

CONTROL DATA (YELLOW CAPPED #5 REBAR)
 NORTHING EASTING ELEVATION
 Δ 1 6854131.8210 11377465.1297 1357.74
 Δ 2 6854631.9484 11377645.3244 1372.88
 Δ 3 6854490.2531 11378126.8285 1381.56

- LEGEND**
- OHU = OVERHEAD UTILITIES
 - P = PROPERTY LINE
 - SM = SANITARY MANHOLE
 - D.I. = STORM DROP INLET
 - CG-6 = 2.5" CONC. CURB AND GUTTER
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - FIP = FOUND IRON PIN
 - TL = TREE LINE & BRUSH

LINE TABLE

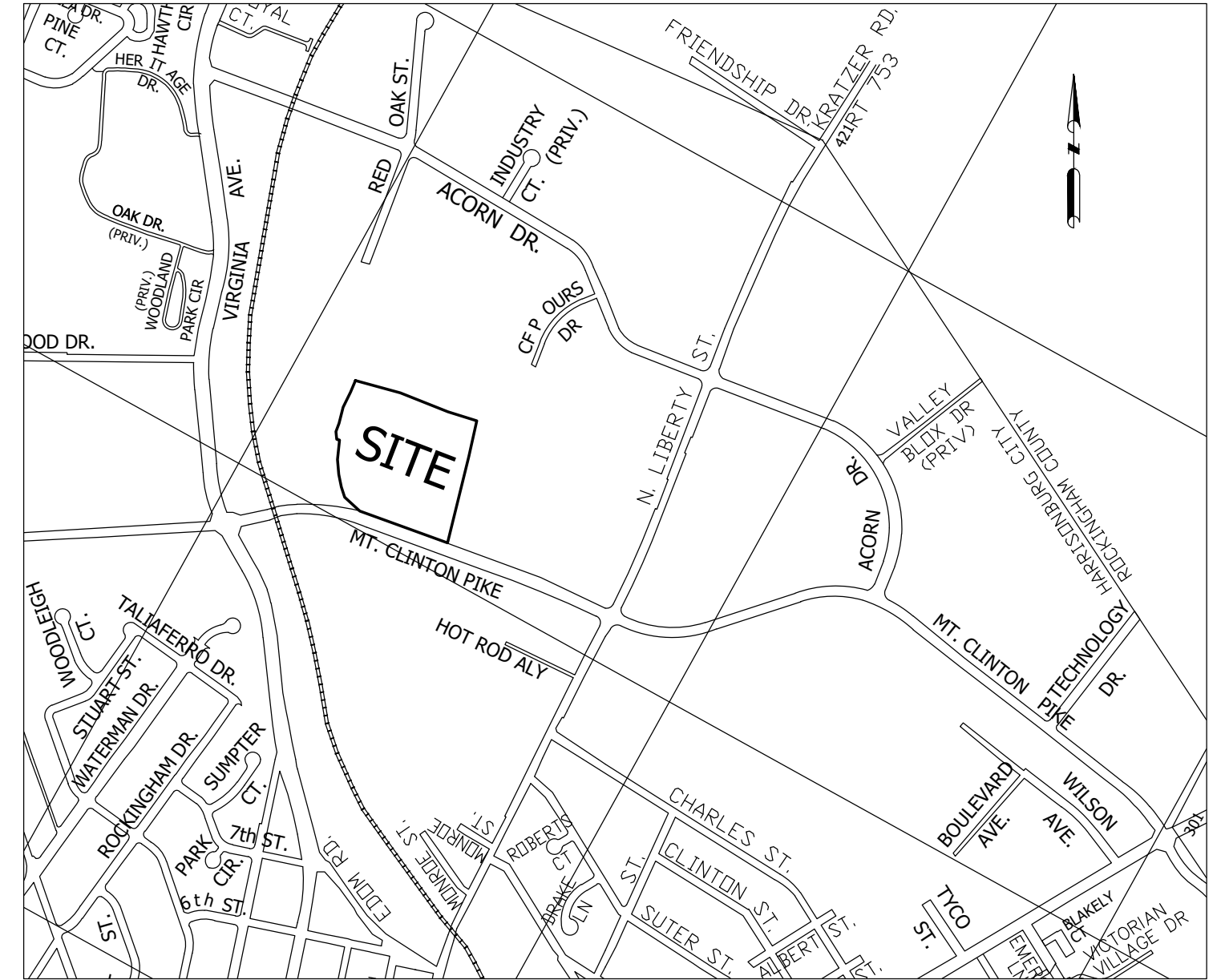
LINE	BEARING	DISTANCE
L1	N 47°20'57" W	133.82'
L2	N 17°49'00" W	70.48'
L3	N 11°01'48" W	82.48'
L4	N 05°04'37" W	96.62'
L5	N 06°27'00" E	128.12'
L6	N 74°21'24" W	18.28'
L7	N 06°29'34" W	50.35'
L8	N 21°27'02" E	57.54'
L9	N 14°18'45" E	107.25'
L10	N 26°13'31" E	110.06'
L11	N 23°05'05" E	81.05'
L12	N 74°21'48" W	60.26' (TIE LINE)
L13	N 69°51'27" W	123.60'
L14	N 61°21'45" W	57.54'
L15	N 69°51'27" W	100.23'
L16	N 20°08'33" E	288.48'
L17	S 69°51'27" E	263.72'
L18	N 20°08'33" E	3.09'
L19	S 20°08'33" W	298.48'
L20	N 69°51'27" W	255.39'
L21	S 20°08'33" W	3.09'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.70'	17.00'	90°00'00"	N 24°51'27" W	24.04'
C2	21.20'	25.50'	47°38'32"	N 43°57'49" E	20.60'
C3	216.21'	45.00'	275°17'04"	N 69°51'27" W	60.64'
C4	21.20'	25.50'	47°38'32"	S 03°40'43" E	20.60'
C5	27.49'	17.50'	90°00'00"	S 65°08'33" W	24.75'

