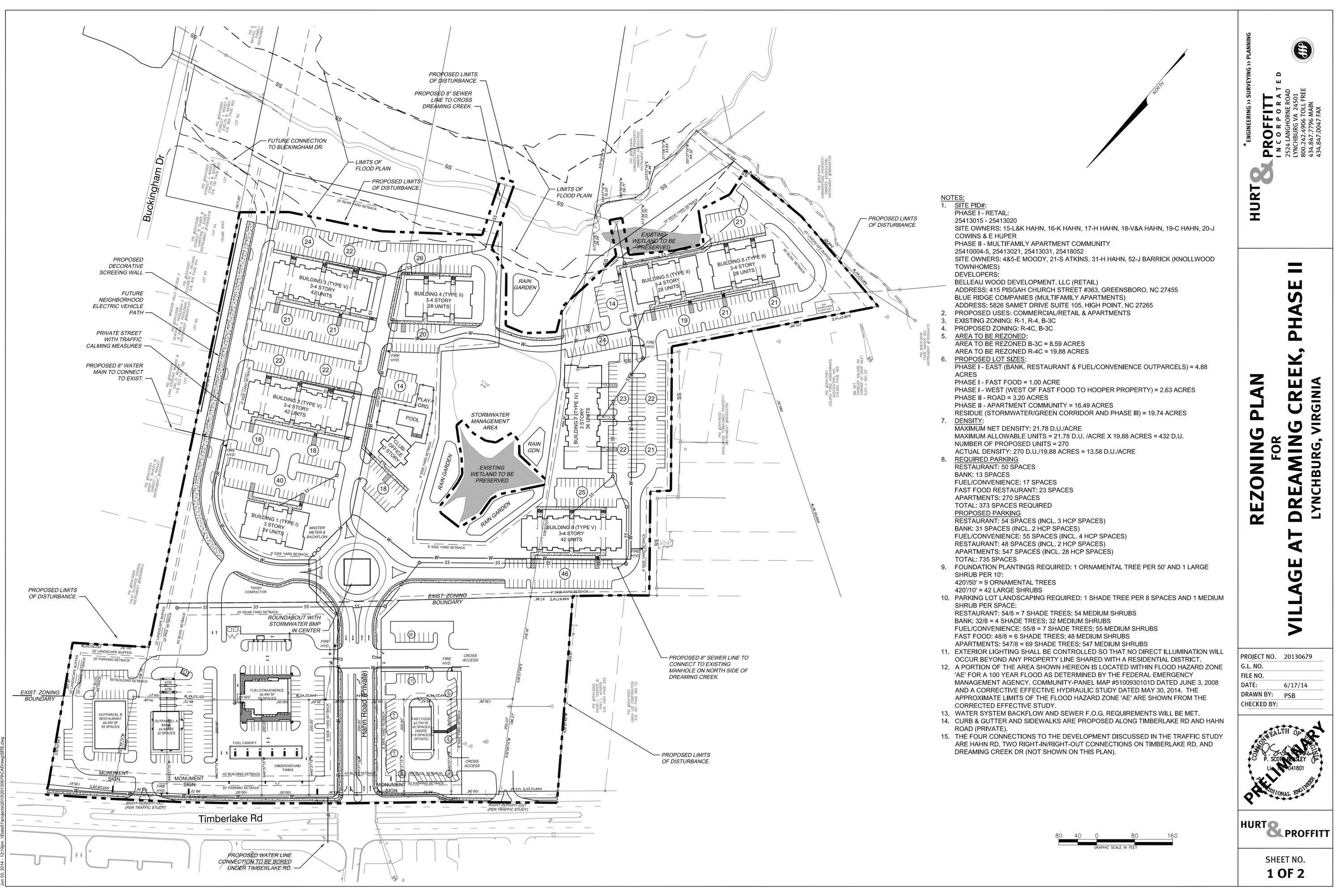
	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed blue)	Storm (dotted blue)
Planimetrics	Paved (solid grey)	Unpaved (dotted grey)	Other (dashed grey)
Structure	Roadway (solid grey)	Parking (dotted grey)	Sidewalk (dashed grey)
Topography	Contour (solid brown)	10' Obs (dashed brown)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

