

PLANT MATERIALS SCHEDULE (General legend: All planting types may not be utilized)

KEY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
IC	Ilex cornuta 'Burfordii nana'	Dwarf Burford holly	3' ht. min.
SB	Spirea bumalda 'Neon Flash'	Neon Flash spirea	2' ht. min.
JV	Juniperus virginiana 'Grey Owl'	Grey Owl juniper	2' ht. min.
IM	Ilex meserveae 'Blue Princess'	Blue Princess holly	30-36"
AZ	Azalea 'Delaware Valley'	Delaware Valley azalea	3' ht. min.
IG	Ilex glabra 'Nigra'	Nigra inkberry holly	3' ht. min.
IV	Ilex verticillata	Spangleberry holly	3' ht. min.
CA	Clethra alnifolia	Summersweet	3' ht. min.
VD	Viburnum dentatum	Arrow wood viburnum	3' ht. min.
MP	Myrica pennsylvanica	Myrica	3' ht. min.
DC	Deschampsia cespitosa	Tufted hair grass	2.25' pots @ 24" o.c.
TREES			
AR	Acer rubrum 'October Glory'	October Glory red maple	1.5-1.75' caliper
IN	Ilex 'Nellie R. Stevens'	Nellie Stevens holly	6-7'
AS	Acer saccharum 'Legacy'	Legacy sugar maple	1.5-1.75'
OP	Quercus phellos	Willow oak	1.5-1.75' caliper
ZS	Zelkova serrata 'Village Green'	Village Green zelkova	1.5-1.75' caliper
NS	Nyssa sylvatica	Tupelo, Black gum	1-1.5' caliper
TD	Taxodium distichum	Bald cypress	7-8'
PO	Platanus occidentalis	Sycamore	1-1.5' caliper
CR	Lagerstroemia x 'Souk'	Siloua crape myrtle	1.5-1.75' caliper/ 6-8'
CL	Cupressocyparis leylandii	Leyland cypress	5-6'
IS	Syringa reticulata 'Ivory Silk'	Juny Silk Tree Lilac	1-1.5' caliper
OC	Prunus 'Okame'	Okame Cherry	1-1.5' caliper

Plants to be installed per recommendations of supplier. Use amended soils, fertilizer, watering as needed to provide healthy plant growth.

NOTES:

- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
- BY GRAPHIC SCALING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN ZONES "AE, A, AND SHADED X" (DESIGNATED SPECIAL FLOOD HAZARD AREAS) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF LYNCHBURG, VIRGINIA (#5100930042D) DATED JUNE 3, 2018. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
- THIS PLAN DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
- LANDSCAPING AS SHOWN IS PRELIMINARY. LANDSCAPING TO MEET CITY OF LYNCHBURG REQUIREMENTS. THE OWNER REQUESTS THAT THE PRELIMINARY LANDSCAPING PLAN BE APPROVED AS AN ALTERNATE LANDSCAPING PLAN IN THE THREE AREAS NOTED AS "AL". DUE TO LIMITED AMOUNT OF AVAILABLE PARKING, THE ISLAND LANDSCAPING AT LOCATIONS "AL" IS BEING SHIFTED TO THE FRONT OF THE PARKING TO AVOID LOSING PARKING SPACES.
- STORMWATER MANAGEMENT TO BE UNDERGROUND DETENTION WITH A PREMANUFACTURED BMP. STORMWATER MANAGEMENT TO MEET STATE AND LOCAL CODES.

OWNER/:

NAME: P. Nathan Hilton, Trustee for the Cabell Street Land Trust
ADDRESS: 916 Main Street
Lynchburg, VA 24504

PHONE: 434-846-7611

PROPERTY ADDRESS:

41, 57, 59 Cabell Street

PARCEL NO.:

0458007,8,9

SOURCE OF TITLE:

110004553, 130002774

PROPERTY ACREAGE:

1.2 Acres; 1.1± acres to be Rezoned

PROPOSED LAND USE:

Residential (Apartments)

EXISTING ZONING:

B-5, R-C

PROPOSED ZONING:

B-6, R-C

BUILDING DATA: NO. STORIES:

5

SQUARE FOOTAGE:

14,000 SF± Footprint

PARKING REQUIREMENTS:

NONE REQUIRED IN B-6 DISTRICT

RECOMMENDED PARKING:

1 Space per Unit, 47 units x 1 space/unit = 47 spaces

ACTUAL PARKING:

50 spaces. 2 of which are HC

BUILDING/PARKING SETBACKS

FRONT: None

SIDE: None

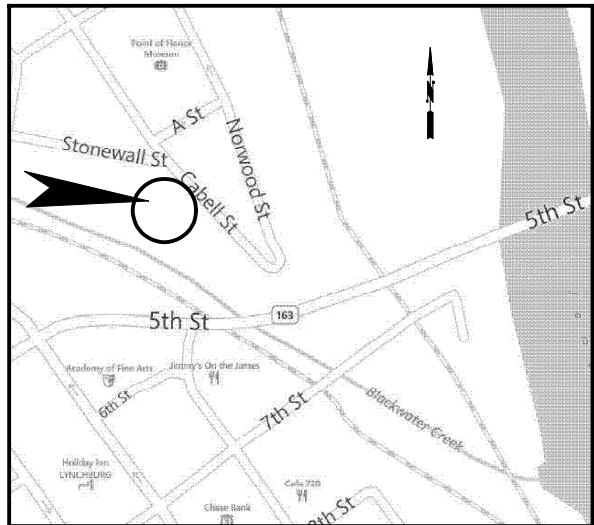
REAR: None

WATER SERVICE:

