

Date Application Received: 6/9/17

Total Fees Due: \$ 840 ^{0.00} 710
Date Paid: 6/9/17

Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

www.harrisonburgva.gov/subdividing-property

Fee: **w/o Variance Request** **\$175.00 plus \$20.00 per lot**
Variance Request **\$200.00 plus \$20.00 per lot**

I, Jerry Scripture, hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

Section 1. Property Owner Information

Property Owner's Name: Founders Way, LLC
Street Address: 245 Newman Ave. Email: jscripture@comcast.net
City: Harrisonburg State: VA Zip: 22801
Telephone: Work 540-564-1100 Fax _____ Mobile _____

Section 2. Owner's Representative Information

Owner's Representative (if applicable): Ed Blackwell - Blackwell Engineering
Street Address: 566 East Market St Email: ed@blackwellengineering.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work 540-432-9555 Fax _____ Mobile _____

Developer: Owner
Telephone: _____ Email: _____

Surveyor/Engineer: Blackwell Engineering - Engineer
Telephone: 540-432-9555 Email: ed@blackwellengineering.com

Section 3. Description of Property

Title of Subdivision: Founders Way II Condos
Location (Street Address): Founders Way Sheet: 31 Block: 0 Lot: 1
Total Acreage: 4.759 Number of Lots Proposed: 31 Zoning Classification: R-3
6.456

Section 4. Variances

- No variances requested (continue to section 5)
- Variance requested. **If variance is requested, please provide the following information:**

I (we) hereby apply for a variance from Section 10-2-42 ^C of the City of Harrisonburg Subdivision Ordinance and/or Section _____ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):

1) All lots to front on a public street
All townhouse lots will front on a private street, which will be maintained by an Association. The Association will maintain all private streets, parking lots, side walks, and common grass areas. A copy of the proposed Homeowners Assoc. agreement will be provided with final plat.

I (we) believe a variance should be granted based on the following “unnecessary hardship” which is peculiar to the property in question (See Section 10-2-2 of the Subdivision Ordinance):

Section 5. Certification

The City of Harrisonburg’s preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

I have read the ordinance requirements. I also certify that the information contained herein is true and accurate.

Signature: Founders Way LLC
Wild Feltner, MANAGER Property Owner
Signature: [Signature]
Applicant, if different from owner

Section 6: Required Attachments

- Letter explaining Proposed Use
- Survey of Property
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Preliminary Subdivision Plat application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

BLACKWELL ENGINEERING, PLC

566 East Market Street · (540) 432-9555 · (540) 434-7604 fax · www.BlackwellEngineering.com

June 9, 2017

Thanh Dang
City Planner
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Re: Founders Way – Town Homes

Thanh,
My client, Founders Way, LLC, would like to convert their Founders Way Condo project with 48 apartment\condo units remaining to be built into 31 townhouse units. Not all of the townhouses will front on a public street therefore a variance for Section 10-2-42D is also being requested.

We understand the current approved site plan will need to be revised and submitted after pre-plat approval to reflect the townhouse revision.

If there are questions regarding this plat, please let me know.

Respectfully,



Edmond H. Blackwell, PE

City of Harrisonburg, VA

Determination of Need for a Traffic Impact Analysis (TIA)

Applicant Blackwell Engineering, PLC
Name of Project Founders Way Townhomes
Project Address or TM # 31-O-1
Proposed Use in General Residential - Townhomes

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1.	Type & Code #	<u>LUC 230-Townhouse</u>
	Unit base (SF, # units, # empl., etc.)	<u>#Units</u>
	Quantity	<u>31</u>
	Peak Hour Trip Generation (use greater of AM or PM and indicate which one)	<u>PM-17 PHV</u>

Land Use 2.	Type & Code #	_____
	Unit base (SF, # units, # empl., etc.)	_____
	Quantity	_____
	Peak Hour Trip Generation (use greater of AM or PM and indicate which one)	_____

