



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

REZONING

On **February 28, 2023**, the Harrisonburg City Council approved a rezoning request from R-1, Single Family Residential District, R-3, Medium Density Residential District, and B-2, General Business District to R-7, Medium Density Mixed Residential Planned Community District for the properties located at:

**1010 Garbers Church Road, 1645 and 1815 Erickson Avenue,
1781 South High Street, and South Dogwood Drive
(although there is no property frontage along South High Street or South Dogwood Drive)
Harrisonburg, VA 22801
City Tax Map Parcel(s): 21-K-4 & 5; 115-B-1 & 4; and 117-C-3**

In connection with the rezoning approval for the property, the following documents together are the approved master development plan:

- Master Plan Zoning Requirements for Bluestone Town Center, revised February 24, 2023
- Bluestone Town Center Rezoning Request Proffer, revised January 13, 2023
- Street Improvement Agreement, dated March 1, 2023
- Master Plan Layout, revised January 10, 2023
- Typical Manufactured Home, Single Family Detached, and Townhome Landscape Plan, dated February 24, 2023
- Page 2 of the Conceptual Site Layout, revised February 24, 2023 (Note: This layout is conceptual and not part of the master development plan, except for the reference from the Master Plan text in Section F, Other Regulations, Subsection (3) to general locations of parks areas shown.)



DANG

3/24/2023

Thanh Dang, AICP
Assistant Director of Community Development

Date

Master Plan Zoning Requirements for Bluestone Town Center

December 7, 2022

Revised January 4, 2023

Revised January 10, 2023

Revised February 24, 2023

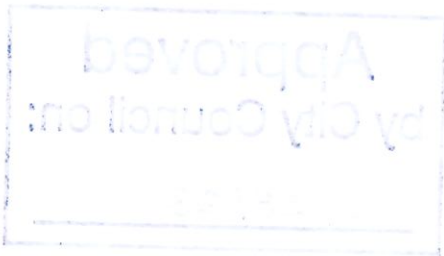


**Applicant:
Harrisonburg Redevelopment
and Housing Authority
P.O. Box 1071
Harrisonburg, VA 22803
540-434-7386**

**Prepared By:
Blackwell Engineering
566 E. Market St.
Harrisonburg, VA 22801
540-432-9555**

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ZONING REGULATIONS FOR BLUESTONE TOWN CENTER

A. Uses Permitted By Right

- (a) Single-family detached dwellings.
- (b) Single-family attached dwellings (townhouse dwellings of two (2) to eight (8) dwelling units).
- (c) Multiple-family dwellings with no more than sixty-four (64) units per building under conditions set forth in subsections 10-3-57.6.(c) and (d).
- (d) Home occupations.
- (e) Community buildings.
- (f) Public and private schools.
- (g) Child day care centers.
- (h) Adult day care centers.
- (i) Retail stores, convenience shops, personal service establishments, restaurants (excluding drive-through facilities unless permitted by special use permit) food and drug stores.
- (j) Governmental, business and professional offices and financial institutions.
- (k) Churches.
- (l) Parks.
- (m) Common open space.
- (n) Public uses.
- (o) Accessory buildings and uses customarily incidental to any of the above-listed uses.
- (p) Dwelling units may be occupied by a single family or not more than two (2) persons, except that such occupancy may be superseded by building regulations.
- (q) Parking lots and parking garages.
- (r) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (s) Homestays, as further regulated by Article DD.
- (t) Manufactured homes, provided that the Manufactured homes are (i) attached to a permanent foundation, (ii) titled as real estate, and (iii) limited to one Manufactured home per lot.

B. Uses Permitted Only by Special Use Permit

- (a) Private clubs and golf courses.
- (b) Home for the aged in which three not more than three (3) persons not of the immediate family are provided with food, shelter and care for compensation.
- (c) Major family day home.
- (d) Short-term rentals, as further regulated by Article DD.
- (e) Walls and fences greater than the height otherwise permitted, under such conditions as are deemed necessary by the city council.
- (f) Drive-through facility.
- (g) Reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the

amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. Open space used for this purpose shall be so noted in the deed and shall not be used to meet any conflicting requirements of the zoning ordinance.

- (h) Public uses which deviate from the requirements of title 10, chapter 3.
- (i) Concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are not permitted, except towers primarily erected for the use of the Harrisonburg-Rockingham Emergency Communications Center up to two hundred (200) feet in height. Wireless telecommunications facilities are further regulated by article CC.

C. Area, Density and Dimensional Regulations

- (a) Maximum density: Ten (10) dwelling units per acreage.
- (b) Lot area, lot height, lot width, and yards for all uses:

ZONING	Uses	MINIMUM LOT AREA (SF)	LOT WIDTH (FEET)	FRONT YARD SETBACK (FEET)	SIDE YARD SETBACK (FEET)	REAR YARD SETBACK (FEET)	MAX HEIGHT (FEET)	
A	Multiple-Family Dwellings	Senior Apartments	8100	90	10	5	10	50
B		Multi-family Apartments	8100	90	10	5	10	50
C		Garden Apartments	8100	90	10	5	10	50
D		Town Homes- Over Retail	1080	18	0	0	10	50
E	Single-family attached dwellings	Town Homes	1080	18	0	5	10	40
F	Single-family detached dwellings & Manufactured Homes		4500	50	20	5	25	40
G	Community Buildings		6000	40	5	5	5	40
H	All Other Uses		1080	18	0	0	10	40

- (c) As shown on the Master Plan Layout, housing by unit type and community buildings will be restricted within designated areas.
- (d) Setback and height regulations for accessory buildings and structures are in Section E. Modifications and Adjustments of this master plan.
- (e) The minimum setback for principal buildings along exterior property lines of the development shall be 7-feet for one- and two-story buildings and 10-feet for three-story buildings.

D. Off-Street Vehicle and Bicycle Parking

Off-Street Vehicle and Bicycle Parking are to be governed by Article G of the Zoning Ordinance except for the off-street vehicle parking uses specified below in subsections (1) through (12):

Off-Street Vehicle Parking Regulations

Off-street parking requirements shall be met as stated herein for all new buildings and structures and all existing building types included herein which are hereafter enlarged, altered and/or changed in use.

- (1) Definition of a "parking space:" The area required for accommodating one (1) automobile or other motorized vehicle on private property, which shall be a

minimum of nine (9) feet in width and eighteen (18) feet in length, not including passageways (9' x 18'). Twenty-five (25) percent of the total parking provided may be designated for compact automobiles. Compact spaces shall be a minimum of eight feet by seventeen feet (8' x 17') for regular spaces and eight feet by twenty feet (8' x 20') for parallel spaces and that all such compact car spaces be clearly marked, using vertical signage or pavement markings, with the wording "Compact Cars Only."

- (2) All off-street parking spaces and drives shall be constructed of an all-weather stabilized, dust free surface which is clearly defined from adjoining on-site improvements.
- (3) On-site parking shall not depend on the public right-of-way in order to maneuver into or out of parking spaces, except for single family detached or duplex dwellings.
- (4) All means of ingress and egress for parking on lots fronting on more than one (1) public street shall be located at least twenty-five (25) feet from the intersection of property lines (rights-of-way) of such streets.
- (5) All vehicle parking spaces required herein shall be located on the same lot with the building or use served, on adjoining lots located on property zoned where such parking is permitted, or within a common or cooperative location in the ownership of all participating owners or have easement and maintenance agreements between the participating owners.
- (6) All off-street vehicle parking spaces for handicapped persons shall conform with the most recent Americans with Disabilities Act regulations at the time of their construction.
- (7) All off-street parking spaces, loading areas, driveways, travelways, parking bays and entrances shall comply with the City Design and Construction Standards Manual.
- (8) Single-family detached, manufactured homes, duplexes, townhomes, and multifamily units shall provide a minimum of one (1) parking space per dwelling unit.
- (9) Multifamily dwellings designated as Senior dwellings shall provide a minimum of one half (0.5) of a parking space per dwelling unit. This senior housing designation of 55 years old to apply for senior parking.
- (10) Community centers/buildings, including those associated with housing developments, where the use of such space is primarily for the use of residents of the housing development, will have a minimum off street parking requirement of 1 space per 500 gross sf.
- (11) Retail stores, convenience shops, personal service establishments, restaurants, food and drug stores and governmental, business and professional offices, financial institutions, public and private schools, child day care centers, adult day care centers, and churches shall provide a minimum of one (1) parking space per 600 square feet of gross floor area.
- (12) All uses not listed above are to be governed by Article G of the Zoning Ordinance."

Combining or Assigning Spaces for Separate Uses

Combining or Assigning Spaces for Separate Uses to be governed by Article G of the

Zoning Ordinance.

Rules For Computing Required Number of Spaces

Rules for Computing Required Number of Spaces to be governed by Article G of the Zoning Ordinance.

Off-Street Bicycle Parking Regulations

Off-street bicycle parking is to be governed by Article G of the Zoning Ordinance.

Parking Lot Landscaping

Parking lot landscaping is to be governed by Article G of the Zoning Ordinance.

E. Modifications and Adjustments

Article T of the Zoning Ordinance does not apply. Modifications and adjustments set forth in this section modify, supplement, or qualify regulations appearing elsewhere in this master plan.

