



- NOTES:**
1. SITE CONSIST OF (0.390 & 0.716 AC.) 1.106 AC.
 2. TAX MAP #169-01-02,03
 3. SITE OWNER: DIMUCCI DEVELOPMENT CORP.
 4. PARKING CALCULATIONS:
 $10,125 \text{ S.F.} / 300 = 34$
 $6/2 (1/3 \text{ EMPLOYEES}) = 3$
37 SPACES REQUIRED
 5. 53 PARKING SPACES PROPOSED (3 HANDICAP)
 6. SITE ZONED B-3
 7. LANDSCAPE CALCULATIONS:
 $20,144 \text{ S.F. PARKING AREA} \times 5\% = 1010 \text{ S.F. LANDSCAPING REQUIRED}$
 $1350 \text{ S.F. LANDSCAPING PROPOSED PLUS BUFFER}$
 8. ACCESS THROUGH TO McDONALDS (FRANCHISE REALTY INTERSTATE CORP.) MUST REMAIN.
 9. ACCESS TO PARKING FOR FOREST TOWNHOUSES MUST REMAIN.
 10. COMPLETELY REMOVE EXISTING CONCRETE ENTRANCES AND REPLACE WITH CURB AND GUTTER AND SIDEWALK.
 11. STORMWATER MANAGEMENT IS NOT PROPOSED DUE TO EQUAL OR LESS AMOUNT OF STORMWATER RUNOFF.
 12. THE LOCATION OF THE EASEMENT IS NOT REQUIRED ON THE SITE PLAN BY ORDINANCE, THEREFORE IT DOES NOT NEED TO BE SHOWN ON SITE PLAN.

THE FOLLOWING VARIANCES WERE GRANTED BY THE BOARD OF ZONING APPEALS ON JANUARY 28, 1997:

1. PARKING SPACES WITHIN THE 40 FOOT FRONT YARD SETBACK ON OLD FOREST ROAD.
2. PARKING SPACES 0 FEET FROM LINK ROAD INSTEAD OF THE REQUIRED 20 FEET
3. INSTEAD OF A DUMPSTER PAD 22.5 FEET FROM LINK ROAD INSTEAD OF THE REQUIRED 37.5 FEET WITH THE CONDITION THAT THE DUMPSTER PAD BE SCREENED ON THREE SIDES WITH FENCE AND EVERGREEN BUFFER A MINIMUM OF 4 FEET IN HEIGHT AT PLANTING.

C-1
 $\Delta = 13'16''48''$
 $R = 542.96'$
 $L = 125.85'$
 $CB = S 75'03''11''W$
 $C = 125.56'$

C-2
 $\Delta = 09'05''20''$
 $R = 542.96'$
 $L = 86.13'$
 $CB = S 86'14''28''W$
 $C = 86.04'$

C-3
 $\Delta = 03'01''55''$
 $R = 25.00'$
 $L = 1.32'$
 $CB = S 19'07''04''E$
 $C = 1.32'$

SECRETARY, BOARD OF ZONING APPEALS _____ DATE _____

LEGEND
 TBR TO BE REMOVED
 SF SILT FENCE

PLANT LIST
 A 2 - 2 1/2' CAL. YOSHINO CHERRY
 B 4 - 5' RED TIP PHOTINIA
 C 3 GAL. GOLD COAST JUNIPER
 D 2 GAL. BLUE STAR JUNIPER

CHISELED "X" ON RING BOLT AT INTERSECTION OF LINK RD AND OLD FOREST RD ELEVATION 779.38



Hurt & Proffitt, Inc.		Sheet # 1 OF 2	Rev.:
ENGINEERING • SURVEYING • ENVIRONMENTAL • GEOTECHNICAL MATERIALS TESTING • SITE ENGINEERING		G.L. # 229-13-C2,8	Date: JULY 30, 1997
2524 Langhorne Road Lynchburg, Virginia 24501 (804) 847-7796 FAX (804) 847-0047		Dr. By: SRK	Comm. #: 978463 File #: LS-6999-01
		20	0
		20	40

SITE PLAN
FOR
CVS PHARMACY
 3100 OLD FOREST ROAD, LYNCHBURG - VIRGINIA