Land Use 3,4, etc. (attach additional information as necessary)

Total Project Peak Hour Trip Generation 17 PHV

(reserved for City staff)

TIA Required? Yes _____ No X

Comments:

Reviewed by: Fan Pin

Date: 6/9/17



PRE-SCOPE OF WORK MEETING FORM
 Information on the Project
 Traffic Impact Analysis Base Assumptions

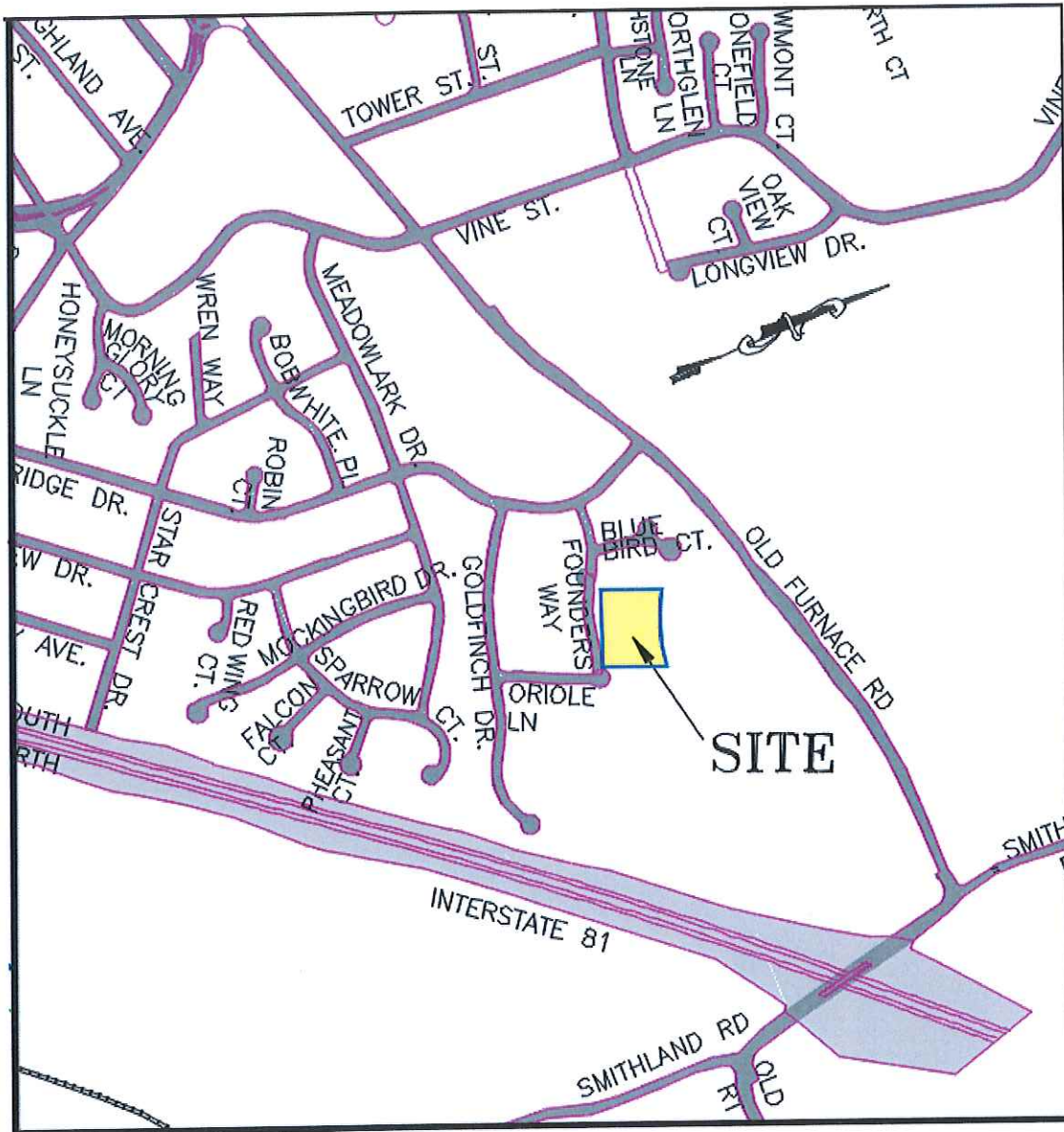
The locality will need to send this form to the project applicant at least two (2) weeks prior to the scheduled scope of work meeting on the proposed project. The applicant is responsible for having this form completed and returned to VDOT and the locality no less than three (3) business days prior to the Meeting. If a completed form is not received by this deadline, the scope of work meeting may be postponed.

