

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

434-455-3900

To: Planning Commission
From: Planning Division
Date: February 10, 2016
Re: Rezoning: 3316 Naval Reserve Road – I-3, Heavy Industrial District to B-5, General Business District

I. PETITIONER

CMB Properties, LLC, 3316 Naval Reserve Road, Lynchburg, Virginia 24502
Representative: Tommy Brooks, Sr., Acres of Virginia, Inc., 404 Clay Street, Lynchburg, Virginia 24504

II. LOCATION

The subject property includes one tract of approximately seven hundred sixty-nine thousandths (0.769) acre located at 3316 Naval Reserve Road.

Property Owner: CMB Properties, LLC, 3316 Naval Reserve Road, Lynchburg, Virginia 24502

III. PURPOSE

The purpose of the petition is to rezone the property from I-3, Heavy Industrial District to B-5, General Business District to bring the existing office use into conformity and to allow the construction of a building addition.

IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends an Employment 2 use for the property.
- The proposed B-5, General Business District would allow for the continued use of the property as an office.
- Business service uses are appropriate in Employment 2 areas.

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Future Land Use Map (FLUM)* of the *Comprehensive Plan 2013-2030* recommends an Employment 2 use for the subject property. Employment 2 areas 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 into the City in 1926. The existing I-3, Heavy Industrial District zoning was established in 1978.
3. **Proffers.** N/A
4. **Board of Zoning Appeals (BZA).** The Zoning Administrator 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:

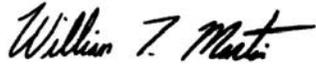
- On July 9, 2002, Council approved the petition of Urban Alternatives to rezone 1601 Wythe Road from I-3, Heavy Industrial District to B-3C, Community Business District (Conditional).
 - On October 11, 2011, Council approved the conditional use permit petition of the Lynchburg Municipal Employees Credit Union to allow a digital sign.
6. **Site Description.** The subject property includes one tract totaling approximately seven hundred sixty-nine thousandths (0.769) of an acre located at 3316 Naval Reserve Road. The property contains a two thousand five hundred two (2,502) square foot, single-story wood frame building currently being used as an accounting office.
 7. **Proposed Use of Property.** If the rezoning is approved, the property will continue to be used as an accounting office. A small eight hundred (800) square foot building addition is proposed at the rear of the existing structure.
 8. **Traffic, Parking and Public Transit.** The City Engineer had no traffic concerns about the redevelopment of this property.

The area is served by the Greater Lynchburg Transit Company (GLTC) Route 9. The closest bus stop is approximately one thousand twelve hundred (1,200) feet from the property and is located near the Wythe Road entrance to City Stadium.
 9. **Stormwater Management.** An Erosion & Sediment control plan will be required if disturbed areas exceed one thousand (1,000) square feet. A stormwater management plan will not be required as disturbed areas will not exceed five thousand (5,000) square feet.
 10. **Emergency Services.** The City Fire Marshal and Police Department had no concerns regarding the proposed rezoning.
 11. **Impact.** The petition proposes to rezone the property from I-3, Heavy Industrial District to B-5, General Business District. While the Planning Division typically does not support downzoning Heavy Industrial property to a lesser district, there are instances where it is appropriate. The subject property is relatively small (less than an acre) and is located between Naval Reserve Road and the Norfolk & Sothern Railway. As referenced in the Comprehensive Plan, business services that support other uses in the area are appropriate in Employment 2 areas. An accounting office is considered a business service and could serve other industrial uses located in the area. The proposed rezoning and construction of a small building addition would also help bring the site into compliance with the City's Landscaping Ordinance as indicated on the submitted site plan. The proposal should have little to no negative impact on the area.
 12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the concept plan on January 5, 2016. Comments regarding the petition were relatively minor in nature and have or will be addressed prior to final site plan approval.
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VI. PLANNING DIVISION RECOMMENDATION

Rezone approximately seven hundred sixty-nine thousandths (0.769) of an acre located at 3316 Naval Reserve Road from I-3, Heavy Industrial District to B-5, General Business District to allow the continued operation of an office use and the construction of an eight hundred (800)-square foot building addition.

