

Date: APRIL 27, 2015
 Scale: 1"=30'
 Designed by: RLB II
 Drawn by: MMS
 Checked by: RLB II

BLACKWELL ENGINEERING, PLC
 565 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (540)432-8838 FAX: (540)434-7004
 E-Mail: EBS@blackwelleng.com



Revision Dates

JUNE 4, 2007
JULY 25, 2007
MARCH, 2015

MASTER PLAN LAYOUT
 CHATHAM SQUARE
 CHATHAM LAND COMPANY
 1323 JAMESTOWN RD, SUITE 101
 WILLIAMSBURG, VA, 23185

Drawing No.
1
 of 1 Sheets

Job No. 1467

NOTE
 PLAN MAY VARY DUE TO AVAILABILITY OF PLANTS
 ADDITIONAL PLANTS/TREES MAY ALSO BE INCLUDED

TYPICAL LANDSCAPING SCHEDULE

LABEL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
1	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2"	13
2	ACER RUBRUM	RED MAPLE	2"	8
3	PRUNUS YEDOENSIS	YOSHINO CHERRY	1 1/4"	20
4	SYRINGA RETICULATA 'POPPY SILK'	JAPANESE TREE LIAC	3 GAL	1
5	ILEX CRENATA	JAPANESE HOLLY	3 GAL	43
6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	3 GAL	12
7	CYPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	3 GAL	25

EXISTING TREES ALONG BOUNDARY TO REMAIN WHERE POSSIBLE



MAL PROPERTIES LLC
 TM#: 74-C-1
 ZONE: B-2

MAL PROPERTIES LLC
 TM#: 74-C-2
 ZONE: B-2

C/O VALLEY CORRAL LLC
 TM#: 74-C-5
 ZONE: B-2

EB/VIRGINIA LIMITED PARTNERSHIP
 TM#: 74-C-8
 ZONE: B-2

TAYLOR GEORGE A
 FLORINE J
 TM#: 74-A-2
 ZONE: R-1

WFS HANSON LLC
 TM#: 74-A-1
 ZONE: R-1

YODER DUANE A
 BARBARA J
 TM#: 74-D-31
 ZONE: R-1

THE GARDNER FAMILY LLC
 TM#: 68-1-82
 ZONE: R-1

HOONEY JASON
 KELLY L
 TM#: 69-1-81
 ZONE: R-1

TYLER WILLIAM M
 LINDA LOU
 TM#: 74-B-7
 ZONE: R-1

MUTERSPAUGH MICHAEL E
 EUGENE
 TM#: 74-B-8
 ZONE: R-1

MUTERSPAUGH MICHAEL E
 EL
 TM#: 74-B-9
 ZONE: R-1

ACHUS LLC
 TM#: 74-B-1
 ZONE: R-1

Date Application Received: 05-12-15

Total Paid: 615.⁰⁰ AF

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Robert G. Beck

Street Address: 1323 Jamestown Rd, Suite 101 Email: rbeck@beckcompany.net

City/State/Zip: Williamsburg, VA 23185

Telephone (work): 757.565.4100 (home or cellular): _____ (fax): _____

Section 2: Owner's Representative Information

Name: Dick Blackwell

Street Address: 566 E. Market St. Email: dick@blackwellengineering.com

City/State/Zip: Harrisonburg VA 22801

Telephone (work): 540.432.9555 (home or cellular): _____ (fax): 540.434.7604

Section 3: Description of Property

Location (street address): _____

Tax Map Number: Sheet: 74 Block: J Lot: *** Total Land Area (acres or square feet): 7.79

Existing Zoning District: R-6 Proposed Zoning District * : _____

Existing Comprehensive Plan Designation: single family detached residential ***~~LOTS 1-40&12-26&32-38~~

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper* Lots 0-30 and 32-38 AF.

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a). Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No x

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b). Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No x

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: SEE ATTACHED SHEET

East: _____

South: _____

West: _____

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: _____


Property Owner

See Back for Items Required for Submission

May 8, 2015

Adam Fletcher
Sr. City Planner
City of Harrisonburg
Harrisonburg, VA 22801

RE: Chatham Square – Revised Master Plan

Dear Mr. Fletcher:

As an owner of existing property in the subdivision named Chatham Square in Harrisonburg, VA, I am aware of the proposed revised Master Plan as shown on the attached drawing dated April 27, 2015. I support this revised plan.