General Modifications

- (1) Architectural treatments and functional elements, including, but not limited to: chimneys, moldings, rain gutters, downspouts, roof eaves, buttresses and bay windows, shall be allowed to project not more than two (2) feet, eight (8) inches into the required yard setback, provided they do not include additional floor space.
- (2) Fire escapes and other required means of egress from any building may project into a required yard setback, provided that they are uncovered and unenclosed.
- (3) Terraces, patios, uncovered porches, decks, uncovered swimming pools, and other similar features may project into a side or rear yard, provided these projections are at least two (2) feet from any adjoining property.
- (4) The front setback of a building will be based on the primary road the building abuts. For corner lots, the building will front on one of the two streets.
- (5) For corner and through lots, the required principal building setbacks for side and rear yards adjoining public streets shall comply with the minimum side and rear yard requirements in Section C. Area, Density and Dimensional Requirements.
- (6) All manufactured housing in the development will, at the time of construction, meet or exceed the then-current requirements of the Fannie Mae MH Advantage or the Freddie Mac CHOICEhome lending programs, or any replacement program with requirements that are substantially similar.

Height

The height regulations heretofore established will be adjusted in the following cases:

- (1) The height limitations of this master plan shall not apply to the architectural features such as chimneys, spires, etc., and necessary accessory structures such as water towers, smoke-stacks and conveyors which are incidental to uses permitted in nonresidential districts.
- (2) The limitations on the number of stories shall not comply to buildings and structures not intended for human occupancy.

Townhouses

The exterior facades of all townhouse units shall be varied in material and design so that no more than two (2) abutting units will have the same architectural appearance and front yard setback depth. Varied front yard setbacks shall not be less than two (2) feet offset from adjoining units as measured at the principal foundation line of each unit, and no setback distance shall be less than the required minimum.

Accessory Buildings

- (1) *In residential areas, except portable restroom facilities, which are further restricted in this section.* Accessory buildings may be built in the rear yard, but such accessory buildings shall not be less than five (5) feet from any interior side or rear lot line.
- (2) *In business areas, except portable restroom facilities, which are further restricted in this section.* Accessory buildings shall be held to the same setbacks required of principal buildings. No accessory buildings may be placed within the limits of a recorded easement or required fire lane.
- (3) No accessory buildings or garages may be placed within the limits of a recorded easement or required fire lane.
- (4) *Bus shelters* are exempt from all regulations within this master plan except that no shelter shall be located within the limits of a recorded easement or required fire lane.
- (5) *Portable restroom facilities.* Portable restroom facilities are not permitted except for active construction sites, emergencies, or temporary events or festivals.
- (6) *Principal building or use required.* No accessory building shall be constructed on property which has not been improved with a principal building or use and no accessory building shall be used unless the principal use is active.

Walls and fences

Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property may be located within required yards and defined by building setbacks except as restricted herein:

- (1) No walls or fences or similar items other than landscaping shall exceed a height of eight (8) feet.
- (2) Walls and fences which adjoin property lines shall not be electrified, barbed or otherwise secured in a manner inappropriate or dangerous to the neighborhood.

- (3) Walls and fences shall not impede sight distance at entrances and street intersections, in accord with the City's Design and Construction Standards Manual.

F. Other Regulations

- (1) Where buildings are 20-feet or less apart, there shall be no temporary or permanent structures and obstacles, including but not limited to fences, mechanical equipment (exclusive of HVAC equipment), and landscaping (such as trees and shrubs) between the buildings, except when:
 - (a) Sprinkler systems have been installed in the buildings according to National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler system standards; or
 - (b) The parallel or generally parallel exterior wall(s) of the buildings that are 20-ft or less apart are constructed without openings and have a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code
- (2) Proposed building projects as permitted in this district, which rely on private refuse collection, shall provide a designated point of collection for dumpsters, trash cans, or other containers, with appropriate dumpster and refuse storage areas. Said facilities shall be screened on all sides by fences, walls, or landscaping to hide them from view and screening shall be equal to or greater than the height of the container(s) placed within the storage area. Except for landscaping, screening shall be made of decay-resistant material.
- (3) Pocket parks are to be located in at least four (4) of the six (6) locations generally illustrated on the Conceptual Site Layout.
 - (a) Each park will be a minimum of 1,000 sf.
 - (b) Each park will contain one or a combination of the following amenities:
 - i. Picnic areas, which will include at least one (1) picnic table and one (1) outdoor grill.
 - ii. Play areas, which include playgrounds, tot lots, or other such similar amenities.
 - iii. Sports utility areas/courts
 - iv. Gazebos
 - v. Dog parks
 - (c) At least two of the parks will be play areas. No more than one (1) of the parks will be dog parks.
 - (d) A minimum of three (3) trees shall be planted in each park.
- (4) Landscaping for manufactured home lots, single family detached lots, and townhome lots will have the minimum number of trees/shrubs as noted in the Typical Manufactured Home, Single Family Detached, & Townhome Landscape Plan.

Bluestone Town Center

RZ-_____
REZONING REQUEST PROFFER
(Conditions for this Rezoning Request)

Applicant:

THE HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY

Owners:

MARTHA CLARK BARBER AND OTHERS

Tax Map Nos. 115 B 1 and 115 B 4

1645 ERICKSON AVE

AREA = 46.33 ACRES

ZONED: B-2, R-1, and R-3

G S W INVESTORS

Tax Map No. 021 K 4

1781 S HIGH ST

AREA = 26.08 ACRES

ZONED: R3

COOK CREEK CHURCH OF BRETHERN CEMETERY

Tax Map No. 021 K 5

S DOGWOOD DR

AREA = 0.20 ACRES

ZONED: R3

WILLOW LANE PARTNERS

Tax Map No. 117 C 3

1010 GARBERS CHURCH RD

AREA = 17.14 ACRES

ZONED: R1



Dated: January 4, 2023 and revised January 13, 2023

**TO THE HONORABLE MAYOR AND MEMBERS OF
THE COUNCIL OF THE CITY OF HARRISONBURG**

Property Information

The Applicant and the Owners of the above-described parcels, totaling 89.75 acres (+/-) of land (the "Property"), have petitioned the of the City of Harrisonburg, Virginia (the "Council") for a rezoning to allow for the development of a specific project, identified as the Bluestone Town

Center (the “Project”), as specifically detailed in the Bluestone Town Center Master Plan dated January 4, 2023 and revised January 10, 2023 (the “Proposed Rezoning”).

Proffers

In furtherance of the Proposed Rezoning, the Applicant hereby proffers that in the event the Council shall approve the rezoning of the Property, from their varying current zoning districts to R-7 Medium Density Mixed Residential Planned Community District, then the Project shall be done in conformity with the terms and conditions as set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the Applicant and such be approved by the Council in accordance with Virginia law. In the event that such rezoning is not granted, then these Proffers shall be deemed withdrawn and have no effect whatsoever. These Proffers shall be binding upon the Applicant, the Owners, and their legal successors or assigns. Any and all terms and conditions, accepted or binding upon the Property and Project, as a condition of accepting these Proffers, shall become void and have no subsequent effect. The Applicant hereby agrees that the Proposed Rezoning itself gives rise to the need for these Proffers, that the Proffers have a reasonable relation to the Proposed Rezoning, and that all conditions are in conformity with the City’s Comprehensive Plan.

The Applicant, who is acting on behalf of the Owners of the Property, hereby voluntarily proffers that, if the Council approves the rezoning, the Applicant and the Owners, or their successors and assigns, will provide the following during the Project:

1. ***Provision of Affordable Dwelling Units. Provision of Affordable Housing.*** Where the Master Plan indicates residential uses, the residential dwelling units within the Project are two-fold: a) for-purchase units; and b) rental units. The Project will incorporate affordable housing components as set forth below:
 - a. For-Purchase Units (single-family detached dwellings, manufactured homes, and townhouses):
 - i. Term: The For-Purchase Units affordability period shall only be upon the initial sale from the Developer to the initial homebuyer.
 - ii. Income Restrictions: 100% of the For-Purchase Units will be initially sold and restricted only to households with incomes between 80% and 120% of the Area Median Income (AMI), as established and updated regularly by the U.S. Department of Housing and Urban Development (HUD).
 - iii. Compliance and Monitoring: Upon request from the City, the Developer will provide certification of household income eligibility for all For-Purchase Unit sales.
 - b. Rental Units (multifamily and townhomes owned and leased by Harrisonburg Redevelopment & Housing Authority (HRHA) or similar entity):
 - i. Term: The Rental Units affordability period shall be thirty (30) years.
 - ii. Income Restrictions: 100% of units will be occupied by households whose incomes do not exceed 80% of AMI, based on income averaging.

- iii. Rent Restrictions: 100% of units will have affordable rents leased at the Low-Income Housing Tax Credit (LIHTC) maximum rents or below.
- iv. Compliance and Monitoring: Projects awarded LIHTC should submit proof of compliance with Virginia Housing annually. Projects not awarded LIHTC must, upon request from the City, submit an equivalent format to a LIHTC Tenant Income Certification (TIC) for each unit annually during the 30-year term.

c. Annual Construction:

- i. Beginning on the date of the (subject rezoning) application, the City shall not issue building permits for the construction of more than 100 dwelling units per year, on a cumulative basis, excluding senior housing. The City may review building permits that exceed 100 per each year but will not issue them.
- ii. Compliance and Monitoring: Upon request from the City, the Developer will provide an accounting of the number of building permits pulled each year and how many building permits it can still pull in that year, which the City can also verify and control through issuance.

2. *Residential Units.*

- a. The maximum number of residential units in the Project will be Nine Hundred (900). The maximum number of multi-family units will be 450. The maximum number of townhouse units will be 350. The maximum number of single-family detached and/or manufactured home units will be 145.

- ~~b. The Bluestone Town Center will implement an applicant preference system prioritizing residents who live or work in the City of Harrisonburg and Rockingham County. The property wait list uses a two-tiered admission preference system. This system gives applicant households that qualify for a preference an opportunity to be screened for eligibility ahead of applicants that do not have a preference. The admission preferences are a way of organizing the wait lists to address local housing issues and agency policy. Without admission preferences, applicant households on the wait list are organized only by the date and time stamp of their pre-application. Priorities and preferences for admission to Bluestone Town Center will be applied as follows: eligible applicants who live or work in the City of Harrisonburg or Rockingham County shall be given priority for occupancy over all other tenants. Developer reserves the option to provide additional preferences as determined to be necessary.~~

Proffer 2.b. was not accepted by City Council

3. *Environmental Sustainability.*

- a. All Rental Units shall be initially constructed to meet EarthCraft, Enterprise® Green Communities, or LEED certification building standards.