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Ms. Bonnie M. Svrcek, Deputy City Manager
Mr. Walter C. Erwin, City Attorney
Mr. Kent L. White, Director of Community Development
Mr. J. Lee Newland, City Engineer
Ms. Cynthia Kozerow, Lynchburg Police Department
Battalion Chief Thomas Goode, Fire Marshal
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Tommy Brooks, Acres of Virginia, Inc.
Mr. Chad Maddox, Property Owner

VII. ATTACHMENTS

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



PROPERTY INFORMATION

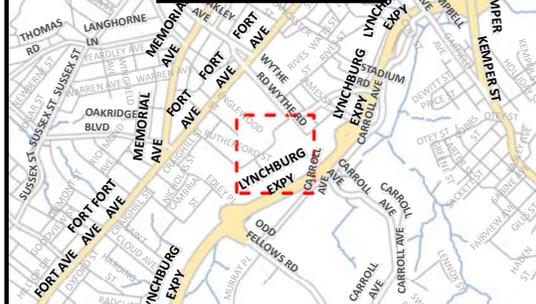
PARCEL ID	ADDRESS
02807046	3316 NAVAL RESERVE RD

LEGEND

- Subject Property**
- 215' Buffer**

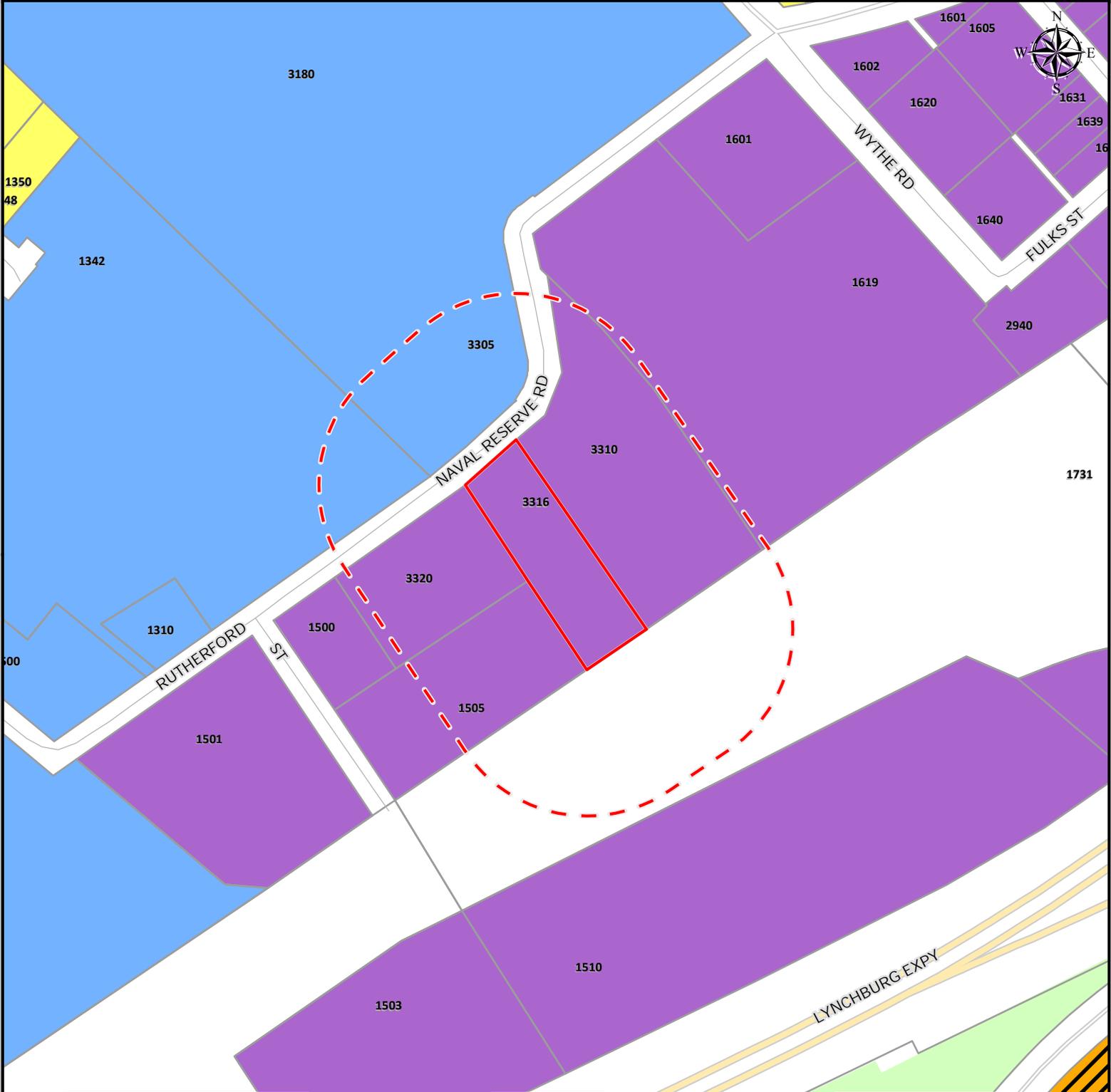
 B-1	 I-1	 R-4
 B-2	 I-2	 R-5
 B-3	 I-3	 R-C
 B-4	 R-1	 IN-1
 B-5	 R-2	 IN-2
 B-6	 R-3	