* NOTE: DUE TO WOODS AND HEAVY UNDERBRUSH, CONTOURS ALONG BLACKS RUN ARE APPROXIMATE. THE BOUNDARY RUNS UP BLACKS RUN AND THE CORNERS ARE POINTS IN THE RUN.

VICINITY MAP
 SCALE: 1" = 1000'

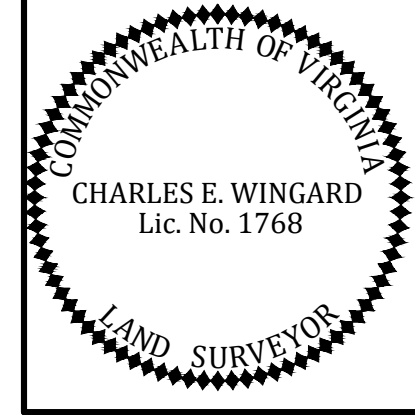


DESIGNED BY MONTEVERDE ENGINEERING & DESIGN STUDIO
 SEE HARRISONBURG FIRE STATION #5 SITE PLAN
 DATED MAY 3, 2024, LAST REVISED JUNE 27, 2024, AND
 ACCEPTED FOR CONSTRUCTION JULY 11, 2024

AREA TABULATION

LOT 1	86,843 SQ. FT.
STREETS	18,003 SQ. FT.
REMAINDER	558,560 SQ. FT.
TOTAL	663,406 SQ. FT. (15.230 ACRES)