- b. All For-Purchase manufactured homes will meet or exceed the then-current requirements for Fannie Mae MH Advantage or Freddie Mac CHOICEhome building standards, or any replacement program with requirements that are substantially similar at the time of initial sale.
- c. Solar panel systems will be incorporated on all multi-family housing buildings as a supplementary energy source.
- d. At least 6 electric vehicle (“EV”) charging stations will be constructed and maintained at various locations throughout the Project. The EV charging stations shall be “Level 2” equivalent or better technology at the time of construction.
- e. Compliance and Monitoring: Upon request from the City, the Developer will provide certification of the applicable building standard and solar panel system and EV charging station installations.
- f. Landscaping. The Project will contain various green space and common areas, such as, pocket parks, playgrounds, playing fields, and recreation areas. All residential units shall be within 1,000 feet of a green space and/or common area.

4. *Impact fee¹.*

- a. In effort to mitigate the impact the Proposed Rezoning and the Project will have on the school systems and the surrounding communities, an impact fee of Fifty Thousand Dollars (\$50,000) per Rental Unit shall be paid the City of Harrisonburg (the “City”) upon the Rental Unit building receiving a certificate of occupancy for all of the units therein, on condition that the City loan \$40,000 per Rental Unit back to the Developer for further construction of the Project.
- b. The Developer shall make annual loan payments to the City and the City shall have a subordinate security interest in the Rental Units pursuant to loan agreements and deed of trust.
- c. Accordingly, the City will immediately retain \$10,000 per Rental Unit upon the issuance of the certificate of occupancy and be paid \$40,000 plus per Rental Unit over time. The Developer shall construct a minimum of 400 Rental Units over the life of the Project, ultimately yielding over \$20,000,000.00 to the City.
- d. Compliance and Monitoring: Upon request from the City, the Developer will certify and provide to the City the number of Rental Unit buildings completed, which the City can verify through issuance of certificates of occupancy.

Proffer 4 was not accepted by City Council

¹ The Developer recognizes that this proffer is currently inconsistent with the City Code. However, the Developer believes that such an impact fee for school use is an important element of the Project, and such proffers are common throughout Virginia. Accordingly, this proffer will be subject to a zoning text amendment, and, upon approval of this Rezoning Application, the Developer will work with City staff to draft and implement such an amendment.

5. **Traffic and Transportation.** The Developer agrees to construct or cause to be constructed the following improvements:
- a. A southbound left turn lane, by restriping, at the Garbers Church Road entrance (Road J), with 100' taper and 100' storage.
 - b. A section of Road J between Garbers Church Road and Road A, a section of Road A between Road J and Hidden Creek Lane, and the entirety of Hidden Creek Lane, including all associated bicycle, pedestrian, and public transit facilities, and the small diameter roundabouts, both on and off site between Road A and South High Street shall be completed prior to the City issuing more than 150 certificates of occupancy for dwelling units within Phase 1. As part of the Hidden Creek Lane construction, the Developer will construct:
 1. A mid-block crosswalk to connect the shared use path on the north side of Hidden Creek Lane to the shared use path that parallels the Sunset Heights Branch of Cooks Creek. The shared use path on Hidden Creek Lane (extended) shall be adjusted to end at the midblock crosswalk and transition the off-road path to on-road bike lanes, on both sides of the street.
 2. New sidewalks along the south side of Hidden Creek Lane from the property line to the existing sidewalk along the frontage of the shopping center in accordance with the Street Improvement Agreement with the City.
 3. A small diameter roundabout at the intersection of Hidden Creek Lane and South Dogwood Drive, per design specifications provided by the City.
 - c. A traffic signal at Hidden Creek and South High Street, excluding the right turn lane recommended by the traffic impact analysis (TIA) study, will be completed prior to the City issuing more than 300 certificates of occupancy for dwelling units within the Development.
 - d. A section of Road A between Hidden Creek Lane and Erickson Avenue and a section of Road E between Hidden Creek Lane and Erickson Avenue, including bicycle, pedestrian, and public transit facilities, and all associated improvements and traffic signals prior to the City issuing more than 450 certificates of occupancy for dwelling units within the Development. As part of these improvements, the Developer will:
 1. Construct the entrance at Road A to Erickson Avenue as restricted to right turn in and right turn out only;

2. Construct improvements at Road E to Erickson Avenue, as described in the Street Improvement Agreement accompanying the rezoning application.
 3. Road E shall not be connected to Erickson Avenue until the improvements described in proffer 5.d. are completed.
- e. Shared use paths between the termination points of Roads C and J to connect with the existing Friendly City Trail prior to opening the respective Road sections to vehicular traffic.
 - f. Up to three bus stops within the Project, to include a pull off, concrete pads, shelters, and easements/right-of-way at locations acceptable to the Harrisonburg Department of Transportation (HDPT). HDPT has discretion during site engineering design to waive any requirement of this proffer, if they deem it necessary or appropriate.
 - g. Traffic and transportation improvements in accordance with the Street Improvement Agreement accompanying the rezoning application.

Consistent with the timing already set forth herein, these improvements will be phased and constructed in accordance with the mitigation need created by the construction of the development phases. All traffic improvements described above shall be completed prior to the City issuing more than 450 certificates of occupancy for dwelling units within the Development.

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Signature pages follow

IN WITNESS WHEREOF, the parties have executed this Rezoning Request Proffer as follows.

APPLICANT:

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

By: _____ (SEAL)
Michael G. Wong, Executive Director

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Michael G. Wong, Executive Director of the Harrisonburg Redevelopment and Housing Authority, Applicant.

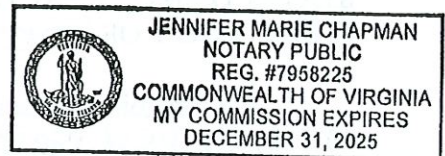
Notary Public

My commission expires: _____
Registration Number: _____

OWNERS:

MARTHA CLARK BARBER AND OTHERS

By: Mary Strate Bahn (SEAL)
Mary Strate Bahn



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham

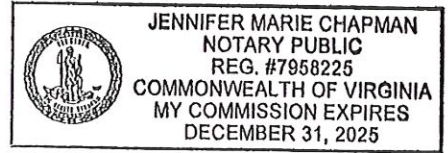
The foregoing instrument was acknowledged before me this 23 day of Feb, 2023, by Mary Strate Bahn, owner.

Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

MARTHA CLARK BARBER AND OTHERS

By: Sarah Rees (SEAL)
Sarah Rees



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham

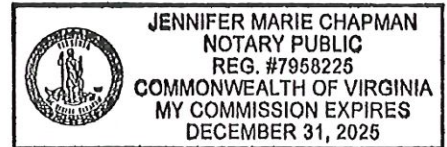
The foregoing instrument was acknowledged before me this 23 day of Feb,
2023, by Sarah Rees, owner.

Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

MARTHA CLARK BARBER AND OTHERS

By: Charles Clark (SEAL)
Charles W. Clark



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham

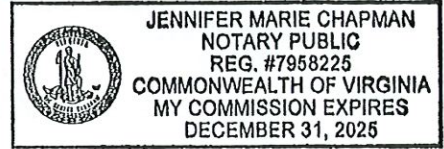
The foregoing instrument was acknowledged before me this 23 day of Feb,
2023, by Charles W. Clark, owner.

Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

MARTHA CLARK BARBER AND OTHERS

By: Ronnie A. Barber (SEAL)
Ronnie A. Barber



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham

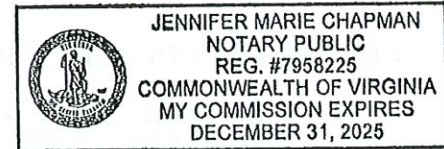
The foregoing instrument was acknowledged before me this 23 day of Feb,
2023, by Ronnie A. Barber, owner.

Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

MARTHA CLARK BARBER AND OTHERS

By: Dorothy S. Harper (SEAL)
Dorothy S. Harper



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham

The foregoing instrument was acknowledged before me this 23 day of Feb,
2023, by Dorothy S. Harper, owner.

Jennifer Marie Chapman
Notary Public

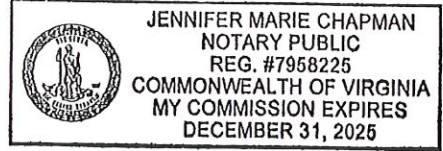
My commission expires: 12/31/25
Registration Number: 7958225

G S W INVESTORS

By: *Greg Weaver*
M. Steven

Its: *Manager*

STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham



The foregoing instrument was acknowledged before me this 23 day of Feb, 2023, by H. Steven Weaver, manager of G S W Investors.

Jennifer Marie Chapman
Notary Public

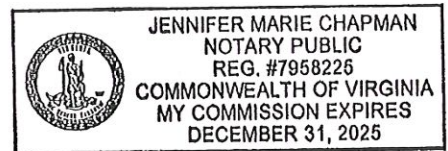
My commission expires: 12/31/25
Registration Number: 7958225

COOK CREEK CHURCH OF BRETHREN CEMETERY

By: *Greg Weaver*
M. Steven

Its: *Agent*

STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham



The foregoing instrument was acknowledged before me this 23 day of Feb, 2023, by M. Steven Weaver, Agent of Cook Creek Church of Brethren Cemetery.