OVERVIEW MAP



MAP SCALE: 1" to 4,000' DATE PRINTED: 2/5/2016

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



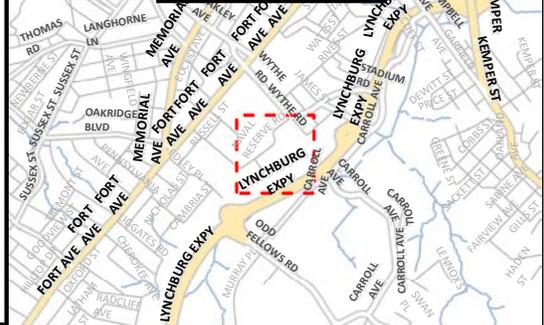
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02807046	3316 NAVAL RESERVE RD

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 4,000' DATE PRINTED: 2/5/2016

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City of Lynchburg - GIS Office | 434.455.6661 | GIS@lynchburgva.gov

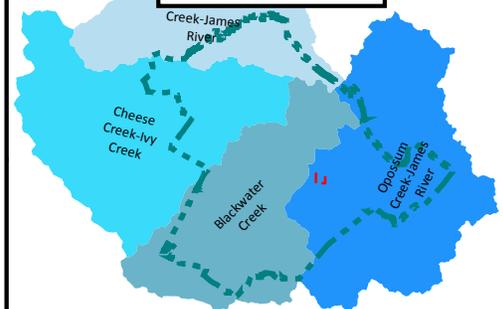
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02807046	3316 NAVAL RESERVE RD

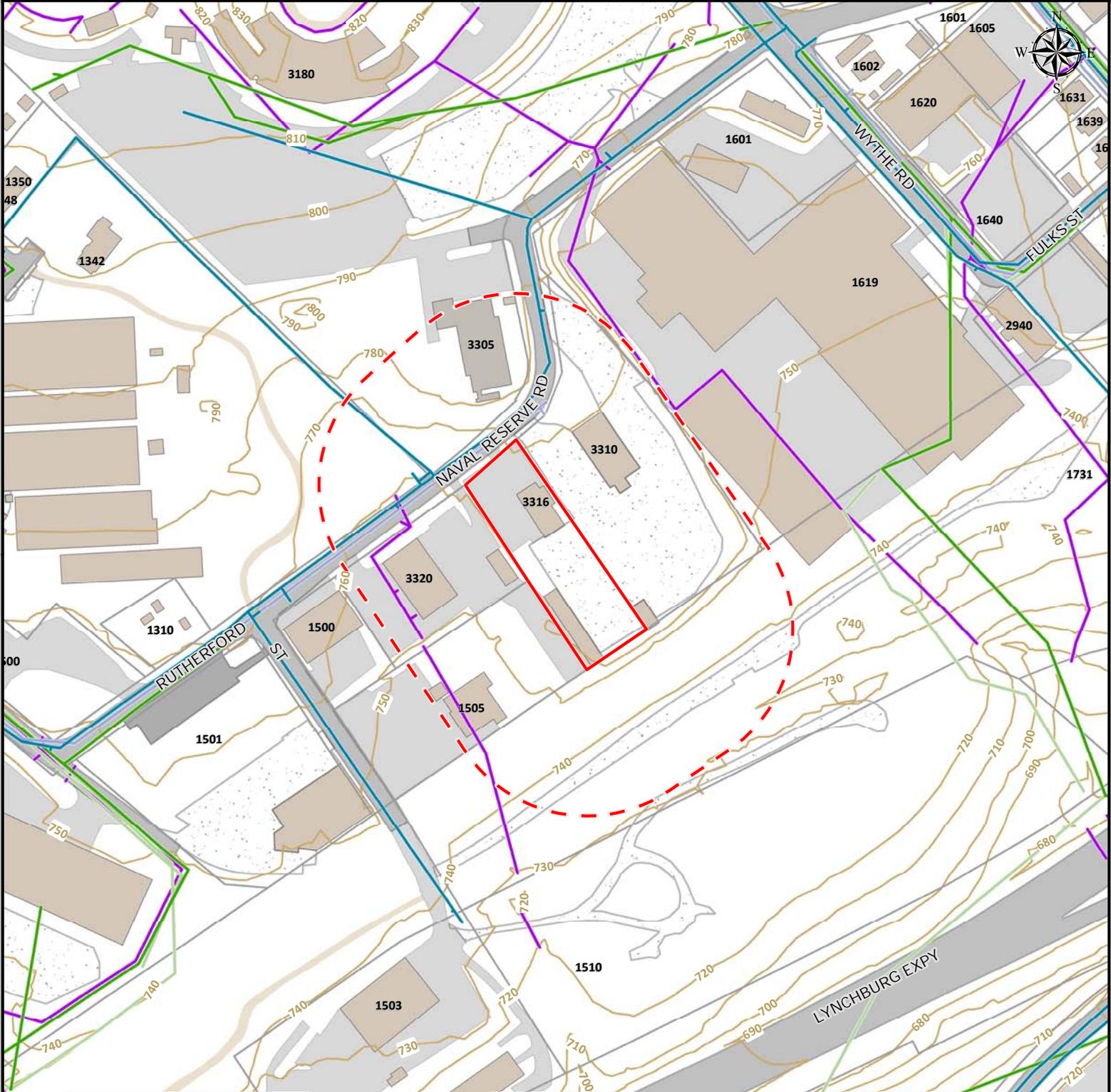
LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 33,333' DATE PRINTED: 2/5/2016