Contact Information	
Consultant Name:	Blackwell Engineering, PLC
Tele:	540-432-9555
E-mail:	ed@blackwellengineering.com
Developer/Owner Name:	Founders Way LLC
Tele:	540-564-1100
E-mail:	jscripture@comcast.net

Project Information			
Project Name:	Founders Way Townhomes - 2017		
Project Location: (Attach regional and site specific location map)	See Page 4		
Project Description: Including type of application (rezoning, subdivision, site plan), acreage, business square ft, number of dwelling units, access location, etc. Attach additional sheet if necessary)	Construction of 31 townhouse units within Founders Way Site.		
Locality/County:	City of Harrisonburg		
Proposed Use: (Check all that apply; attach additional pages as necessary)	Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>	Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>
	Residential # of Units: _____ 31 Commercial Use: _____ ITE LU Code(s): _____ _____ _____	Mixed Use: # Res. Units: _____ Commercial Use: _____ ITE LU Code(s): _____ _____ _____ Other: _____	

Traffic Impact Analysis Assumptions					
Study Period	Existing Year: <u>2017</u>	Build-out Year: <u>2018</u>	Design Year: <u>2024</u>		
Study Area Boundaries (Attach map)	North:		South:		
	East:		West:		
External Factors That Could Affect Project (Planned road improvements, other nearby developments)	None that are known.				
Consistency With Comprehensive Plan	Yes				
Available Traffic Data (Historical, forecasts)	None				
Trip Distribution (Attach sketch)	Road Name: <u>Founders</u>	N ___%	S ___%	E ___%	W <u>100%</u>
	Road Name: <u>Blue Ridge Dr.</u>	N <u>50</u> %	S <u>50</u> %	E ___%	W ___%
	Road Name: _____	N ___%	S ___%	E ___%	W ___%
	Road Name: _____	N ___%	S ___%	E ___%	W ___%
Annual Vehicle Trip Growth Rate:	3%	Peak Period for (check all that apply)	AM	<input checked="" type="radio"/> PM	SAT
Study Intersections and/or Road Segments (Attach additional sheets as necessary)	1.		6.		
	2.		7.		
	3.		8.		
	4.		9.		
	5.		10.		
Trip Adjustment Factors	Internal Capture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reduction: _____% trips		Pass-by Rate: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reduction: _____% trips		
Software Methodology	<input type="checkbox"/> Synchro <input type="checkbox"/> HCS (v.2000/+) <input type="checkbox"/> aaSIDRA <input type="checkbox"/> CORSIM <input type="checkbox"/> Other				

1



Vicinity Map

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SCOPE OF WORK MEETING

ADDITIONS TO THE REQUIRED ELEMENTS, CHANGES TO THE METHODOLOGY OR STANDARD ASSUMPTIONS, AND SIGNATURE PAGE

Any additions to the Required Elements or changes to the Methodology or Standard Assumptions due to special circumstances that are approved by VDOT:

- 1. Text _____
- 2. Text _____
- 3. Text _____
- 4. Text _____
- 5. Text _____
- 6. Text _____
- 7. Text _____
- 8. Text _____
- _____
- _____
- _____
- _____