OVERVIEW MAP



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- NOTES:**
- SITE PID#:**
 PHASE I - RETAIL: 25413015 - 25413020
 PHASE II - MULTIFAMILY APARTMENT COMMUNITY: 25410004-5, 25413021, 25413031, 25418052
SITE OWNERS: 15-L&K HAHN, 16-K HAHN, 17-H HAHN, 18-V&A HAHN, 19-C HAHN, 20-J COWINS & E HUPER
PHASE II - MULTIFAMILY APARTMENT COMMUNITY
 25410004-5, 25413021, 25413031, 25418052
SITE OWNERS: 4&5-E MOODY, 21-S ATKINS, 31-H HAHN, 52-J BARRICK (KNOLLWOOD TOWNHOMES)
DEVELOPERS:
 BELLEAU WOOD DEVELOPMENT, LLC (RETAIL)
 ADDRESS: 415 PISGAH CHURCH STREET #363, GREENSBORO, NC 27455
 BLUE RIDGE COMPANIES (MULTIFAMILY APARTMENTS)
 ADDRESS: 5826 SAMET DRIVE SUITE 105, HIGH POINT, NC 27265
 - PROPOSED USES:** COMMERCIAL/RETAIL & APARTMENTS
 - EXISTING ZONING:** R-1, R-4, B-3C
 - PROPOSED ZONING:** R-4C, B-3C
 - AREA TO BE REZONED:**
 AREA TO BE REZONED B-3C = 8.59 ACRES
 AREA TO BE REZONED R-4C = 19.88 ACRES
 - PROPOSED LOT SIZES:**
 PHASE I - EAST (BANK, RESTAURANT & FUEL/CONVENIENCE OUTPARCELS) = 4.88 ACRES
 PHASE I - FAST FOOD = 1.00 ACRE
 PHASE I - WEST (WEST OF FAST FOOD TO HOOPER PROPERTY) = 2.63 ACRES
 PHASE II - ROAD = 3.20 ACRES
 PHASE II - APARTMENT COMMUNITY = 16.49 ACRES
 RESIDUE (STORMWATER/GREEN CORRIDOR AND PHASE III) = 19.74 ACRES
 - DENSITY:**
 MAXIMUM NET DENSITY: 21.78 D.U./ACRE
 MAXIMUM ALLOWABLE UNITS = 21.78 D.U. /ACRE X 19.88 ACRES = 432 D.U.
 NUMBER OF PROPOSED UNITS = 270
 ACTUAL DENSITY: 270 D.U./19.88 ACRES = 13.58 D.U./ACRE
 - REQUIRED PARKING:**
 RESTAURANT: 50 SPACES
 BANK: 13 SPACES
 FUEL/CONVENIENCE: 17 SPACES
 FAST FOOD RESTAURANT: 23 SPACES
 APARTMENTS: 270 SPACES
 TOTAL: 373 SPACES REQUIRED
PROPOSED PARKING:
 RESTAURANT: 54 SPACES (INCL. 3 HCP SPACES)
 BANK: 31 SPACES (INCL. 2 HCP SPACES)
 FUEL/CONVENIENCE: 55 SPACES (INCL. 4 HCP SPACES)
 RESTAURANT: 48 SPACES (INCL. 2 HCP SPACES)
 APARTMENTS: 547 SPACES (INCL. 28 HCP SPACES)
 TOTAL: 735 SPACES
 - FOUNDATION PLANTINGS REQUIRED:** 1 ORNAMENTAL TREE PER 50' AND 1 LARGE SHRUB PER 10'.
 420'/50' = 9 ORNAMENTAL TREES
 420'/10' = 42 LARGE SHRUBS
 - PARKING LOT LANDSCAPING REQUIRED:** 1 SHADE TREE PER 8 SPACES AND 1 MEDIUM SHRUB PER SPACE:
 RESTAURANT: 54/8 = 7 SHADE TREES; 54 MEDIUM SHRUBS
 BANK: 32/8 = 4 SHADE TREES; 32 MEDIUM SHRUBS
 FUEL/CONVENIENCE: 55/8 = 7 SHADE TREES; 55 MEDIUM SHRUBS
 FAST FOOD: 48/8 = 6 SHADE TREES; 48 MEDIUM SHRUBS
 APARTMENTS: 547/8 = 69 SHADE TREES; 547 MEDIUM SHRUBS
 - EXTERIOR LIGHTING SHALL BE CONTROLLED SO THAT NO DIRECT ILLUMINATION WILL OCCUR BEYOND ANY PROPERTY LINE SHARED WITH A RESIDENTIAL DISTRICT.
 - A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL MAP #5100930101D DATED JUNE 3, 2008 AND A CORRECTIVE EFFECTIVE HYDRAULIC STUDY DATED MAY 30, 2014. THE APPROXIMATE LIMITS OF THE FLOOD HAZARD ZONE 'AE' ARE SHOWN FROM THE CORRECTED EFFECTIVE STUDY.
 - WATER SYSTEM BACKFLOW AND SEWER F.O.G. REQUIREMENTS WILL BE MET.
 - CURB & GUTTER AND SIDEWALKS ARE PROPOSED ALONG TIMBERLAKE RD AND HAHN ROAD (PRIVATE).
 - THE FOUR CONNECTIONS TO THE DEVELOPMENT DISCUSSED IN THE TRAFFIC STUDY ARE HAHN RD, TWO RIGHT-IN/RIGHT-OUT CONNECTIONS ON TIMBERLAKE RD, AND DREAMING CREEK DR (NOT SHOWN ON THIS PLAN).