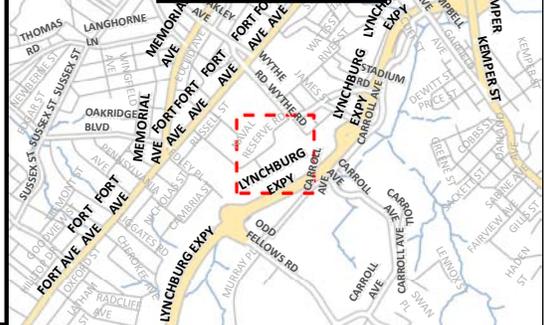
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02807046	3316 NAVAL RESERVE RD

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 4,000' DATE PRINTED: 2/5/2016

- NOTES:
1. THIS PLAN WAS PREPARED AT THE REQUEST OF CHAD MADDOX/CMB PROPERTIES, LLC.
 2. NO DETERMINATION OF WETLANDS WAS MADE OR REQUESTED BY THE OWNER / DEVELOPER NOR DOES THIS PLAN ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
 3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS PLAN. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 4. NO INVESTIGATION OR INDEPENDENT SEARCH WAS PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMERLY.
 5. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP DATED EFFECTIVE DATE JUNE 3, 2008. MAP NUMBER 51009300020. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FLOOD INSURANCE RATE MAP.
 6. IN PROVIDING THIS PLAN NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 7. ANY SUBSEQUENT BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. NO ATTEMPT TO DETERMINE SAID OWNERSHIP WAS MADE BY ACRES OF VIRGINIA, INC. THE AREA SHOWN ON THIS PLAN IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBSEQUENT BEDS UNLESS OTHERWISE NOTED.
 8. PRIOR TO THE IMPROVEMENT OF ANY PROPERTY IN THE CITY OF LYNCHBURG, THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, BUILDING CODES AND STORMWATER MANAGEMENT REQUIREMENTS.
 9. THIS PROPERTY IS CURRENTLY SERVED BY CITY WATER AND PRIVATE SEWER.
 10. THIS PROPERTY IS CURRENTLY ZONED I-3. PROPOSED CHANGE REQUESTED TO B-5.
 11. ALL NEW LIGHTING WILL BE DIRECTIONAL OR GLARED SHIELDED.
 12. 15'- 9"X18' EXISTING PAVED PARKING SPACES
1'- 14"X18' ADA H/C PARKING SPACE

GENERAL CONSTRUCTION NOTES:

CONTACT THE CITY ENVIRONMENTAL REVIEWER, THE CITY CONSTRUCTION COORDINATOR AND MISS UTILITY 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR OR THE OWNER SHALL OBTAIN ALL REQUIRED PERMITS, FROM ALL GOVERNING BODIES PRIOR TO CONSTRUCTION. ACRES OF VIRGINIA, INC. ACCEPTS NO RESPONSIBILITY OR PERMITS NOT OBTAINED OR IN PLACE.

THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK IS NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL ON HIS OWN LOCATE ANY UNDERGROUND LINES AND STRUCTURES AS NECESSARY.

POWER LINES AND POLES, TELEPHONE LINES AND POLES SHALL BE PROTECTED FROM ANY DAMAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY OWNERS, OBTAINING THE PROPER PROTECTIVE MEASURES FOR EACH INDIVIDUAL CONSTRUCTION LOCATION AND PROTECTING ANY DAMAGE CAUSED BY THE CONTRACTOR OR THE CONSTRUCTION OPERATION SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE.