AGREED: _____
Applicant or Consultant

DATE: _____

PRINT NAME: _____
Applicant or Consultant

SIGNED: _____
VDOT Representative

DATE: _____

PRINT NAME: _____
VDOT Representative

SIGNED: _____
Local Government Representative

DATE: _____

PRINT NAME: _____
Local Government Representative

Trip Generation Table

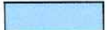


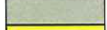

FOUNDERS WAY TOWNHOMES - 2017 - 1644-2017

LUC	Description	Size	Units		Weekday Daily	AM Peak Hour			PM Peak Hour			Saturday Daily	Saturday Peak Hour		
						In	Out	Total	In	Out	Total		In	Out	Total
(230)	Townhouse/Condominium (<i>Duplexes</i>) Internal Capture: 5% AM, 10% PM and Sat, 15% 24-hour	31	DU	Total trips	232	3	13	16	11	6	17	176	8	7	15
				- Capture	0	0	0	0	0	0	0	0	0	0	0
				Net Trips	232	3	13	16	11	6	17	176	8	7	15
				Total trips	0	3	13	16	11	6	17	176	8	7	14
				Total Capture/Synergy	0	0	0	0	0	0	0	0	0	0	0
				Total Trips - Capture/Synergy	0	3	13	16	11	6	17	176	8	7	14
				Total Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0
				Total Generated Trips	0	3	13	16	11	6	17	176	8	7	14


 UPDATED TO 9TH EDITION

June 9, 2017

Color Legend

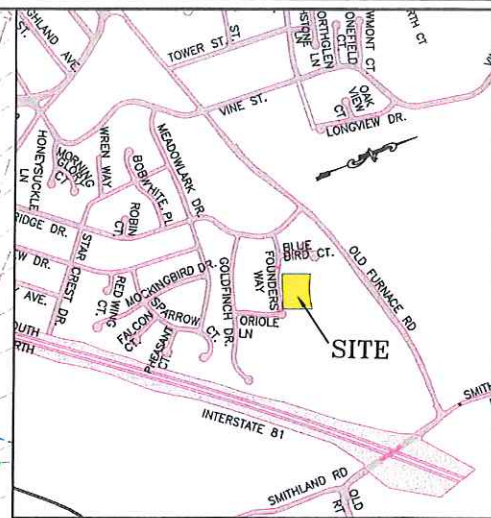
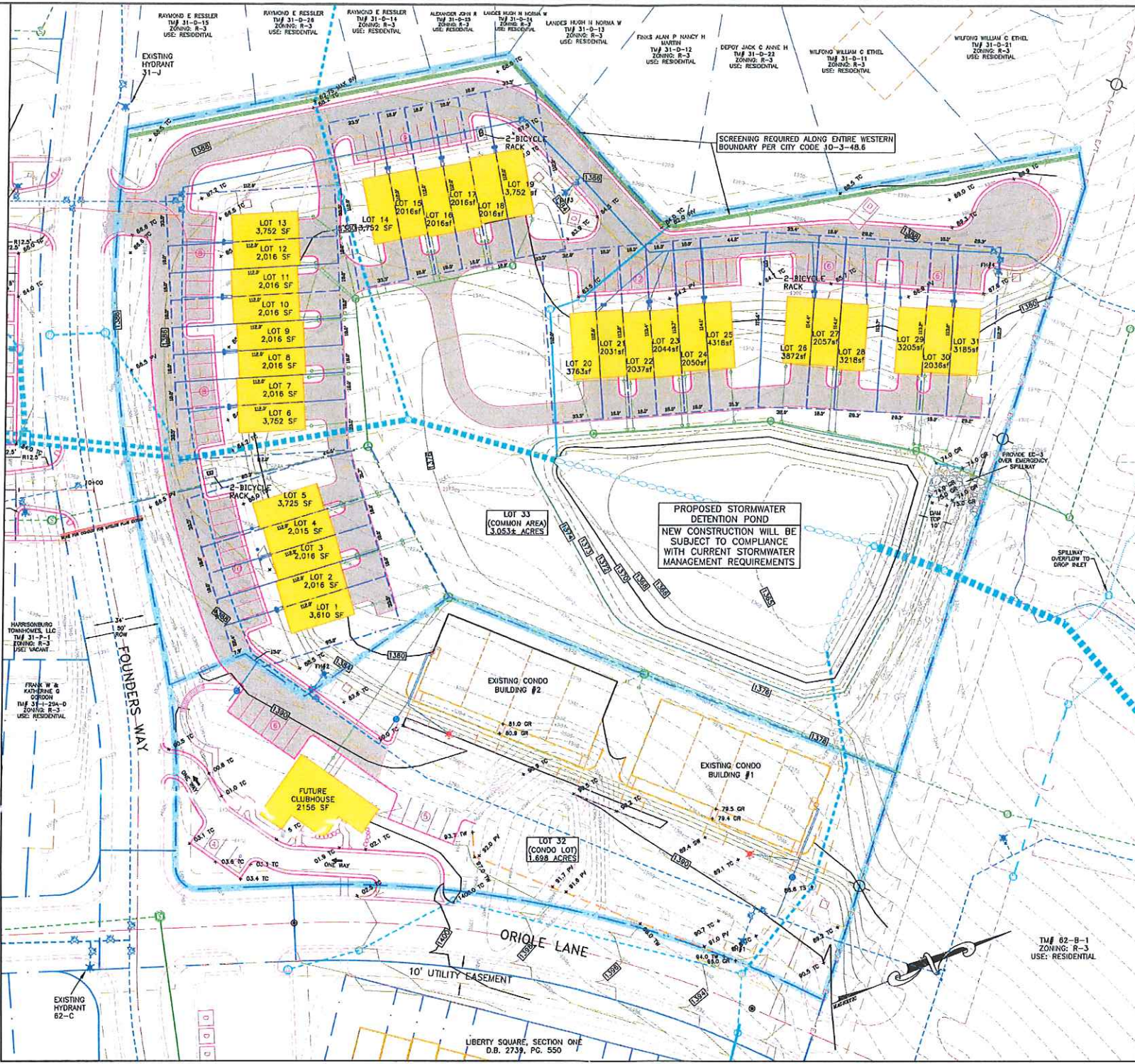
-  Equations for adjacent street
-  Average rates for adjacent street - no formula given
-  Formula for generator - no adjacent street data available
-  Average rates for generator - no formula or adjacent street data available
-  Substituted Weekday Daily and PM volumes for Saturday.