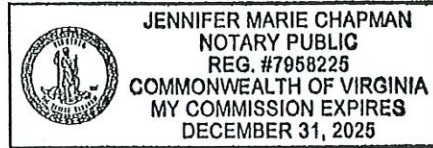
Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

WILLOW LANE PARTNERS

By: Mary Strate Bahn
Mary Strate Bahn

Its: partner



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham

The foregoing instrument was acknowledged before me this 23 day of Feb, 2023, by Mary Strate Bahn, Partner of Willow Lane Partners.

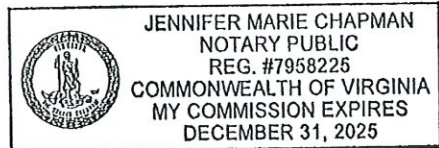
Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

WILLOW LANE PARTNERS

By: Sarah Rees
Sarah Rees

Its: manager



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg/Rockingham

The foregoing instrument was acknowledged before me this 23 day of Feb, 2023, by Sarah Rees, Partner of Willow Lane Partners.

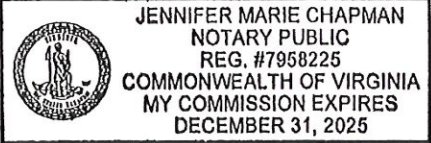
Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

WILLOW LANE PARTNERS

By: Dorothy S. Harper
Dorothy S. Harper

Its: partner



STATE/Commonwealth of Virginia
CITY/COUNTY OF Harrisonburg / Rockingham

The foregoing instrument was acknowledged before me this 23 day of Feb,
2023, by Dorothy S. Harper, Partner of Willow Lane Partners.

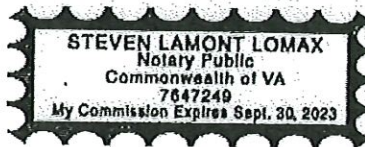
Jennifer Marie Chapman
Notary Public

My commission expires: 12/31/25
Registration Number: 7958225

WILLOW LANE PARTNERS

By: Ann S. Egge
Ann S. Egge

Its: Partner



STATE/Commonwealth of Virginia
CITY/COUNTY OF Roanoke

The foregoing instrument was acknowledged before me this 23rd day of February, 2023, by Ann S. Egge, Partner of Willow Lane Partners.

Steven Lamont Lomax
Notary Public

My commission expires: September 30, 2023
Registration Number: 7647249

MARTHA CLARK BARBER AND OTHERS

By: Ann S. Egge (SEAL)
Ann S. Egge



STATE/Commonwealth of Virginia
CITY/COUNTY OF Roanoke

The foregoing instrument was acknowledged before me this 23rd day of February, 2023, by Ann S. Egge, owner.

Steven Lamont Lomax
Notary Public

My commission expires: September 30, 2023
Registration Number: 7647249

STREET IMPROVEMENT AGREEMENT

This Street Improvement Agreement ("Agreement") is entered into on this 1st day of March, 2023 by and between HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY ("Owner/Developer") and the CITY OF HARRISONBURG, VIRGINIA, ("City") to memorialize the rights and obligations of the parties related to certain street and other transportation facilities improvements necessitated by the Owner/Developer's planned development of tax map parcels 115-B-1,4, 021-K-4, 021-K-5, 117-C-3 totaling 89.84 acres, more or less, owned by the Owner/Developer (collectively the "Bluestone Town Center").

RECITALS

1. The Owner/Developer has filed a rezoning application with the City of Harrisonburg seeking to rezone the Bluestone Town Center parcels to R-7, Medium Density Mixed Residential Planned Community District. The site is addressed as 1010 Garbers Church Road, 1645 Erickson Avenue, 1781 South High Street, and South Dogwood Drive.
2. A traffic impact analysis ("TIA") provided by the Owner/Developer and accepted by the City in November 2022 indicates future traffic conditions directly related to the Bluestone Town Center warrant improvement of certain streets, widening of certain rights of way, and the establishment of certain other transportation facilities, all within the City.
3. The street and related transportation improvements necessitated by the Bluestone Town Center fall into two categories: Proffered Improvements, which are outlined in the proffer statement included with the rezoning application, and Street Improvement Agreement Improvements, which are outlined in this document.
4. The Owner/Developer has submitted proffers as part of its rezoning application to the City which require the Owner/Developer to provide the Improvements as described below.

AGREEMENT

It is agreed between the parties as follows:

1. Owner/Developer agrees to provide engineering design, right of way acquisition (if required), utility relocation (if required), and all materials for and construction of all improvements described below.
2. The City agrees to provide funds to the Owner/Developer for portions of the required improvements as described below. Prior to the commencement of any work associated with this agreement the Owner/Developer shall submit to the City for review and approval a cost estimate and schedule that outlines the anticipated dates that construction of the required improvements will occur and when funds will be due from the City.

3. Improvements on Erickson Avenue at the intersections with Road E and the Wal-Mart Access Road as shown on Master Plan Public Road Layout sheet, which is attached hereto as Exhibit A:
 - a. Widen Erickson Avenue to provide two (2) 5' bike lanes with 2' buffer (one in each direction), two (2) through lanes (one in each direction), 100' of left turn lanes (one in each direction), 100' of westbound right turn lane storage, 100' of westbound right turn lane taper, and a 5' wide sidewalk on the north side of Erickson Avenue that will extend from the intersection to connect to the existing sidewalk located at tax map parcel 8-F-1. All travel lanes and turn lanes shall be 11' in width and left turn lane tapers shall be designed in accordance with VDOT Road Design Manual Appendix F guidelines. The City will pay 10% of the cost of these improvements.
 - b. Construct a new Traffic Signal that is designed to then applicable City standards. The City will pay 80% of the cost of this Traffic Signal construction.
 - c. Construct a new commercial entrance from Road E onto parcel 115-B-6 and any required parking areas on that parcel in accordance with Exhibits B and C. The City will pay 100% of the cost associated with this commercial entrance and parking area.
4. Improvements on Hidden Creek Lane as shown on the Master Plan Public Road Layout sheet, which is attached hereto as Exhibit A:
 - a. Construct a 5' wide concrete sidewalk along the south side of Hidden Creek Lane beginning at the western end of tax map parcel 021-F-1 and terminating at the existing sidewalk located along tax map parcel 021-F-3.
 - b. The City will pay 50% of the cost of this sidewalk construction and will be responsible for obtaining any needed right of way or easements related to the sidewalk construction.
5. This Agreement may be modified or amended, and the provisions of this Agreement may be waived, only by a writing executed by both parties.
6. This Agreement is contingent upon approval of the submitted rezoning by the Harrisonburg City Council. If the rezoning is not approved by the Harrisonburg City Council, this Agreement is void.
7. This Agreement shall be binding upon the Owner/Developer its successors and/or assigns and shall inure to the benefit of the City of Harrisonburg.

City of Harrisonburg, VA

Harrisonburg Redevelopment and Housing Authority

By: *Alexander Banks, VI*
Alexander Banks, VI
City Manager

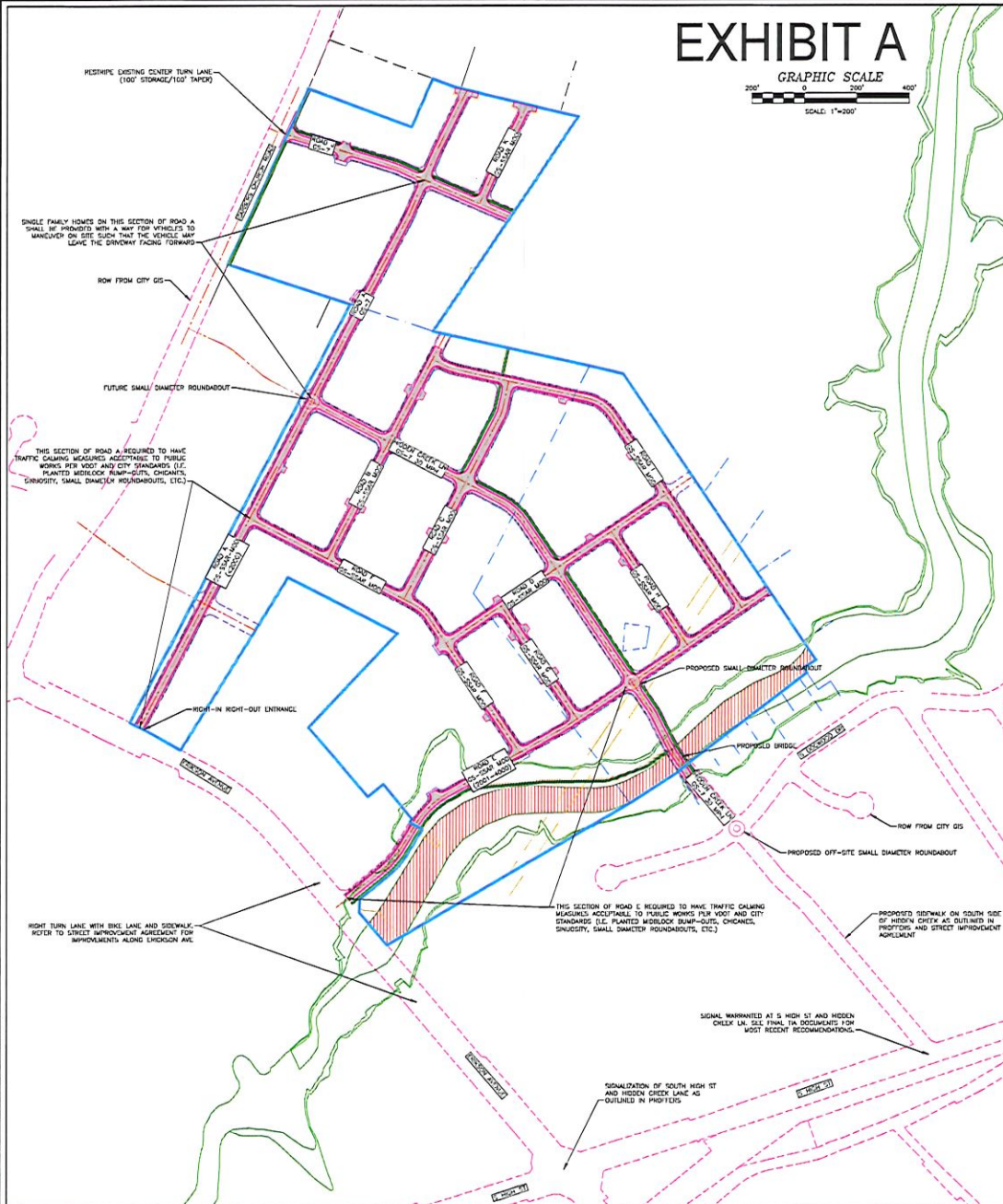
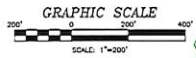
By: *Michael G. Wong*
Michael G. Wong
Executive Director