THE CONTRACTOR SHALL NOTIFY ACRES OF VIRGINIA, INC. FOR A REVIEW SHOULD DISCREPANCIES BE DISCOVERED. IF THE CONTRACTOR CONTINUES WITHOUT THIS REVIEW, THE CONTRACTOR ACCEPTS COMPLETE RESPONSIBILITY AND ALL LIABILITY. THE OWNER IS RESPONSIBLE FOR VERIFYING THAT THE CONTRACTOR HAS THE MOST RECENT REVISION DATE OF THE PLANS PRIOR TO COMMENCING WITH CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS OF THE VIRGINIA OCCUPATIONAL SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AS ADOPTED BY THE SAFETY AND HEALTH CODES COMMISSION OF VIRGINIA.

THE GRADING CONTRACTOR SHALL PROOF-ROLL THE CONSTRUCTION AREA WITH HEAVY-PNEUMATIC EQUIPMENT. ALL UNSUITABLE MATERIAL SHALL BE UNDERCUT AND REPLACED WITH COMPACTED APPROVED STRUCTURAL MATERIAL. SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM OR PLACED ON THE SITE BY THE GRADING CONTRACTOR. ANY OFF-SITE WASTE AREA MUST BE APPROVED BY THE CITY OF LYNCHBURG'S EROSION & SEDIMENTATION CONTROL MANAGER.

COMPACT TO 98% OF MAXIMUM STANDARD PROCTOR DENSITY WITH THE UPPER 9" @ 100% STANDARD PROCTOR DENSITY. MAINTAIN SOIL MOISTURE CONTENT BETWEEN 0 AND 3% ABOVE OPTIMUM. USE THE GEOTECHNICAL ENGINEER METHOD FOR MAINTAINING OPTIMUM MOISTURE CONTROL. GR'S AND COMPACTION TEST ARE MANDATORY. RESULTS AND REPORTS WILL BE SENT TO ACRES OF VIRGINIA, INC. GEO-TECH. WORK CAN BE DONE BY ACRES OF VIRGINIA, INC. UPON REQUEST.

EXISTING PARKING SURFACE IS ASPHALT

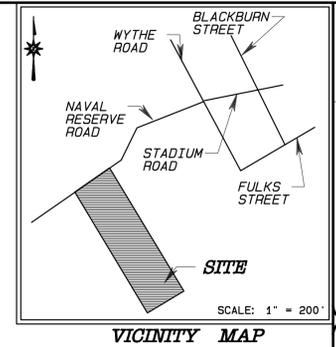
IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE CONTRACTOR IS WORKING FROM THE MOST CURRENT SET OF APPROVED PLANS.

ALL CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE CITY OF LYNCHBURG'S MANUAL OF SPECIFICATIONS, MOST RECENT EDITION, AND MOST RECENT EDITION BUILDING CODES.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR IS TO COMPLY WITH ALL OSHA REGULATION REQUIREMENTS AND SAFETY MEETING REQUIREMENTS.

CMB PROPERTIES, LLC

PROPOSED BUILDING ADDITION #3316 NAVAL RESERVE ROAD



CONTACT NUMBERS:

1. SEWER:
THE CITY OF LYNCHBURG, VA.
WATER RESOURCE DEPARTMENT
525 TAYLOR STREET
LYNCHBURG, VA 24501
PHONE: (434) 455-4250
2. WATER:
THE CITY OF LYNCHBURG, VA.
WATER RESOURCE DEPARTMENT
525 TAYLOR STREET
LYNCHBURG, VA 24501
PHONE: (434) 455-4250
3. GAS:
COLUMBIA GAS OF VIRGINIA
1500 DUBLIN ROAD
COLUMBUS, OH 43215
PHONE: 1-(800)-440-6111
4. ELECTRIC:
APPALACHIAN POWER COMPANY
4001 MAYFLOWER DRIVE
LYNCHBURG, VA 24501-5094
(434) 522-4329
5. TELEPHONE:
VERIZON - VIRGINIA, INC.
ENGINEERING DEPARTMENT
553 LEESVILLE ROAD
LYNCHBURG, VA 24502
PHONE: (434) 237-9517
6. CITY INSPECTIONS:
900 CHURCH STREET
LYNCHBURG, VA 24504
PHONE: (434) 455-3910
7. OWNER:
CMB PROPERTIES, LLC
#3316 NAVAL RESERVE ROAD
LYNCHBURG VIRGINIA 24501
(434) 616-6615
8. SITE/BUILDING CONTRACTOR:
TO BE DETERMINED
9. ENGINEER/SURVEYOR:
ACRES OF VIRGINIA, INC.
404 CLAY STREET
LYNCHBURG, VA. 24504
(434) 528-4674