Todd Rhea, Manager
126 Belmont, LLC
92 N. Liberty St.
Harrisonburg, VA 22802
TM# 74-J-10,12-19,22-26,32-36

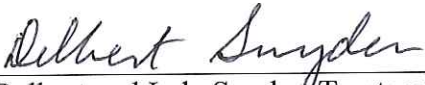
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Harrisonburg, VA 22801

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Delbert and Lela Snyder, Trustees
2390 Alston Cr.
Harrisonburg, VA 22802
TM# 74-J-28

May 8, 2015

Adam Fletcher
Sr. City Planner
City of Harrisonburg
Harrisonburg, VA 22801

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 5/20/15

Nancy Lantz
2382 Alston Cr.
Harrisonburg, VA 22802
TM 74-J-11

2334

May 8, 2015

Adam Fletcher
Sr. City Planner
City of Harrisonburg
Harrisonburg, VA 22801

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Bobby Beck
Chatham Land Co.
1323 Jamestown Rd.
Williamsburg, VA 23185
TM 74-J-20,21,30,37,38

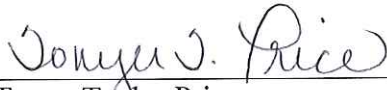
May 8, 2015

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Harrisonburg, VA 22801

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Tonya Taylor Price
2386 Alston Cr.
Harrisonburg, VA 22802
TM# 74-J-29

Adjacent Property Owners

North:

74-A-2 George & Florine Taylor Zoned R-1
35 Betts Ct.
Harrisonburg, VA 22802

74-A-1 WIS Hanson, LLC Zoned R-1
6 Harrington Ct.
Landenburg, PA 19350

South:

74-B-1 AICHUS, LLC Zoned R-1
PO Box 588
Harrisonburg, VA 22803

East:

69-1-82 The Gardner Family, LLC Zoned R-1
295 Birdie Cr.
Harrisonburg, VA 22802

69-1-81 Jason & Kelly Rooney Zoned R-1
115 Betts Rd.
Harrisonburg, VA 22802

West:

74-C-3 M&L Properties, LLC Zoned B-2
Harrisonburg Nissan
2275 E. Market St.
Harrisonburg, VA 22801

74-C-2 M&L Properties, LLC Zoned B-2
276 W. Market St.
Harrisonburg, VA 22801

74-C-5 BT Holdings, LLC Zoned B-2
407 W. Bute St.
Norfolk, VA 23510

74-C-8 EJB/ Virginia Limited Partnership Zoned B-2
Quality Stores, Inc.
17556 Lake Estates Dr.
Boca Raton, FL 33496

Adjacent Property Owners con't

74-B-7	William & Linda Tyler 116 Betts Road Harrisonburg, VA 22801	Zoned R-1
74-B-8	Michael E. Muterspaugh 122 Betts Rd. Harrisonburg, VA 22802	Zoned R-1
74-B-9	Michael & Elizabeth Muterspaugh 122 Betts Rd. Harrisonburg, VA 22802	Zoned R-1

Within Chatham Square

74-J-11	Nancy Lantz 2382 Alston Cr. Harrisonburg, VA 22802	Zoned R-6
74-J-27	Karen Lynne Spurgeon 2394 Alston Cr. Harrisonburg, VA 22802	Zoned R-6
74-J-28	Delbert & Lela Snyder, Trustees 2390 Alston Cr. Harrisonburg, VA 22802	Zoned R-6
74-J-29	Tonya Taylor Price 2386 Alston Cr. Harrisonburg, VA 22802	Zoned R-6
74-J-30	Chatham Land Co. 1323 Jamestown Rd., Suite 101 Williamsburg, VA 23185	Zoned R-6
74-J-31	Glenda Jones 175 Club Ln. McGaheysville, VA 22840	Zoned R-6
74-J-20,21,30,37,38	Chatham Land Co. 1323 Jamestown Rd., Suite 101 Williamsburg, VA 23185	

Within Chatham Square Con't

74-J-1-10 126 Belmont, LLC
74-J-12-19 92 N. Liberty St.
74-J-22-26 Harrisonburg, VA 22801
74-J-32-36

Existing 2006-Approved Master Plan

Narrative to Accompany R-1 to R-6 request for Rezoning of TM Parcels 74-B-2, 3,4,5,6 on the Northeast Corner of Betts Road and East Market Street.