Pamela Ulmer
Attest

Kristen King
Attest



EXHIBIT A



LAND PLANNING
ZAVOS ARCHITECTURAL + DESIGN, LLC
21 BYTE COURT
SUITE 1
FREDERICK, MD 21702
301-888-0025

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

DEVELOPER
HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
ATTN: MICHAEL WOND
288 KELLEY STREET
HARRISONBURG, VA 22802
540-434-7586

PROPERTY INFO
TRACT 110 B 1 - 4
BARBER MARTIN CLARK OTHERS
ATTN CHARLES CLARK
10545 DOWNEY LA
DAYTON VA, 22821
AREA: 44.442 ACRES
ZONED: D-2, R-1, R-3

TM#021 K 4
0.5 W INVESTORS
PO BOX 1234
HARRISONBURG VA 22803
AREA: 25.864 ACRES
ZONED: R-3

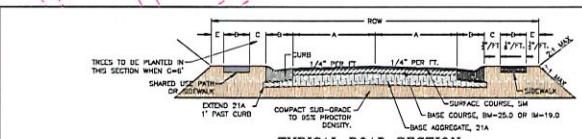
TM#021 K 5
COOK CHICK CHURCH OF
BATHRENN CEMETERY
UNASSIGNED
HARRISONBURG VA, 22801
AREA: 4.23 ACRES
ZONED: R-3

TM#117 C 3
WILLOW LAKE PARTNERS C/O
SARAN REES
1005 TULIP TERRACE DR
HARRISONBURG VA, 22801
AREA: 17.215 ACRES
ZONED: R-1

TOTAL SITE AREA: 89.84 ACRES
BOUNDARY DATA IS FROM
BENNER & ASSOCIATES LAND SURVEYS.



- GENERAL NOTES:**
- NO WALLOR BARRIERS ARE TO BE LOCATED ON HIDDEN CREEK LANE.
 - CURBS WITH ON-STREET PARKING SHALL HAVE CURB EXTENSION AT INTERSECTIONS AND EDWARDS/MULTIFAMILY ENTRANCES.
 - 3RD PARTY ENTRANCE WARRANT ANALYSIS TO BE PROVIDED BEFORE PRELIMINARY PLATING AND ROW TO BE UPGRADED AS NEEDED.
 - FINAL SIGNAGE, CALL-OUT AREAS AND BUS STOP AREAS TO BE COORDINATED WITH THE DEPARTMENT OF PUBLIC TRANSPORTATION.
 - ALL STOP SIGNS ON PUBLIC STREETS SHALL HAVE STOP BARS.
 - ALL STREET SIGNS TO HAVE CITY APPROVED BARRIERS AND APPROPRIATE MARKINGS.
 - FINAL TRUCK TRAILER SECTIONS TO BE DETERMINED AT THE PRELIMINARY PLATING PHASE FOR LANE WIDTHS AND LOCATIONS OF SIDEWALK AND SHARED-USE-PATH.
 - SINGLE FAMILY HOME DRIVEWAYS SHALL CROSS SIDEWALKS AS ONE 12' LANE BEFORE EXPANDING IF NEEDED.
 - ACCESS MANAGEMENT WITHIN THE DEVELOPMENT SHALL MEET VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD DESIGN MANUAL APPROXIMATE TO STANDARDS. WAIVERS TO DEVIATE FROM THE ROAD DESIGN STANDARD MAY BE GRANTED AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS.



TYPICAL ROAD SECTION SCHEDULE

ROAD	NAME	TYPE	STANDARD	ROW	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	
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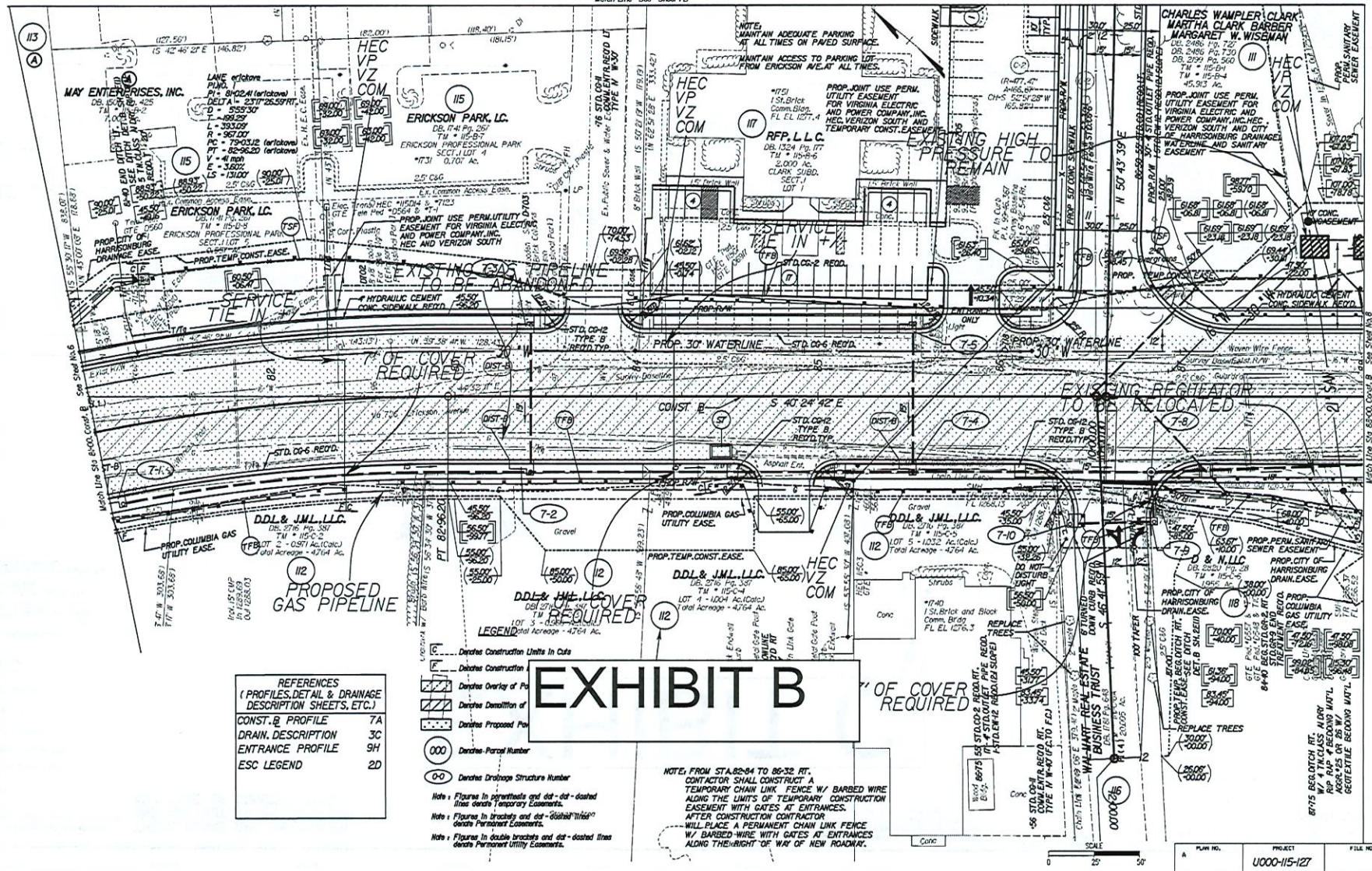
SURVEYED BY: _____
 SUPERVISED BY: CITY OF HARRISBURG 15401 434-5262
 DESIGNED BY: H.S. BOG, MATTHEW B. CRAND 15401 345-9342

THESE PLANS ARE UNFINISHED
 AND ARE NOT TO BE USED FOR
 ANY TYPE OF CONSTRUCTION.

DESIGN FEATURES RELATING TO CONSTRUCTION
 OR TO REGULATION AND CONTROL OF TRAFFIC
 MAY BE SUBJECT TO CHANGE AS DEEMED
 NECESSARY BY THE DEPARTMENT

REVISION	DATE	REGION	STATE	FEDERAL AID	PROJECT	ROUTE	STATE PROJECT	SHEET NO.
		3	VA		U000-115-127		RW-201 C-501	7

Match Line See Sheet 7B



6/15/2017 10:47 AM

8719 SEPARATE AT ALL TIMES. SEE PLAN FOR BARBED WIRE & GENTLE SLOPE BEDDING MAT.

#REF001
#LEV001

#REF002
#LEV002

#REF003
#LEV003

#REF004
#LEV004

#REF005
#LEV005

#REF006
#LEV006

SURVEYED BY...
SUPERVISED BY...
DESIGNED BY...