CIVIL PLAN LEGEND:

SHEET

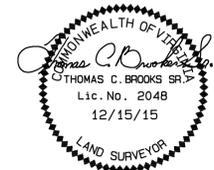
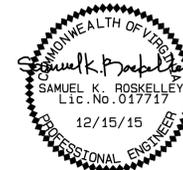
COVER SHEET.....	CIVIL-1
SITE, LANDSCAPE, E&S PLAN/NEW BUILDING ADDITION....	CIVIL-2
LANDSCAPE DETAILS.....	CIVIL-3

APPROVED BY: _____ /DATE
CITY PLANNER

APPROVED BY: _____ /DATE
E & S ENVIRONMENTAL PLANNER

SOURCE OF TITLE:

THIS PROPERTY WAS CONVEYED TO CMB PROPERTIES, LLC BY DEED DATED OCTOBER 08, 2004 AND RECORDED BY INSTRUMENT NUMBER 040010764 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LYNCHBURG, VIRGINIA.



ACRES OF VIRGINIA, INC.
SURVEYORS/ENGINEERS/PLANNERS
ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL
email: Svc@acresofvirginia.com
www.acresofvirginia.com
404 CLAY STREET OFFICE (434) 528-4674
LYNCHBURG, VA. 24504 FAX (434) 845-1048



COMM. NO.: 15774
DATE: DECEMBER 15, 2015
FILE NO.: 150724
SERVING NEW JOBS
PLAN SCALE: 1" = 20'
TAX MAP 08B07046
COPYRIGHT: ACRES OF VIRGINIA, INC.

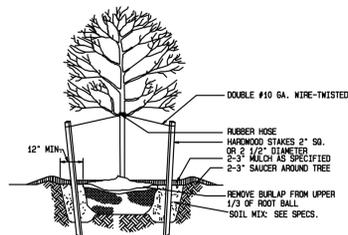
PLAN COVER SHEET FOR #3316 NAVAL RESERVE ROAD

PROPERTY OF CMB PROPERTIES LLC LYNCHBURG, VIRGINIA

DRAWING CIVIL-1

GENERAL LANDSCAPE SPECIFICATIONS:

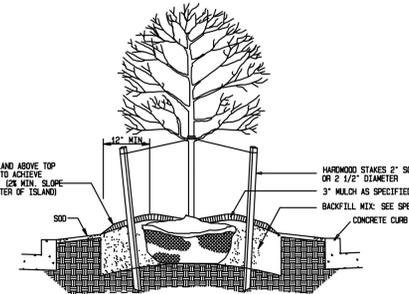
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
- ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS, AND SPECIFICATIONS.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTS AND PLANTING AREAS MUST BE MULCHED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON FINAL LANDSCAPE PLANS PRIOR TO PRICING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
- CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- CONTRACTOR SHALL STAKE OR HAVE STAKED PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED AND REPLACED.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THEIR STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTS TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
- INSTALL STONE MAINTENANCE STRIP IF REQUIRED. STONE SHALL CONSIST OF RIVERSTONE WITH MAXIMUM DIMENSION OF FOUR INCHES (4"). STONE SHALL BE LAID THREE INCHES (3") DEEP OVER WEED BARRIER FABRIC. OVERLAP FABRIC SIX INCHES (6") PER COURSE. EDGING SHALL BE FOUR INCHES (4") X THREE SIXTEENTH INCH (3/16") BLACK ALUMINUM EDGING AS MANUFACTURED BY SURE-LOC (1-800-SURE-LOC) OR APPROVED EQUAL. ANCHOR EDGING IN PLACE WITH STAKES ELEVEN INCHES (11") LONG.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL.
- IF THE SITE DEVELOPMENT PLANS DO NOT INCLUDE AN IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE BUILDING IS TURNED OVER TO THE OWNER.
- CHEMICAL WEED CONTROL SHALL BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO ANY PLANT INSTALLATION.
- THE CONTRACTOR SHALL SUBMIT A LIST OF ANY PROPOSED PLANT SUBSTITUTIONS. SUBSTITUTIONS MUST BE APPROVED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION.
- CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR REVIEW AND APPROVAL BY THE OWNER.
- ALL PLANTS MUST MEET MINIMUM SIZE PER CITY OF LYNCHBURG CODE. TREES SHALL BE OF NO. 1 GRADE SPECIMEN AND SHRUBS SHALL BE HEAVY WELL SHAPED SPECIMENS.