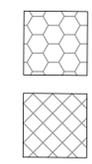
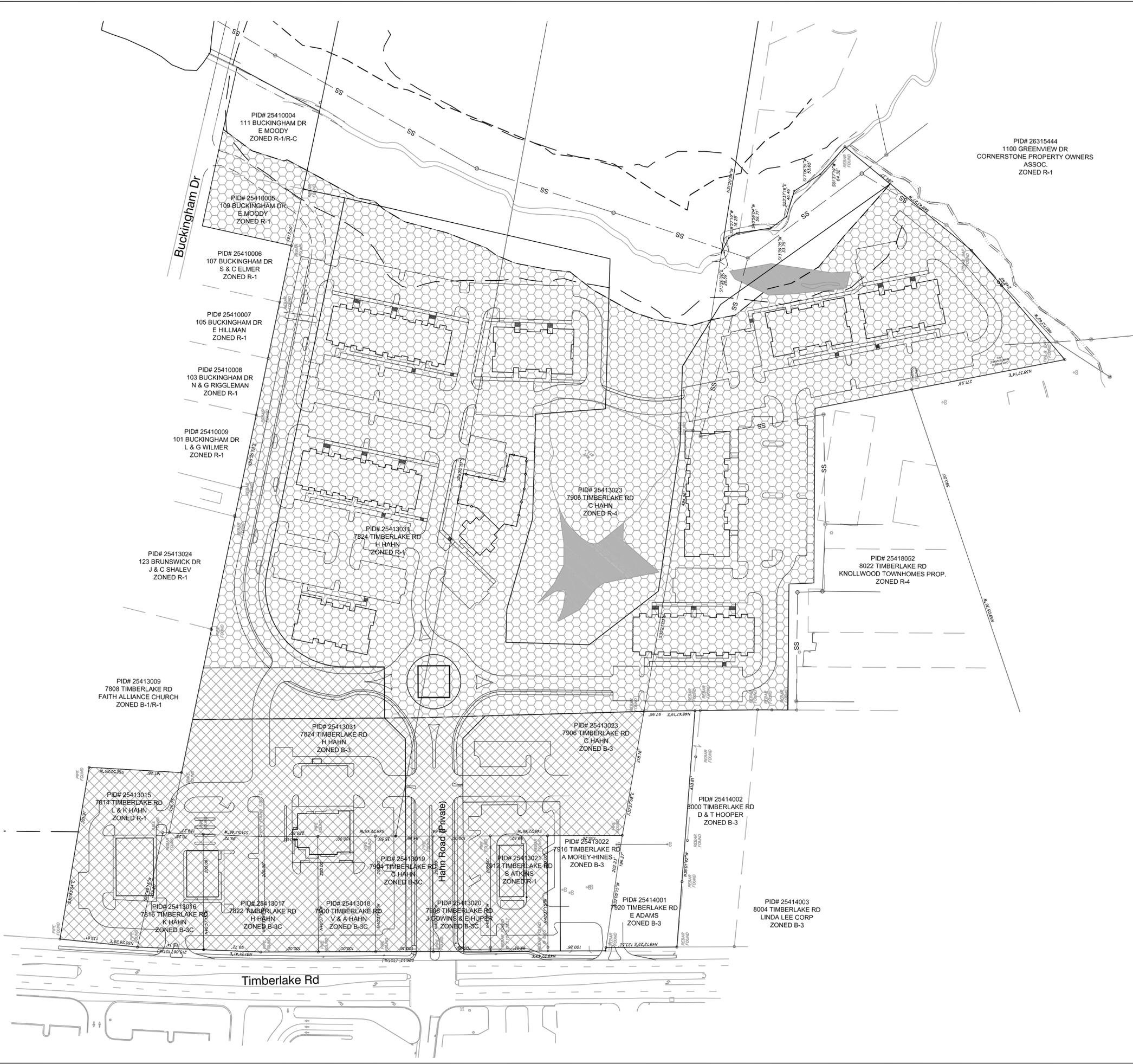
REZONING PLAN
 FOR
VILLAGE AT DREAMING CREEK, PHASE II
 LYNCHBURG, VIRGINIA