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OR TO REGULATION AND CONTROL OF TRAFFIC
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NECESSARY BY THE DEPARTMENT

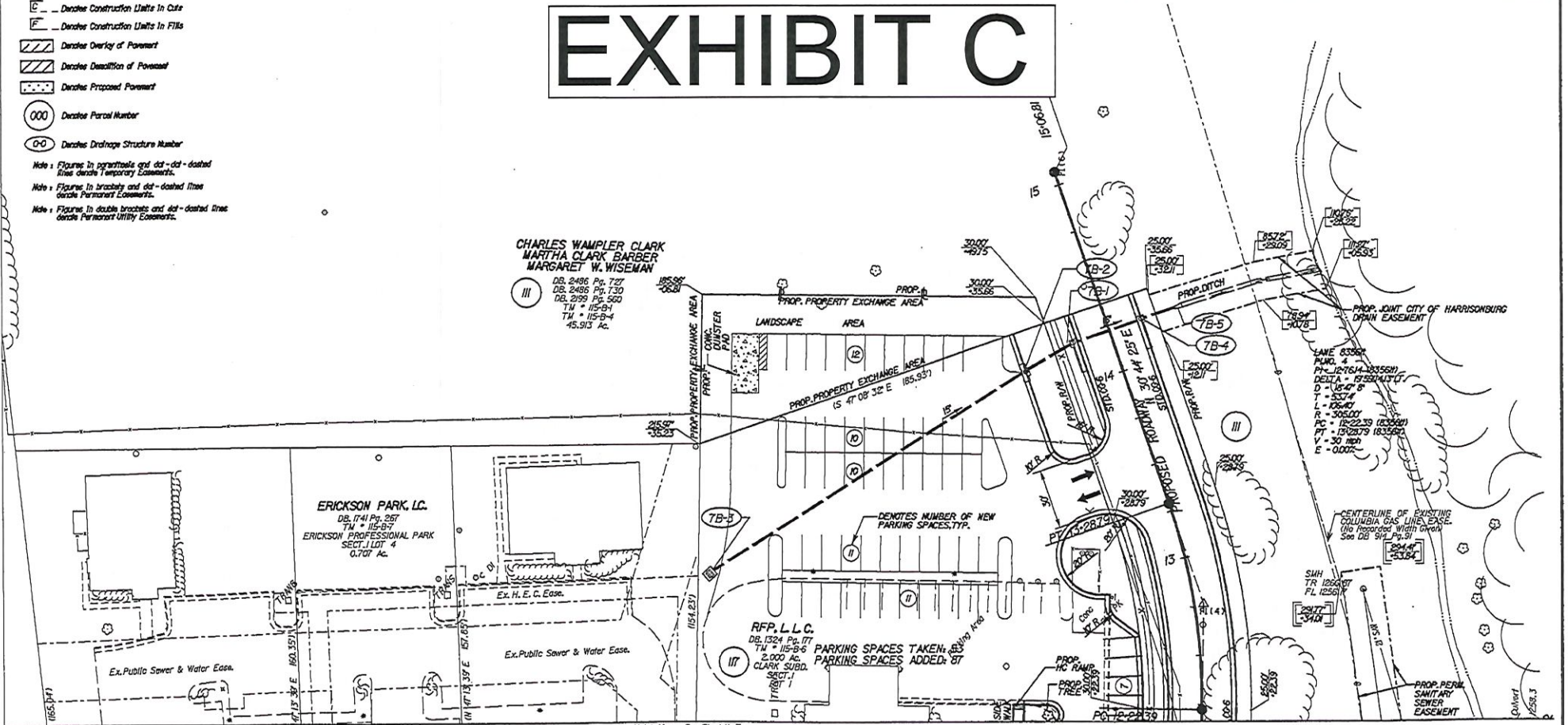
REVISED	DNA REGION	STATE	FEDERAL AID PROJECT	ROUTE	STATE PROJECT	SHEET NO.
	3	VA			U000-115-127.RW-201 C-501	7B

LEGEND

- Dashed Construction Limits In Cuts
- Dashed Construction Limits In Fills
- Dashed Overlay of Pavement
- Dashed Description of Pavement
- Dashed Proposed Pavement
- Dashed Parcel Number
- Dashed Drainage Structure Number

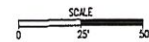
Note: Figures in parentheses and dot-dash lines denote Temporary Easements.
 Note: Figures in brackets and dot-dash lines denote Permanent Easements.
 Note: Figures in double brackets and dot-dash lines denote Permanent Utility Easements.

EXHIBIT C



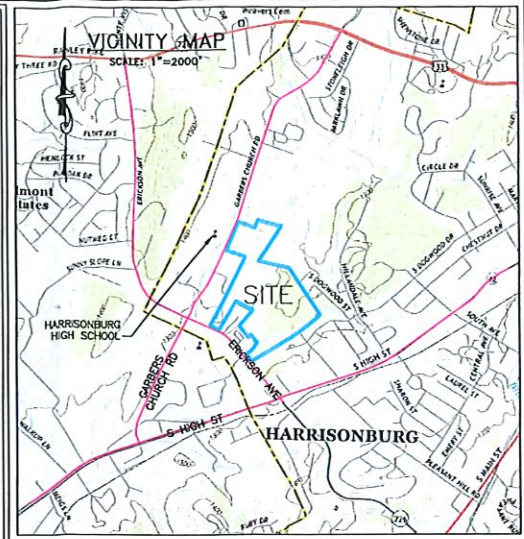
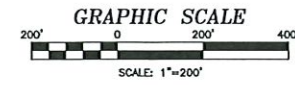
REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

CONST. & PROFILE	7C
DRAIN. DESCRIPTION	3C
ENTRANCE PROFILE	9H
ESC LEGEND	2D



PLAN NO.	PROJECT	FILE NO.	SHEET NO.
4	U000-115-127		7B

Line #	Length	Direction
L1	169.91	N39° 30' 41.17"W
L2	14.09	N30° 44' 48.24"E
L3	562.04	S52° 42' 23.11"W
L4	21.68	S33° 55' 26.89"E
L5	17.32	S77° 08' 47.58"E
L6	389.19	S76° 35' 07.46"E
L7	55.00	N59° 17' 12.82"W
L8	76.17	S50° 42' 47.08"W
L9	348.69	N40° 39' 50.47"W
L10	215.04	S57° 09' 44.11"W
L11	1802.71	N27° 42' 06.33"E
L12	140.01	N50° 42' 01.08"E



LAND PLANNING
ZAVOS ARCHITECTURAL + DESIGN, LLC
21 BYTE COURT
FREDERICK, MD 21702
301-698-0020

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

DEVELOPER
HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
ATTN: MICHAEL WONG
286 KELLEY STREET
HARRISONBURG, VA 22802
540-434-7386

PROPERTY INFO
TM#115 B 1, 4
BARBER MARTHA CLARK OTHERS
ATTN CHARLES CLARK
10545 DENVER LA
DAYTON VA, 22821
AREA=46.443 ACRES
ZONED: B-2, R-1, R-3

TM#021 K 4
G S W INVESTORS
PO BOX 1234
HARRISONBURG VA, 22803
AREA=25.984 ACRES
ZONED: R-3

TM#021 K 5
COOK CREEK CHURCH OF BROTHERN CEMETERY UNASSIGNED
HARRISONBURG VA, 22801
AREA=0.20 ACRES
ZONED: R-3

TM#117 C 3
WILLOW LANE PARTNERS C/O SARAH REES
1005 TULIP TERRACE DR
HARRISONBURG VA, 22801
AREA= 17.215 ACRES
ZONED: R-1

TOTAL SITE AREA: 89.84 ACRES
BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS

LEGEND

- PROPOSED PUBLIC STREET
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED SHARED USE PATH
- SITE PROPERTY LINE
- PROPOSED R.O.W.
- CITY G.I.S. R.O.W.
- FLOODPLAIN
- FLOODWAY
- SINGLE-FAMILY DETACHED DWELLINGS AND MANUFACTURED HOMES
- TOWNHOMES
- MULTIFAMILY/TOWNHOMES
- RETAIL/MULTIFAMILY/TOWNHOMES/SENIOR/COMMUNITY*

*PERMISSIBLE USES

Approved
by City Council on:
2/28/23

Date: 12/7/2022
Scale: 1"=200'
Designed by: _____
Drawn by: NHK
Checked by: EHB

Blackwell Engineering
A Trademark of AES Consulting Engineers
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555
Email: BE@BlackwellEngineering.com