- REMOVE DEAD OR BROKEN BRANCHES, RETAINING NATURAL SHAPE.
- NEVER CUT CENTRAL LEADER.
- SET TREE WITH 1/6 ROOT BALL ABOVE GRADE.
- STAKES, WIRES & HOSES SHALL BE REMOVED AFTER ONE YEAR.
- SCARIFY SUBSOIL TO A MIN. 4" DEPTH.
- PLACE STAKES PARALLEL TO WALKS.

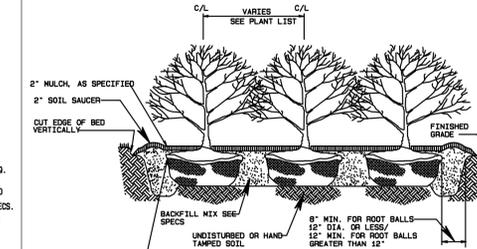
TREE SUPPORT SCHEDULE-EVERGREEN & DECIDUOUS	TREE HEIGHT	TREE CALIPER	STAKE
	4-6'	1 1/2" - 2"	2 @ 5'
	6-10'	2 - 2 1/2"	2 @ 5'
	10-12'	2 - 2 1/2"	2 @ 7' - 8'
	12-14'	3 - 3 1/2"	3 @ 8'
	14-16'	3 1/2 - 4 1/2"	3 @ 8'

1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.



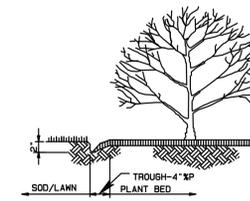
TEST DRAINAGE IN ISLANDS AFTER EXCAVATION: FILL PIT WITH 4" OF WATER. IF WATER IS STANDING AFTER ONE HOUR, EXCAVATE 2" DEEPER. LAY 6" DRAINAGE SCREED. COVER BEDDING WITH FILTER FABRIC. LAP UP 6" ALL AROUND.

2 TREE ISLAND DETAIL
SCALE: N.T.S.



- 1/6 OF ROOT BALL TO BE SET ABOVE GRADE
- SCARIFY SIDES OF PIT TO 4"
- FOR CONTAINER MATERIAL, SLASH ROOT BALL FROM TOP TO BOTTOM, 1" DEEP MIN.
- REMOVE DEAD OR BROKEN BRANCHES, RETAIN NATURAL FORM.