PROJECT NO. 20130679
 G.L. NO. _____
 FILE NO. _____
 DATE: 6/17/14
 DRAWN BY: PSB
 CHECKED BY: _____



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DENOTES AREA TO BE REZONED R-4C

DENOTES AREA TO BE REZONED B-3C



LEGAL DESCRIPTION FOR REZONING

AREA TO BE REZONED: B-3C
BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF TIMBERLAKE ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES; NORTH 49 DEGREES 22 MINUTES 45 SECONDS EAST 499.88 FEET TO A POINT, NORTH 51 DEGREES 51 MINUTES 41 SECONDS EAST 215.05 FEET TO A POINT, NORTH 55 DEGREES 28 MINUTES 28 SECONDS EAST 135.61 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 30 DEGREES 43 MINUTES 54 SECONDS EAST 301.91 FEET TO A POINT; THENCE SOUTH 52 DEGREES 50 MINUTES 20 SECONDS WEST 161.26 FEET TO POINT; THENCE SOUTH 28 DEGREES 35 MINUTES 52 SECONDS EAST 185.21 FEET TO A POINT; THENCE SOUTH 49 DEGREES 22 MINUTES 43 SECONDS WEST 314.88 FEET TO A POINT; THENCE NORTH 40 DEGREES 51 MINUTES 02 SECONDS WEST 87.83 FEET TO A POINT; THENCE SOUTH 49 DEGREES 08 MINUTES 58 SECONDS WEST 57.57 FEET TO A POINT; THENCE SOUTH 47 DEGREES 57 MINUTES 30 SECONDS WEST 117.47 FEET TO A POINT; THENCE SOUTH 47 DEGREES 57 MINUTES 22 SECONDS WEST 276.80 FEET TO A POINT; THENCE NORTH 30 DEGREES 27 MINUTES 08 SECONDS WEST 218.16 FEET TO A POINT; THENCE NORTH 49 DEGREES 22 MINUTES 45 SECONDS EAST 130.26 FEET TO A POINT; THENCE NORTH 40 DEGREES 37 MINUTES 15 SECONDS WEST 200.00 FEET TO THE POINT OF BEGINNING.