Revision Dates

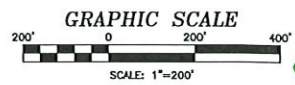
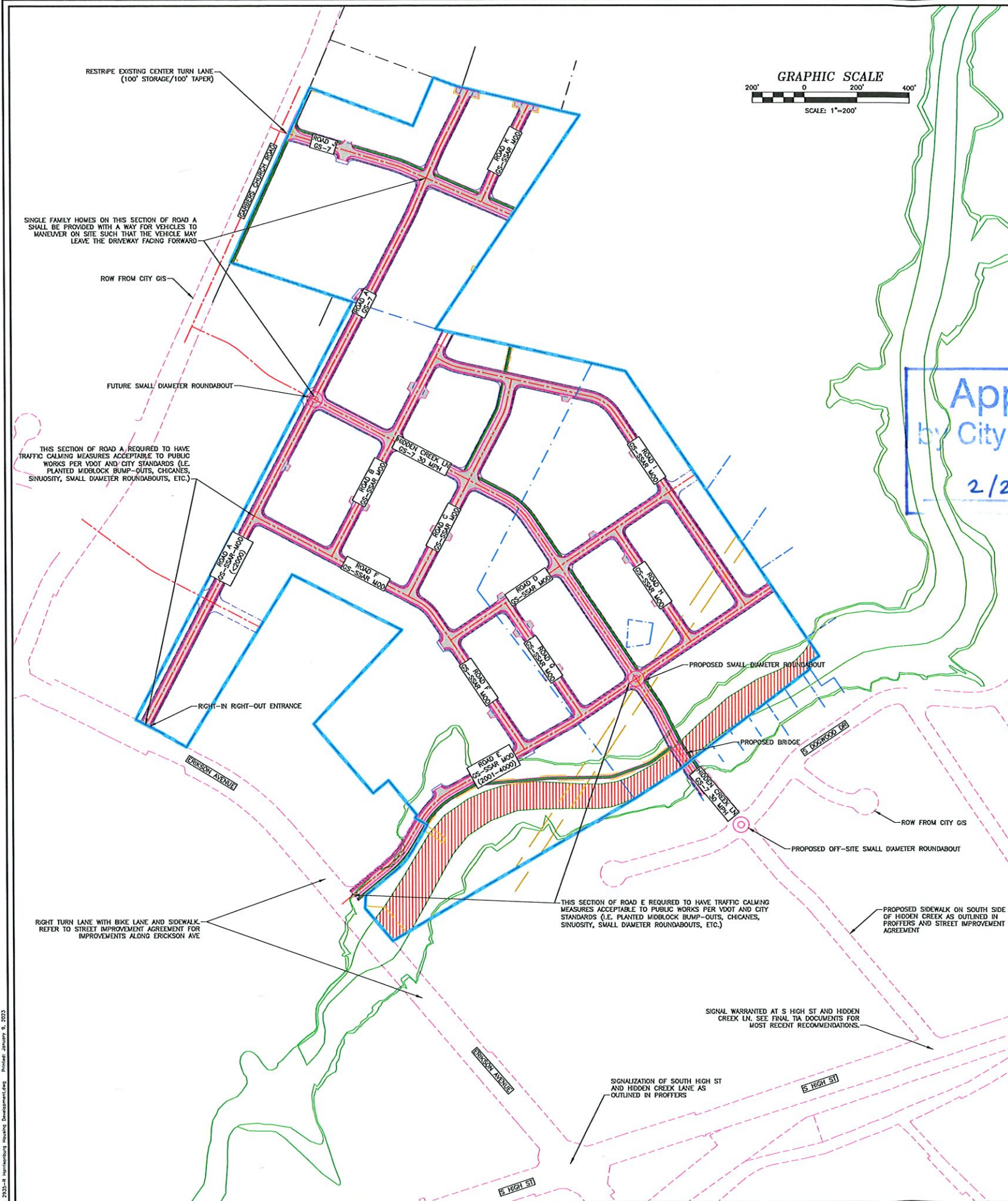
1/4/23 PER CITY
1/10/23 PER CITY

MASTER PLAN
BLUESTONE TOWN CENTER
HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
286 KELLEY STREET
HARRISONBURG, VA 22802

Drawing No.
1
of 2 Sheets

Job No. 2935-R

File: 2935-R_Harrisonburg_Health_Development.dwg Printed: January 5, 2023



LAND PLANNING
 ZAVOS ARCHITECTURAL + DESIGN, LLC
 21 BYTE COURT
 SUITE 1
 FREDERICK, MD 21702
 301-698-0020

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

DEVELOPER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 ATTN: MICHAEL WONG
 286 KELLEY STREET
 HARRISONBURG, VA 22802
 540-434-7386

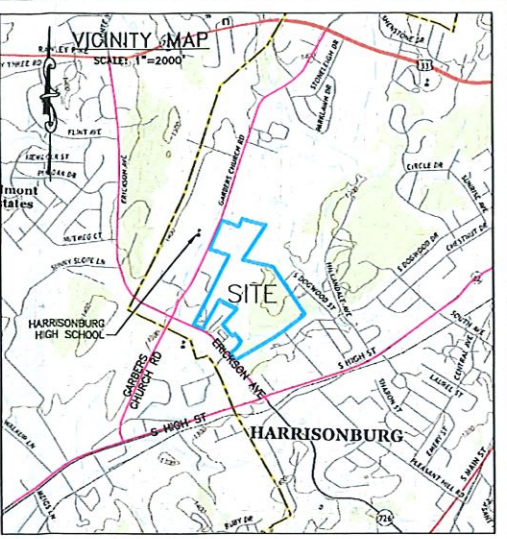
PROPERTY INFO
 TM#115 B 1, 4
 BARBER MARTHA CLARK OTHERS
 ATTN: CHARLES CLARK
 10543 DENVER LA
 DAYTON VA, 22821
 AREA=46.443 ACRES
 ZONED: B-2, R-1, R-3

TM#021 K 4
 G S W INVESTORS
 PO BOX 1234
 HARRISONBURG, VA, 22803
 AREA=25.984 ACRES
 ZONED: R-3

TM#021 K 5
 COOK CREEK CHURCH OF BRETHREN CEMETERY
 UNASSIGNED
 HARRISONBURG VA, 22801
 AREA=0.20 ACRES
 ZONED: R-3

TM#117 C 3
 WILLOW LANE PARTNERS C/O SARAH REES
 1005 TULIP TERRACE DR
 HARRISONBURG VA, 22801
 AREA=17.215 ACRES
 ZONED: R-1

TOTAL SITE AREA: 89.84 ACRES
 BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS

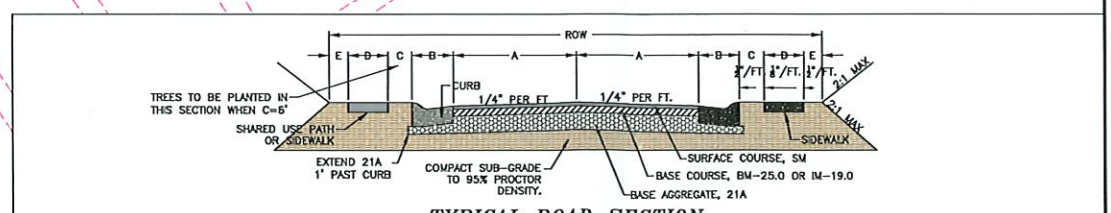


LEGEND

[Red Line]	PROPOSED PUBLIC STREET
[Blue Line]	PROPOSED SIDEWALK
[Green Line]	PROPOSED CURB AND GUTTER
[Yellow Line]	PROPOSED SHARED USE PATH
[Dashed Blue Line]	SITE PROPERTY LINE
[Dashed Red Line]	PROPOSED R.O.W.
[Dashed Green Line]	CITY G.I.S. R.O.W.
[Dashed Yellow Line]	EASEMENT
[Green Area]	FLOODPLAIN
[Red Area]	FLOODWAY

Approved
 by City Council on:
 2/28/23

- STREET NOTES:
- NO MAILBOX BANKS ARE TO BE LOCATED ON HIDDEN CREEK LANE.
 - STREETS WITH ON-STREET PARKING SHALL HAVE CURB EXTENSIONS AT INTERSECTIONS AND COMMERCIAL/MULTIFAMILY ENTRANCES.
 - TURN LANE ENTRANCE WARRANT ANALYSIS TO BE PERFORMED BEFORE PRELIMINARY PLATING AND ROW TO BE UPDATED AS NEEDED.
 - FINAL BUS PULL-OFF AREAS AND BUS STOP AREAS TO BE COORDINATED WITH THE DEPARTMENT OF PUBLIC TRANSPORTATION.
 - ALL STOP SIGNS ON PUBLIC STREETS SHALL HAVE STOP BARS.
 - ALL STREET STUDS TO HAVE CITY APPROVED BARRIERS AND APPROPRIATE MARKINGS.
 - FINAL TYPICAL STREET SECTIONS TO BE DETERMINED AT THE PRELIMINARY PLATING PHASE FOR LANE WIDTHS AND LOCATIONS OF SIDEWALK AND SHARED-USE-PATH.
 - SINGLE FAMILY HOME DRIVEWAYS SHALL CROSS SIDEWALKS AS ONE 12' LANE BEFORE EXPANDING, IF NEEDED.
 - ACCESS MANAGEMENT WITHIN THE DEVELOPMENT SHALL MEET VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD DESIGN MANUAL, APPENDIX B2 STANDARDS. WAIVERS TO DEVIATE FROM THE ROAD DESIGN STANDARD MAY BE GRANTED AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS.