CITY GENERAL NOTES

1. Work in this project shall conform to the latest editions of the Virginia Department of Transportation (VDOT) Road and Bridge Specifications, the VDOT Road and Bridge Standards, the Virginia Erosion and Sediment Control Regulations and the Virginia Erosion and Sediment Control Regulations and the City of Harrisonburg Design and Construction Standards Manual. In the event of conflict between any of these standards, specifications or plans, the most stringent shall govern. All utilities to be dedicated to the City of Harrisonburg Municipal Water and/or Sewerage System shall be constructed and tested to conform to Commonwealth of Virginia/State Board of Health Waterworks and/or Sewerage Regulations and the City of Harrisonburg Design and Construction Standards Manual.
2. Erosion and sediment control measures shall be maintained continuously, relocated when and as necessary and shall be checked after every rainfall. Seeded areas shall be checked regularly and shall be watered, fertilized, raked and mulched as necessary to obtain a dense stand of grass.
3. All drain inlets shall be protected from siltation. Ineffective protection devices shall be immediately replaced and the inlet cleaned. Flushing is not an acceptable method of cleaning.
4. When the crushed stone construction entrance has been covered with soil or has been pushed into the soil by construction traffic, it shall be replaced with a depth of stone equal to that of original application.
5. The location of existing utilities as shown is approximate only. The contractor is responsible for locating all public or private utilities which lie in or adjacent to the construction site. The contractor shall be responsible for repairing, at his expense, all existing utilities damaged during construction. Forty-eight (48) hours prior to any excavation call Miss Utility 1 (800) 552-7001.
6. All underground facilities located within the City's rights-of-way shall be installed prior to the placement of any part of the pavement structure.
7. Installation of concrete storm pipe shall comply with VDOT standard Drawing PB-1.
8. All materials used for fill or back-fill shall be free of wood, roots, rocks, boulders or any other non-compatible soil type material. Unsatisfactory materials also include man-made fills and refuse debris derived from any source.
9. Satisfactory material for use as fill for public streets include material classified in ASTM D-2487 as GW, GP, GM, GC, SW, SP, SM, SC, and CL groups. The moisture content shall be controlled within plus or minus 2 percentage points of optimum to facilitate compaction. Generally, unsatisfactory materials include materials classified in ASTM D-2487 as PT, CH, MH, OH, DH, and any soil too wet to facilitate compaction. CH and MH soils may be used subject to approval of the City Engineer. Soils shall have a minimum dry density of 92 lb./cu. ft. per ASTM D-998 and shall have a plasticity index less than 17.
10. Compaction of fill material under building slabs shall be based upon recommendations of soils engineer after completion of standard Proctor test and shall meet bearing requirements of architect of buildings. The contractor shall be responsible for testing.
11. Materials used to construct embankments for any purpose, back-fill around drainage structures or in utility trenches or any other depression requiring fill or back-fill shall be compacted to 95% of maximum density as determined by the standard Proctor test as set out in ASTM standard D-998. The contractor shall, prior to any operations involving filling or back-filling submit the results of the Proctor test together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.
12. Embankment fill and trench back-fill shall be placed in lifts at a maximum uncompacted depth of 8-inches and 6-inches, respectively. Density tests shall be conducted at the following minimum frequencies:
 - (a) Embankments for roads, street, dams, etc.: One test per lift per 10,000 square feet of lift.
 - (b) Back-fill around structures and in trenches: One test per lift lift per 500 lineal feet.
13. Compaction tests for street pavement structure shall be made in cut and fill areas at the following minimum frequencies:
 - (a) Sub-Grade: One test per lane per 500 lineal feet
 - (b) Stone Base: One test per lane per 500 lineal feet
 - (c) Hot Asphaltic Concrete: One test per lane per lift per 500 lineal feet
14. All excavations, including trenches, shall be kept dry to protect their integrity.
15. Test results shall be submitted to the City Engineer. Failure to conduct density tests shall be cause for non-acceptance of the facility. Tests shall be conducted at the sole cost of the developer or his agent.
16. Combination under-drains type CD-1 shall be installed at the lower end of cut sections. Under-drains type CD-2 shall be installed at the low point of all vertical curves.
17. Standard UD-1 and UD-3 under-drains shall be installed where indicated on plans and further where determined necessary in the field by City Inspectors.
18. Pavement design is based upon subgrade CBR of 3 and on RF of 2. Upon bringing the street subgrade to approximate elevation the contractor shall cause soil samples for CBR determination to be taken at a maximum interval of 300 feet measured along the street centerline. The CBR of each sample shall be determined and the average CBR shall be used to determine the pavement structure requirements. The pavement materials and the amount thereof as shown on the typical street section may be modified by the results of these tests in accordance with the City standards and if approved by the City Engineer. A copy of all soil test results shall be submitted to the City Engineer prior to the placing of any base or subbase material. This work shall not be required on streets classified as Local/Sub-Class A. Paving sections shall not be reduced below the City minimum section.
19. City Inspectors have full authority to reject fill or backfill materials, require undercutting or subgrade stabilization, require provisions for subdrainage, or require other measures which affect the integrity of road and utility construction. Failure to comply with Inspector's directives shall be cause for non-acceptance to the facility.
20. Traffic control on public streets shall be in conformance with the Manual of Uniform Traffic Control Devices and as further directed by City Inspectors.
21. Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the contractor after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.
22. A preconstruction conference shall be held prior to the start of the construction. The contractor shall arrange the meeting with the City Engineer.
23. Install City standard street centerline monuments where required for new streets.
24. All proposed public water and sewer mains to have a dedicated easement in place and recorded before the City of Harrisonburg will turn on the public water supply. Owner to coordinate with surveyor, owner's attorney, and City Engineer's Office for easement plot and City standard Deed of Easement. The plot and deed to be reviewed by City prior to recordation and after recordation the deed book and page number or copy of Clerk of Court recordation receipt to be provided to City Engineer Office (Doug Adams).
25. The electric service connections and transformer locations for the proposed Townhouses to be coordinated and approved by HEC. Slight adjustment to the townhouse lot location may be needed to all for easements and crossing of other utilities.