AREA TO BE REZONED: R-4C
BEGINNING AT A POINT ALONG THE EASTERN RIGHT-OF-WAY OF BUCKINGHAM DRIVE, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 28 DEGREES 05 MINUTES 46 SECONDS EAST 171.37 FEET TO A POINT ON THE EXISTING R-C ZONING LINE; THENCE ALONG THIS LINE THE FOLLOWING COURSES; SOUTH 86 DEGREES 04 MINUTES 37 SECONDS WEST 62.13 FEET TO A POINT, SOUTH 63 DEGREES 56 MINUTES 39 SECONDS WEST 62.89 FEET, SOUTH 77 DEGREES 56 MINUTES 15 SECONDS WEST 139.07 FEET TO A POINT, SOUTH 60 DEGREES 23 MINUTES 56 SECONDS WEST 30.87 FEET TO A POINT, SOUTH 83 DEGREES 52 MINUTES 50 SECONDS WEST 62.73 FEET TO A POINT, SOUTH 67 DEGREES 16 MINUTES 41 SECONDS WEST 149.51 FEET TO A POINT, SOUTH 77 DEGREES 10 MINUTES 25 SECONDS WEST 57.43 FEET TO A POINT, SOUTH 58 DEGREES 21 MINUTES 12 SECONDS WEST 95.77 FEET TO A POINT, SOUTH 82 DEGREES 06 MINUTES 33 SECONDS WEST 130.20 FEET TO A POINT, SOUTH 62 DEGREES 14 MINUTES 40 SECONDS WEST 105.62 FEET TO A POINT, SOUTH 36 DEGREES 19 MINUTES 21 SECONDS WEST 77.18 FEET TO A POINT, SOUTH 10 DEGREES 52 MINUTES 01 SECONDS WEST 72.93 FEET TO A POINT, SOUTH 26 DEGREES 21 MINUTES 56 SECONDS WEST 96.33 FEET TO A POINT, SOUTH 00 DEGREES 25 MINUTES 47 SECONDS WEST 190.63 FEET TO A POINT; THENCE LEAVING THE EXISTING R-C ZONING LINE SOUTH 88 DEGREES 43 MINUTES 27 SECONDS WEST 182.71 FEET TO A POINT; THENCE NORTH 81 DEGREES 03 MINUTES 40 SECONDS WEST 249.40 FEET TO A POINT; THENCE NORTH 38 DEGREES 35 MINUTES 49 SECONDS EAST 271.96 FEET TO A POINT; THENCE NORTH 38 DEGREES 35 MINUTES 05 SECONDS EAST 171.31 FEET TO A POINT; THENCE NORTH 40 DEGREES 02 MINUTES 54 SECONDS WEST 302.65 FEET TO A POINT; THENCE NORTH 47 DEGREES 13 MINUTES 09 SECONDS EAST 43.38 FEET TO A POINT; THENCE NORTH 40 DEGREES 04 MINUTES 55 SECONDS WEST 218.48 FEET TO A POINT; THENCE NORTH 49 DEGREES 57 MINUTES 53 SECONDS EAST 53.19 FEET TO A POINT; THENCE NORTH 48 DEGREES 47 MINUTES 19 SECONDS EAST 197.96 FEET TO A POINT; THENCE NORTH 47 DEGREES 57 MINUTES 17 SECONDS EAST 394.29 FEET TO A POINT; THENCE NORTH 49 DEGREES 08 MINUTES 58 SECONDS EAST 57.57 FEET TO A POINT; THENCE SOUTH 40 DEGREES 51 MINUTES 02 SECONDS EAST 87.83 FEET TO A POINT; THENCE NORTH 49 DEGREES 22 MINUTES 43 SECONDS EAST 314.88 FEET TO A POINT; THENCE SOUTH 28 DEGREES 35 MINUTES 52 SECONDS EAST 747.86 FEET TO A POINT; THENCE NORTH 61 DEGREES 54 MINUTES 14 SECONDS EAST 158.97 FEET TO THE POINT OF BEGINNING.