3 MASS SHRUB PLANTING
SCALE: N.T.S.



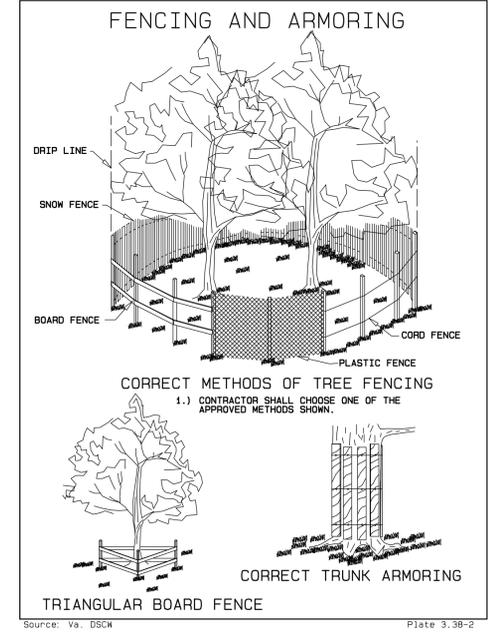
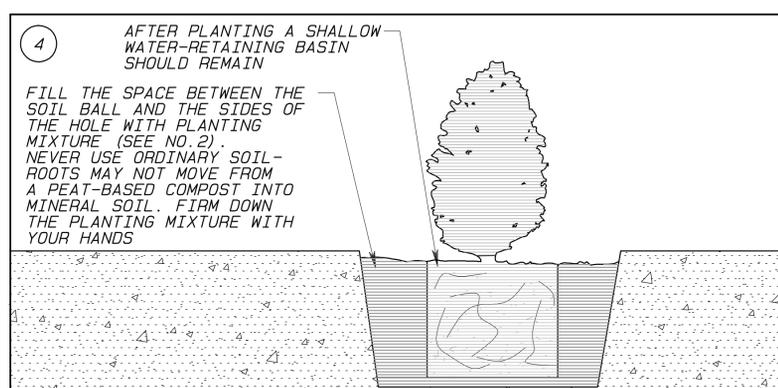
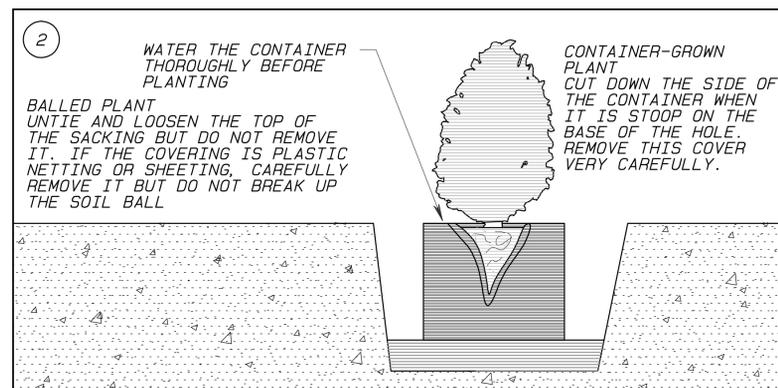
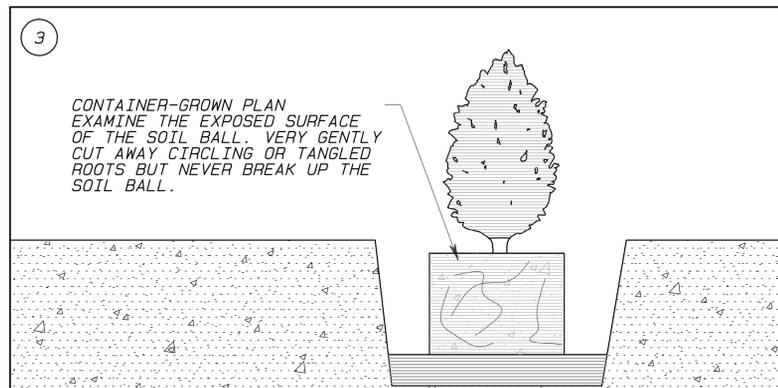
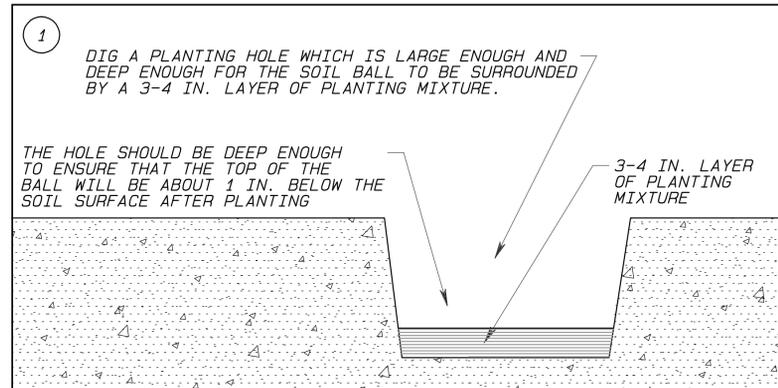
- CUT PLANT BEDS IN SMOOTH CURVES
- CUT EDGE OF SOD VERTICALLY TO CREATE CLEAN EDGE.

4 PLANT BED EDGING
SCALE: N.T.S.

REVISION	DATE
1	
2	
3	
4	
5	

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FOUNDATION PLANTING DETAIL (TYP.)
N. T. S.



COMMONWEALTH OF VIRGINIA
Samuel K. Roskelley
SAMUEL K. ROSKELLEY
Lic. No. 017717
PROFESSIONAL ENGINEER
12/15/15

COMMONWEALTH OF VIRGINIA
Thomas C. Brooks Sr.
THOMAS C. BROOKS SR.
Lic. No. 2048
LAND SURVEYOR
12/15/15

COMM. NO.: 15774
DATE: DECEMBER 15, 2015
SERVISEN0000052015
PLAN SCALE: N. T. S.
TAX MAP 02807046
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LANDSCAPE SPECIFICATIONS

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DRAWING
CIVIL-3

NARRATIVE

THE PURPOSE OF THIS SITE AND LANDSCAPE PLAT IS TO SHOW THE EXISTING INFRASTRUCTURE AND THE LOCATION OF A PROPOSED ONE (1) STORY 800 SQUARE FOOT OFFICE ADDITION. THE CURRENT USE OF THIS BUILDING IN GENERAL BUSINESS USE BY SHELTON & COMPANY, CPAs, P.C. THE TOTAL LAND DISTURBANCE FOR THE NEW ADDITION WILL BE 990 SQUARE FEET.