LAND IS ZONED M-1



**PRELIMINARY PLAT
 INTEGRITY SUBDIVISION
 SECTION ONE**

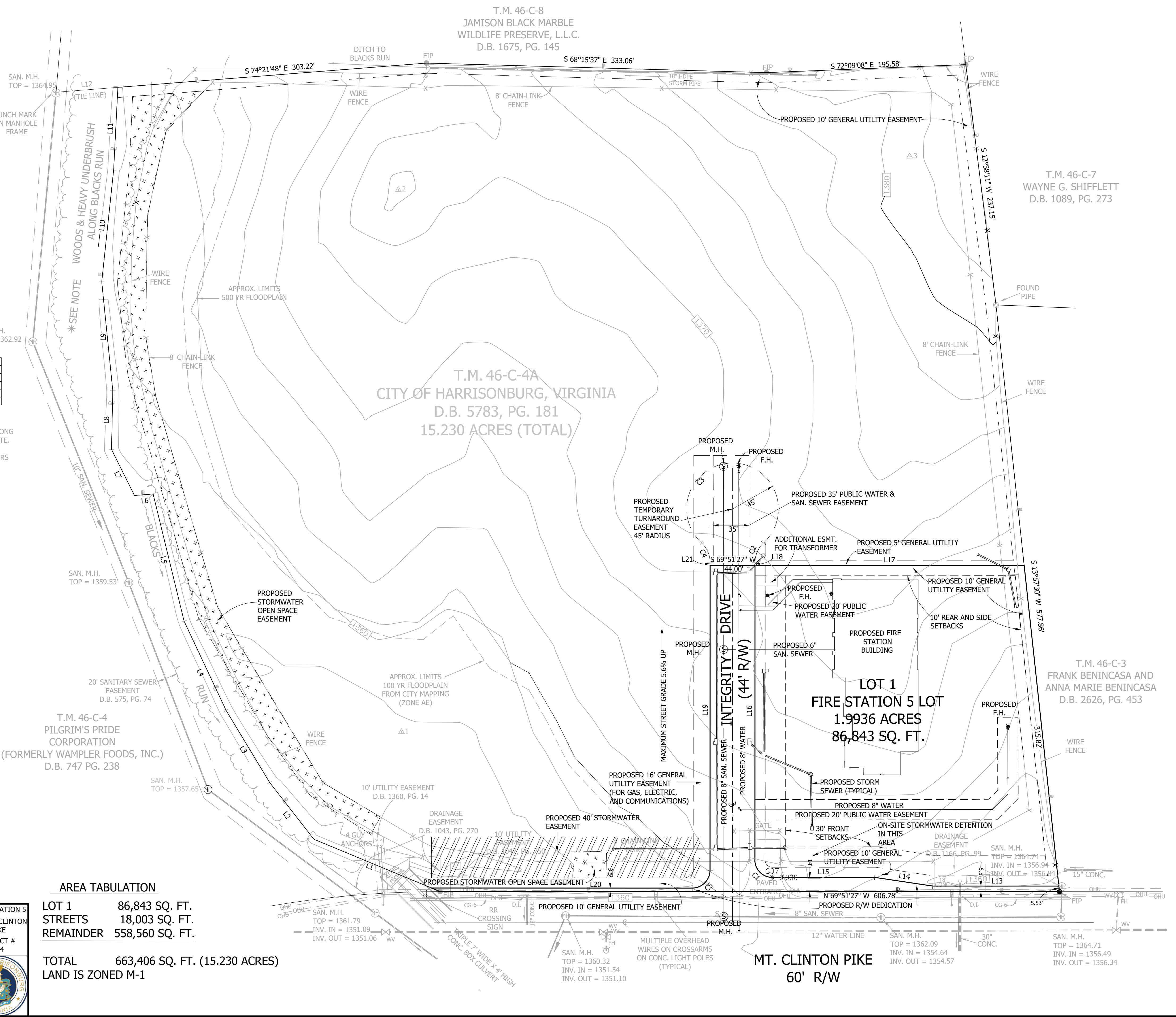
SCALE: 1" = 50'

DRAWN BY	JRS	DATE	OCT. 1, 2024
SHEET	46	BLOCK	C
LOT	4A	PROJECT #	2314

DIVISION OF ENGINEERING
 CITY OF HARRISONBURG
 409 SOUTH MAIN STREET
 HARRISONBURG, VA 22801



FIRE STATION 5
 450 MT. CLINTON PIKE
 PROJECT # 2314





CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

Memorandum
October 8, 2024

To: Meghan T. Rupkey, Planner

From: Thomas Hartman, PE, LEED AP, Director of Public Works

Cc: *File*

Re: **Harrisonburg Fire Station #5 – DCSM Street Variance Request**

The purpose of this memorandum is to provide Public Works acceptance of two (2) Design and Construction Standards Manual (DCSM) variances for the Harrisonburg Fire Station #5 project.

- Public Street Right of Way – Per DCSM Section 3.1.4 right of way widths shall be as shown in Appendix F, which states for a local street a right of way width of 50 feet is required. This project has provided 44 feet of right of way width. This width is acceptable to Public Works as it allows for all City maintained infrastructure to be located within the provided right of way, and it is allowed per State code.
- Public Street Width – Per DCSM Section 3.6.4.1, street widths shall be as shown in Appendix F, which states for a local street a width of 34 feet measured face of curb to face of curb is required. This project has provided 28 feet of street width. This width is acceptable to Public Works as it is consistent VDOT approved widths for a local street.



For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
Project Information				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No T/M

Comments:

Accepted by: Zenithy Mason

Date: 5/3/2024

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.