HURT & PROFFITT
INCORPORATED
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
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434.847.7796 MAIN
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REZONING PLAN
FOR
VILLAGE AT DREAMING CREEK, PHASE II
LYNCHBURG, VIRGINIA

PROJECT NO.	20130679
G.L. NO.	
FILE NO.	
DATE:	6/17/14
DRAWN BY:	PSB
CHECKED BY:	



HURT & PROFFITT



Hurt & Proffitt, Inc.

Engineering • Surveying • Environmental
Materials Testing • Geotechnical
Site Planning

2524 Langhorne Road • Lynchburg, VA 24501
(434) 847-7796 • FAX (434)847-0047

REZONING NARRATIVE

May 6, 2014

Revised June 3, 2014

Village at Dreaming Creek – Phase II (multi-family)

[Parcels associated with this rezoning petition: 7912 Timberlake Road, 7824 Timberlake Road (portion thereof), 8022 Timberlake Road (portion thereof), 109 Buckingham Drive, 111 Buckingham Drive (portion thereof)]

Lynchburg, Virginia

Hurt & Proffitt Project #20130679

PROJECT DESCRIPTION

The project consists of the rezoning of eleven parcels (PID # 25410004, 25410005, 25413015, 25413016, 25413017, 25413018, 25413019, 25413020, 25413021, 25413031, and 25418052) from R-1, R-4 and B-3C to B-3C & R-4C. The retail area along Timberlake Road will be zoned B-3C. This includes a fast food restaurant along with the areas identified as Phase I in the previous rezoning petition. The multi-family area to the south of Phase I, known as Phase II, will be rezoned to R-4C down to the R-C zoning line along Dreaming Creek. Phase II of the project consists of the construction of 270 high-end apartment units. This project also includes private roadways (access will be provided to the general public), parking, landscaping, utilities, and stormwater management facilities.

Under the current zoning, there are approximately 12.31 acres of land (portions of PID #25413023 and PID #25418052) north of Dreaming Creek that could be developed with multi-family apartment units. With a density of 21.78 units/acre, a total of 268 multi-family apartment units could be developed on these parcels alone without having to go through the rezoning process. Another 27 single-family lots (9.35 x 2.9 dwellings/acre) could be developed on the R-1 land north of Dreaming Creek (portions of PID #25413031 and PID #25418052) north of Dreaming Creek, bringing the total number of dwelling units to 295. These multi- and single-family developments would be connected to Brunswick Drive to provide the required connectivity. To get the density, the pond would be filled in and the wetlands removed. If developed in this manner, however, there would be greater impact on the land, the environment, and the neighboring properties.

Using the developer's approach, the central core of the property is preserved (wetlands maintained and stream restored) and the fringe areas would be converted into stormwater

wetlands and bioretention areas to treat stormwater runoff from the proposed development. In addition, the total number of units would be reduced over what is allowed by-right. The proposed development will also contain walking trails along Dreaming Creek as an amenity.

ARCHITECTURAL DESIGN

The architectural design details for the Village at Dreaming Creek multi-family units (Phase II) will be provided at a later date.

LIGHTING

Lighting shall be in accordance with the Lynchburg Code of Ordinances - Sec. 35.1-43.26. Lighting.

SITE SIGNAGE

Signage shall be governed by the Lynchburg Code of Ordinances Sec. 35.1-26. Signs. One free-standing pylon sign shall be used to identify the development.

STORMWATER MANAGEMENT

Runoff from the development flows to the south where it drains into Dreaming Creek. Currently, a generous portion of the stormwater flows through unnamed tributaries to the pond, which then drains to Dreaming Creek. Stormwater management will be addressed on Phase I by each individual outparcel using underground storage systems (pipe or chamber systems) to be located under the parking areas or with bioretention systems (rain gardens) in open areas. Water quality treatment will be accomplished using BMP measures such as rain gardens and tree-in-a-box filters. Runoff from the proposed private roadway (Hahn Road) will be collected by pipes and conveyed to a stormwater BMP device in the center of the roundabout for management/treatment. Runoff collected by these stormwater quantity and quality measures will be collected in pipes on each parcel, conveyed to the stormwater collection system in the proposed roadway and discharged to an adequate channel.