Public, City of Lynchburg

SANITARY SERVICE:

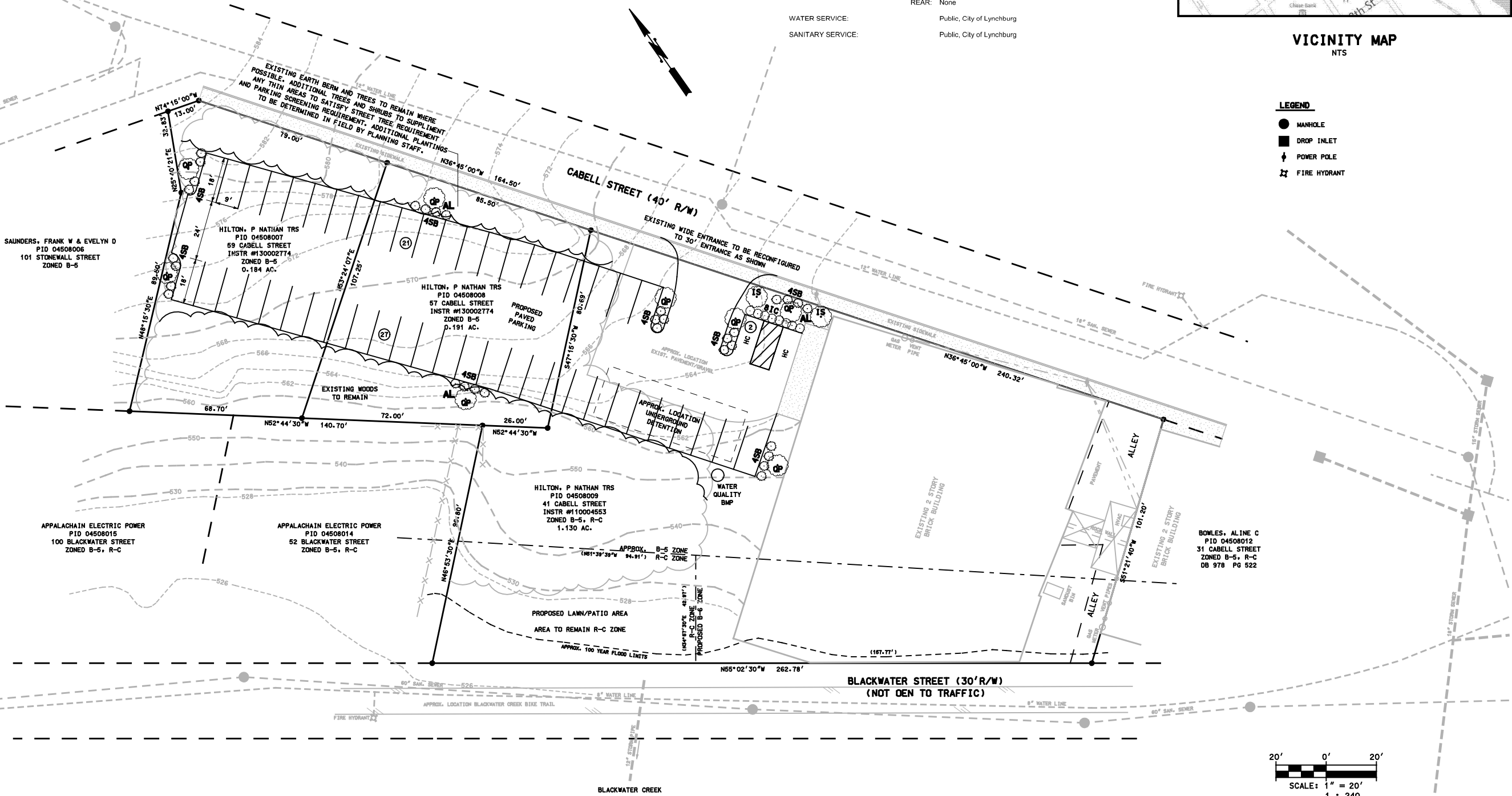
Public, City of Lynchburg



VICINITY MAP
NTS

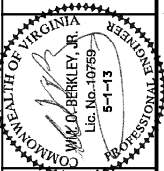
LEGEND

- MANHOLE
- DROP INLET
- POWER POLE
- FIRE HYDRANT



20' 0' 20'
SCALE: 1" = 20'
1 : 240

BERKLEY HOWELL & ASSOC., P.C.
ENGINEERS • SURVEYORS • PLANNERS
306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434)385-7548 FAX: (434)385-6178



SITE PLAN FOR REZONING
41,57,59 CABELL STREET
CABELL STREET LAND TRUST
CITY OF LYNCHBURG, VIRGINIA

DATE: 5-1-13

DRAWN:

CHECKED:

REVISIONS

NO. DATE

SCALES
HORIZ: AS SHOWN
VERT: AS SHOWN

COMM. NO.

120162

SHEET NO.

1 OF 1