LEGEND

- CENTER LINE
- ELECTRIC/TELEPHONE
- UTILITY POLE
- WATER LINES
- SANITARY LINES
- STORM SYSTEM
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PROPOSED ROAD/EDP
- EXISTING ROAD
- CURBING: CG-6
- PROPOSED BUILDING
- EXISTING BUILDING
- DUMPSTER
- HANDICAP PARKING
- CG-12/ASPHALT RAMP
- CG-12A RAMP
- CG-12B RAMP
- CG-12C RAMP
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER



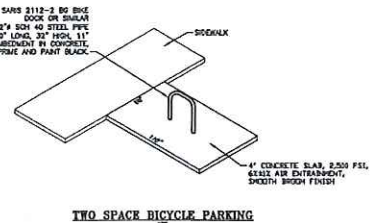
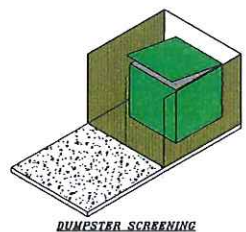
VICINITY MAP
SCALE: 1"=1000'

SITE DESIGN:
BLACKWELL ENGINEERING
ATTN: ED BLACKWELL
566 EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

DEVELOPER:
FOUNDERS WAY LLC
245 NEWMAN AVE.
HARRISONBURG, VA 22801
PHONE: 540-564-1100

PROPERTY INFO:
TM# 31-0-1
6.456 ACRES
ZONED: R-3
USE: TOWNHOMES
AND CONDOS
FEMA FLOOD ZONE X

BUILDING INFO:
31 TOWNHOME UNITS:
SIX BUILDINGS
2 STORY UNITS
GARAGE ON
GROUND FLOOR
HEIGHT = 28'
USE GROUP = R-3
USBC CONSTRUCTION
CLASS : 5B
HFF= 1000 GPM



PROPOSED USE AND PARKING REQUIREMENTS

BUILDING	USE	QTY.	RATES	REQUIRED SPACES	
EXISTING	CONDOS 2-3 BEDRMS	24	2.5	60	
PROPOSED	TOWNHOMES 2-3 BDRMS	31	2.5	78	
PROPOSED	CLUBHOUSE	2156 SF	1/250	9	
NOTE: EACH TOWNHOUSE UNIT HAS A PARKING SPACE UNDERNEATH THE UNIT AT THE REAR.				TOTAL REQUIRED SPACES	147
SECTION 10-3-25 (7) DWELLING				HANDICAP REQUIRED	6
BICYCLE PARKING DSM 2.6.10				TOTAL PROVIDED SPACES	153
				HANDICAP PROVIDED	-

Date: JUN 9, 2017
Scale: 1" = 40'
Designed by: EHB
Drawn by: EHB
Checked by: EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)434-7804
E-Mail: BE@BlackwellEngineering.com



Revision Dates

7-4-17

PRELIMINARY PLAT AND LAYOUT PLAN
FOUNDERS WAY TOWNHOMES - 2017
FOUNDERS WAY, LLC
68 KENMORE STREET
HARRISONBURG, VA 22801

Drawing No.
1
of 1 Sheets

Job No. 1644-2017