Phase II stormwater management will be accomplished in the central core area. The stream will be restored and the fringe areas at the edge of the former pond will be converted to stormwater wetlands with sediment forebays and bioretention basins. These features will drain to the restored stream in the center, which will drain to Dreaming Creek.

Water Quantity

For Phase I, the type of stormwater management facility used to reduce post-development runoff rates below the pre-development rate largely depends on the ultimate size of each development parcel and the amount of area available to use for such measures. The preference would be to utilize rain gardens (bioretention filter) if space is available, because such devices provide management of both stormwater quantity and quality. If open space on a particular site is limited, then underground storage systems (pipe or chamber) will be used to manage water quantity. Low Impact Development (LID)

strategies such as porous concrete pavement or concrete paver systems may be considered to reduce the composite runoff factor. Regardless of the measures used, State and City requirements to reduce or maintain the runoff rate will be met.

For Phase II, the stormwater wetlands and bioretention basins will be used to manage stormwater quantity. If needed, these devices can be supplemented with pipe storage in the parking areas.

Water Quality

For Phase I, small rain gardens (bioretention areas) and mechanical devices such as hydrodynamic separators and above ground tree-in-a-box filter systems will serve as the primary water quality devices. Runoff from the roadway will be treated in the center of the roundabout using a sand filter or similar device.

On Phase II, the stormwater wetlands and bioretention areas described above will also serve to treat the stormwater runoff.

ADEQUATE CHANNEL

Stormwater from this development area flows into Dreaming Creek. Runoff from the site and roadway will be managed and treated using the methods described in the previous sections, collected in pipes and discharged into the restored stream at the center of the existing pond area. The restored stream flows to Dreaming Creek. Collectively, the stormwater management strategies employed in the Phase I and Phase II developments will reduce the post-developed runoff rate to below the pre-development rate. The restored stream will be designed as an adequate channel. The ultimate receiving channel, Dreaming Creek, is considered an adequate channel.

PARKING

The project must meet the current City of Lynchburg parking requirements. For restaurants, the City requires one (1) parking space per every each four (4) persons of the rated capacity plus one (1) space for each three (3) employees on duty at any time; for the residential uses, the City requires one (1) space dwelling unit. Proposed parking spaces for the project are shown on the Rezoning Plan. It should be noted that the proposed number and location of parking spaces may be adjusted during the design process due to site restraints or changes in the site plan. The final parking count, however, will meet the requirements set by the City of Lynchburg's parking ordinance.

Parking Calculations (based on current Rezoning Plan)

Restaurant: 50 spaces required; 54 spaces provided

Bank: 13 spaces required; 31 spaces provided

Fuel/Convenience: 17 spaces required; 55 spaces provided

Fast Food Restaurant: 23 spaces required; 48 spaces provided

Multi-Family: 1 space x 270 units = 270 spaces required; 547 spaces provided

LANDSCAPING/OTHER

The proposed clearing and grading limits run approximately along the 100-year flood plain limits on the north side of Dreaming Creek. Grading will be limited to what is needed to construct the buildings, parking and circulation drives, and any required stormwater management features.

In order to achieve the grades shown, fill material will be required. The source of fill will be the land on the south side of Dreaming Creek on parcel numbers 25413023 and 25413031. A permit will have to be obtained from the Army Corps of Engineers and VDEQ to allow the temporary stream crossing. Alternatively, the stream may be crossed using an engineered structural plate arch or other bottomless design that would not impact the stream and would not require permitting.

Preliminary grading indicates that as little as 10,000 cubic yards may be needed from the land on the south side of the creek.

Landscape plantings will be as provided per the landscape ordinance. Shade trees will be located in interior medians within parking areas and at the ends of all parking rows. No more than fifteen (15) consecutive parking spaces will be located between islands. Street trees will be provided as required along Timberlake Road, Hahn Road (private) and the private drives. Street and shade tree types will be provided at the site plan stage. Foundation plantings will be provided as required. Landscape buffers will be provided between the development and the existing R-1 zones to the east and west.