It is proposed that a thirty eight (38) lot subdivision meeting the R-6 zoning regulations be developed on the five (5) tax map parcels comprising 7.79 acres. The subdivision proposes to have colonial Williamsburg (Virginia) and Charleston (South Carolina) style housing similar to those pictured on Exhibits A and B. These homes will vary in sizes but no smaller than 1850 sq. ft. and at least half containing 2100 sq. ft. or larger. Each will be constructed with brick, stone, wood, or concrete; vinyl siding will not be used. Each home will have a two car garage that may be attached or detached, depending on the owners preference. In all cases, the garage will be set back from the front of the home and on most lots, the garage will be behind the home. All garages along Betts Road and East Market Street will be constructed of brick on the street side of the garage. There will be a four (4) foot tall brick wall continuously running from garage to garage around the street side perimeter of the property except at the two entrances and as shown on the "Rezoning Plan", sheet 1 of 2. Twenty of the lots (53%) average some 36% larger than the 18 smaller lots. There will be a minimum front set back of five (5) feet, a side set back of five (5) feet, and a rear set back of three (3) feet, except for garage bordering common space where the set back may be zero (0). Decks and patios may be built within one (1) foot of the property line.

It is proposed that approximately 1.56 acres (20 %) of the development be in open community space. A gazebo, village green, walking trails and landscaped areas around the perimeter of the development help provide activities and beauty. A "landscaping plan" (sheet 2 of 2) is included as an attachment to the Rezoning Application. The plan includes maintaining as many of the large existing trees as possible. A variety of evergreen, flowering trees, and flowering shrubs are planned for the common spaces and a sample of a landscaping plan for the individual lots is also included. The walking trail will be at least four (4) feet wide and will be hard surfaced. The trail along East Market St. shall be ten (10) feet wide and the trail along Betts Road shall be five (5) feet wide.

The internal roads are planned to be private and maintained by the Home Owners Association. The road will be 30 ft. wide including a 4 ft. gutter on one side and a raised 5 ft. sidewalk on the other side. Both the gutter and the sidewalk will be constructed of stamped or exposed aggregate concrete. The road surface will be asphalt (8" - 21B, 3" BM-25.0 and 1.5" SM-9.5A), and parking will be allowed on one side of the street. In addition at five different locations around the development, public parking is provided for guests.

A Home Owners Association will be established and given the responsibility to maintain the landscaping, all common areas, the roads, the wall, gazebo, gate house, and community appearances and values.

Improvements to the eastside of Betts Road will be the responsibility of the developer. At the same time the City will construct the west side of Betts Road. A left and right turn lane will be constructed on Betts Road at the intersection of East Market Street in conjunction with the City. In addition a right turn lane onto Betts Road will be constructed in the west bound lane of East Market Street by the developer. These street improvements will be constructed with the approval of the City. A right in and right out of the proposed development on East Market Street is planned pending City approval.



Robert Beck

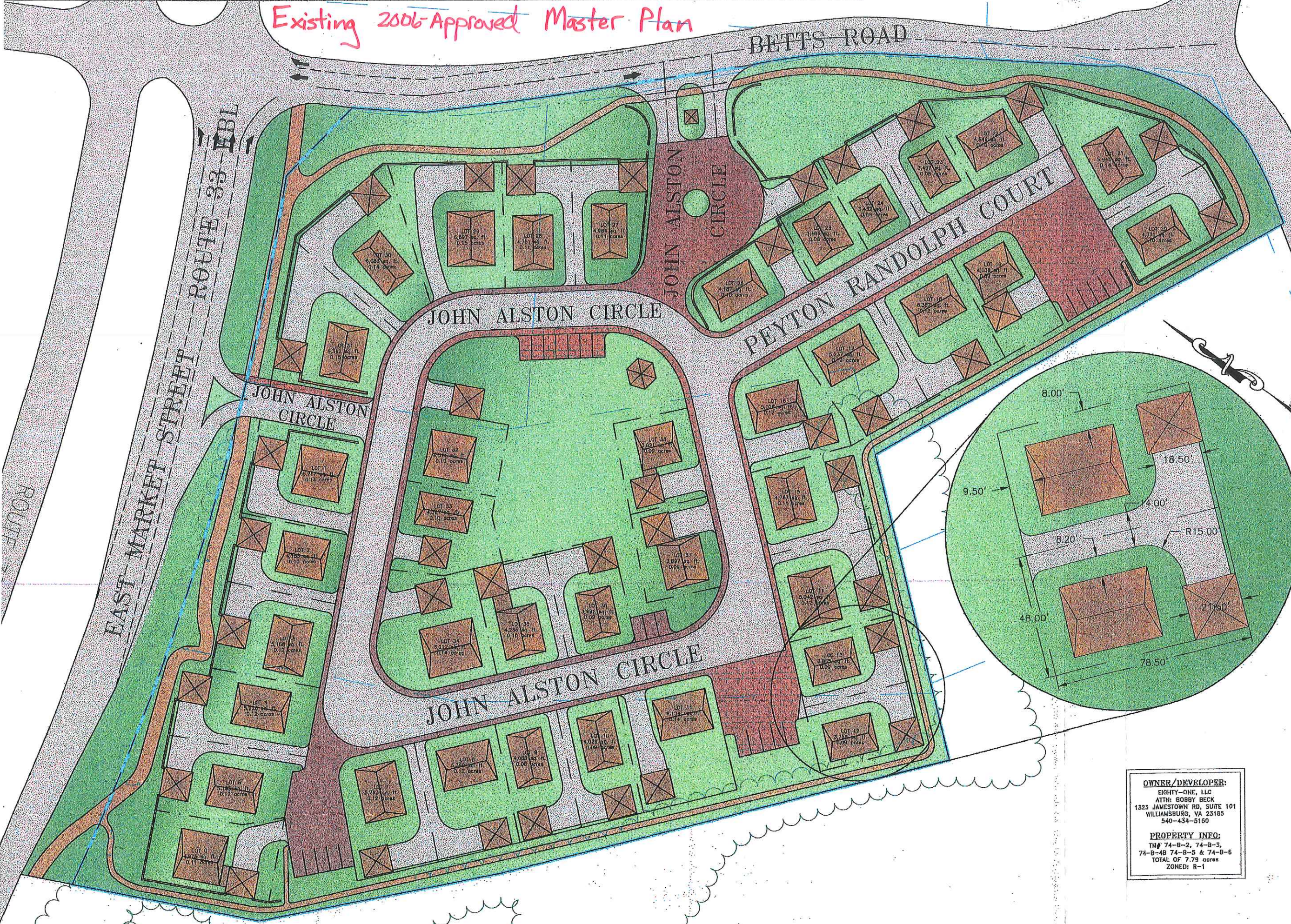


Existing Master Plan EXHIBIT A



Existing Master Plan

Existing 2006-Approved Master Plan



Date: 05/02/08
 Scale: 1"=30'
 Designed by: RLB J/R
 Drawn by: JRD
 Checked by: RLB J/R

BLACKWELL ENGINEERING, PLC
 565 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (804)432-7400 FAX: (804)432-7404
 E-Mail: blackwelleng@comcast.net

COMMONWEALTH OF VIRGINIA
 RICHARD L. BLACKWELL, JR.
 NO. 005742
 PROFESSIONAL ENGINEER

Revision	Dates
	05/30/08

REZONING PLAN - R-1 TO R-6C
 CHATHAM COURT
 EIGHTY-ONE, LLC
 1323 JAMESTOWN RD, SUITE 101
 WILLIAMSBURG, VA, 23185

OWNER/DEVELOPER:
 EIGHTY-ONE, LLC
 ATTN: BOBBY BECK
 1323 JAMESTOWN RD, SUITE 101
 WILLIAMSBURG, VA 23185
 540-434-5150

PROPERTY INFO:
 TMS 74-B-2, 74-B-3,
 74-B-4B 74-B-5 & 74-B-6
 TOTAL OF 7.79 acres
 ZONED: R-1

Drawing No.
1
 of 2 Sheets

Job No. 1467