Trash will be placed in on-site dumpsters and removed by a commercial trash service.

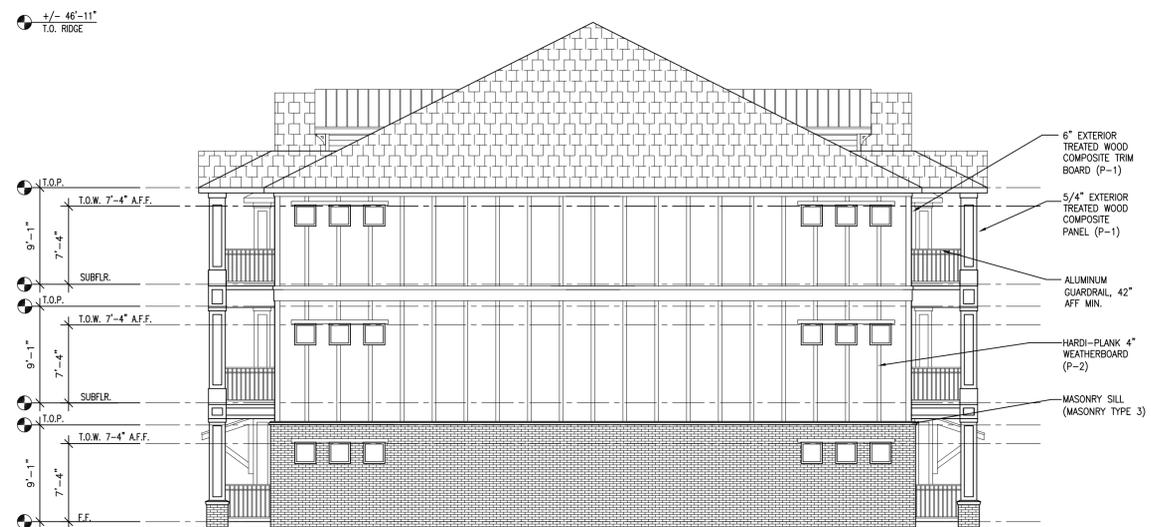
Exterior lighting shall be controlled so that no direct illumination will occur beyond any property line. A note is provided on the attached plan.



ARCHITECTURAL GROUP

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 841.8440 fax Matthews, North Carolina 28105
 www.UrbanAIA.com

Seals:



02 RIGHT & LEFT ELEVATION: Building Type I
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



01 FRONT AND REAR ELEVATIONS: Building Type I
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

DREAMING CREEK APARTMENTS

Timberlake Road
 City of Lynchburg, Virginia

Date:	May 15, 2014
Project Number:	2014-39
Issued For:	Construction Only:

CONCEPTUAL EXTERIOR ELEVATIONS

A3.1

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Seals:



02 RIGHT & LEFT ELEVATION: Building Type II
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



01 FRONT AND REAR ELEVATIONS: Building Type II
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

DREAMING CREEK APARTMENTS

Timberlake Road
 City of Lynchburg, Virginia

Date: May 15, 2014
 Project Number: 2014-39
 Issued For:
 Construction Only:

CONCEPTUAL
 EXTERIOR ELEVATIONS

A3.2

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Seals:



02 ELEVATION: Building Type III Right & Left
1/8" = 1'-0"



01 ELEVATION: Building Type III Front & Rear
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

DREAMING CREEK APARTMENTS

Timberlake Road
City of Lynchburg, Virginia

Date:	May 15 2014
Project Number:	2014-39
Issued For:	
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CONCEPTUAL EXTERIOR ELEVATIONS

A3.3

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02 BUILDING TYPE II ELEVATION- Masonry Comparison @ Widely-Spaced Batten (1/8" = 1'-0" when 11x17)
 1/8" = 1'-0"



01 BUILDING TYPE II ELEVATION- Masonry Comparison (1/8" = 1'-0" when 11x17)
 1/8" = 1'-0"

Date:	May 14, 2013
Project Number:	2013-13
Issued For:	
BUILDING TYPE II ELEVATIONS	
ELEVATION	
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