TYPICAL ROAD SECTION SCHEDULE

ROAD	START STATION	END STATION	ROW	A	B	C	D	E	CURB FACE-TO-FACE	CURB TYPE	ON-STREET PARKING	TRAFFIC CALMING MEASURES	BASE COURSE	BASE COURSE	SURFACE COURSE	DESIGN STANDARD	FUNCTIONAL CLASSIFICATION	Design Speed	AADT
HIDDEN CREEK LANE	10+00	Community Center	55.5'	11'	2.5'	6" SUPP 10" SUP	1.0' SUP	26"	26"	CG-6	NO	NO	TBD	TBD	TBD	ES-7 (Urban Collector)	Collector/Arterial	30 mph	TBD
HIDDEN CREEK LANE	END	50'	11'	2.5'	6" SW 5' SW	0.5' SW	26"	26"	CG-6	NO	NO	NO	TBD	TBD	TBD	ES-7 (Urban Collector)	Arterial	30 mph	TBD
PRIVATE STREETS	10+00	END	45' MM	12.5'	2'	5'	0.5'	29"	29"	CG-6	ONE SIDE	NO	TBD	TBD	TBD	ES-SSAR W03 (2001-4000)	Local	25 mph	TBD
ROAD A	10+00	HIDDEN CREEK LN	45'	12.5'	2'	5'	0.5'	29"	29"	CG-6	ONE SIDE	YES	TBD	TBD	TBD	ES-SSAR W03 (2001-4000)	Local	25 mph	TBD
ROAD A	10+00	HIDDEN CREEK LN	45'	12.5'	2'	5'	0.5'	29"	29"	CG-6	ONE SIDE	NO	TBD	TBD	TBD	ES-7 (Urban Collector)	Local	25 mph	TBD
ROAD B	10+00	END	45'	12.5'	2'	5'	0.5'	29"	29"	CG-6	ONE SIDE	NO	TBD	TBD	TBD	ES-SSAR W03 (UP TO 2000)	Local	25 mph	TBD
ROAD C	10+00	HIDDEN CREEK LN	52'	16'	2.5'	2'	5'	0.5'	36"	36"	CG-6	BOTH SIDES	NO	TBD	TBD	ES-SSAR W03 (UP TO 2000)	Local	25 mph	TBD
ROAD C	10+00	HIDDEN CREEK LN	61.5'	16'	2.5'	6" SUPP 10" SUP	1.0' SUP	36"	36"	CG-6	BOTH SIDES	NO	TBD	TBD	TBD	ES-SSAR W03 (UP TO 2000)	Local	25 mph	TBD
ROAD E	10+00	Road F	51.5'	11'	2.5'	6" SUPP 10" SUP	1.0' SUP	26"	26"	CG-6	NO	YES	TBD	TBD	TBD	ES-SSAR W03 (c2000)	Neighborhood Collector	30 mph	TBD
ROAD E	10+00	END	42'	11'	2.5'	2'	5'	0.5'	26"	26"	CG-6	NO	YES	TBD	TBD	ES-SSAR W03 (c2000)	Neighborhood Collector	30 mph	TBD
ROAD J	10+00	CARRIERS CHURCH RD	55.5'	11'	2.5'	6" SUPP 10" SUP	1.0' SUP	26"	26"	CG-6	NO	NO	TBD	TBD	TBD	ES-7 (Urban Collector)	Local	30 mph	TBD
ROAD J	10+00	CARRIERS CHURCH RD	58.5'	12.5'	2.5'	6" SUPP 10" SUP	1.0' SUP	26"	26"	CG-6	NO	NO	TBD	TBD	TBD	ES-7 (Urban Collector)	Local	30 mph	TBD

- CITY TO PROVIDE INFORMATION ON TREES TO BE PLANTED IN THE 6' BUFFER SPACE BETWEEN THE CURB AND SUP (SEE COLUMN C FOR SECTIONS WITH 6' SUP).
- FINAL TYPICAL SECTIONS TO BE DETERMINED AT THE PRELIMINARY PLATING PHASE FOR LANE WIDTHS AND LOCATIONS OF SIDEWALK AND SHARED-USE-PATH.
- COLUMNS WITH TBD ARE TO BE DETERMINED AT THE SITE PLAN PHASE.
- MODIFICATIONS TO THESE CROSS-SECTIONS AND R.O.W. WIDTHS MAY BE PERMITTED AT THE DISCRETION OF PUBLIC WORKS.
- A MAINTENANCE EASEMENT THAT EXTENDS 1' AND 0.5' PAST THE EDGE OF THE SHARED-USE-PATH AND SIDEWALK, RESPECTIVELY, WILL BE REQUIRED WHEN THE SHARED-USE-PATH AND SIDEWALK EXTEND PAST THE R.O.W.

Date: 12/7/2022
 Scale: 1"=200'
 Designed by: _____
 Drawn by: NHK
 Checked by: EHB

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Revision Dates

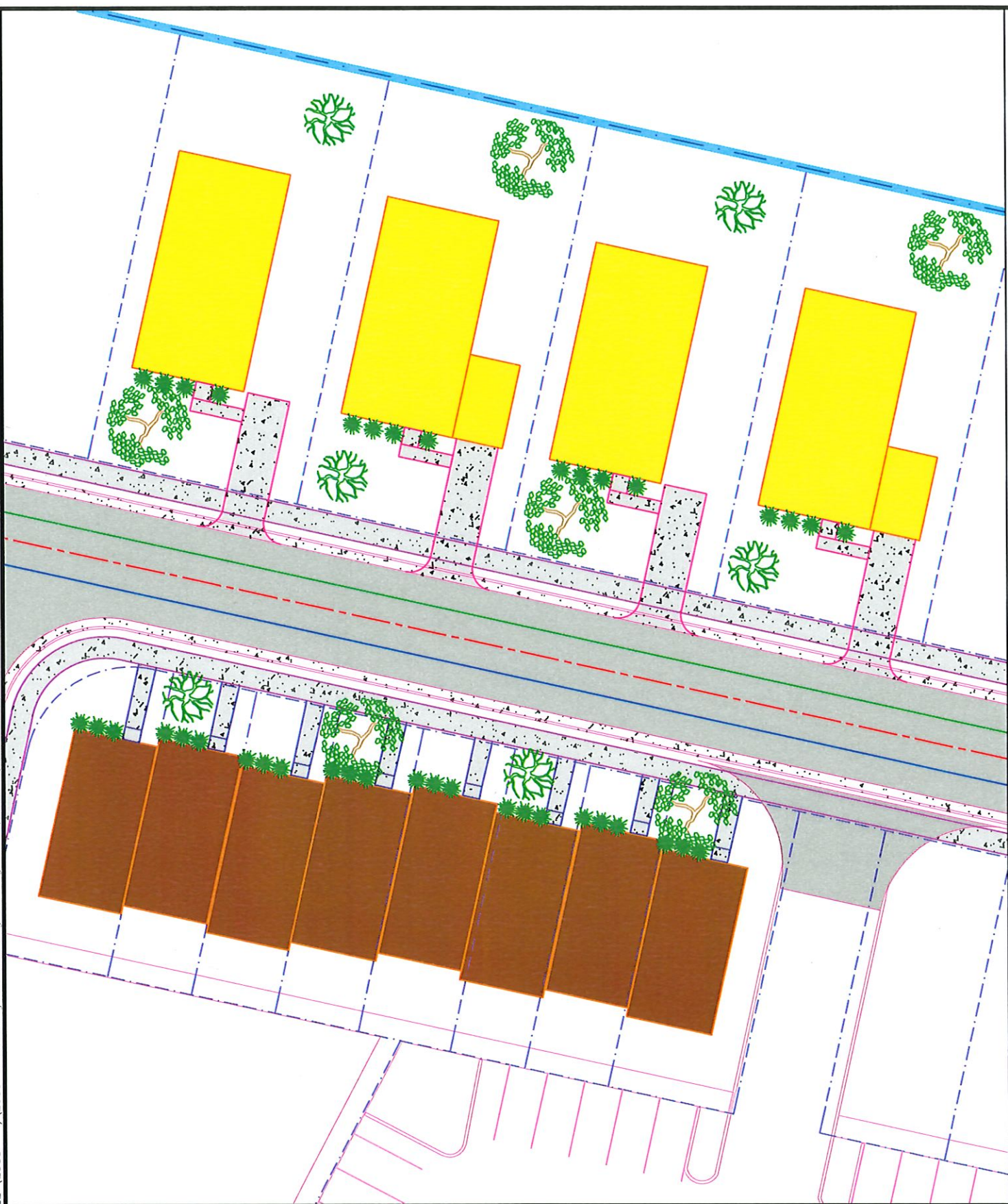
1/4/23 PER CITY
1/10/23 PER CITY

MASTER PLAN - PUBLIC ROAD LAYOUT
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
 HARRISONBURG, VA 22802

Drawing No.
2
 of 2 Sheets

Job No. 2935-R

File: Z:\Civil\Workfile\2022 (2933) - \2935-R-Resoning-Harrisonburg Housing Development (Reed Jones) Rhom\2935-R Harrisonburg Housing Development Printed: February 23, 2023



LANDSCAPING NOTES:

1. MANUFACTURED HOME LOTS AND SINGLE FAMILY DETACHED LOTS TO HAVE MINIMUM 1 TREE IN THE FRONT YARD, MINIMUM 1 TREE IN THE BACK YARD, AND MINIMUM 4 SHRUBS.
2. TOWNHOME LOTS WILL HAVE MINIMUM 1 TREE EVERY OTHER LOT AND MINIMUM 3 SHRUBS PER LOT.
3. LOCATIONS SHOWN OF TREES AND PLANTS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD DETERMINED BY LANDSCAPER.
4. TREES ARE TO BE PLACED MINIMUM OF 10' AWAY FROM WATER OR SEWER LINES.
5. LANDSCAPING SHALL NOT IMPEDE VDOT ROAD SIGHT DISTANCE.
6. DECIDUOUS TREES, WHEN PLANTED ARE TO BE AT LEAST ONE AND A HALF (1.5) INCHES IN CALIPER AND BE A MINIMUM OF SIX (6) IN HEIGHT. SMALL/ORNAMENTAL TREES, WHEN PLANTED ARE TO BE AT LEAST ONE (1) INCHES IN CALIPER AND BE A MINIMUM OF SIX (6) IN HEIGHT. MULTI-STEM TREES SHALL ALSO BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
7. DRIVEWAY CAN BE ASPHALT OR CONCRETE PAVED.
8. TREES AND SHRUBS ARE ONLY REQUIRED AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FUTURE PROPERTY OWNERS ARE NOT REQUIRED TO MAINTAIN TREES AND SHRUBS.

Approved
 by City Council on:
2/28/23

LANDSCAPING SCHEDULE PER LOT

LABEL	TYPE OF SPECIES	NUMBER	EXAMPLES IN GROUP	SIZE
	LARGE DECIDUOUS TREES	-	OAKS, MAPLES, BIRCH, CHINESE ELM, DAWN REDWOOD...	1.5" CAL/15 GAL
	SMALL FLOWERING TREE	-	DOGWOOD, CHERRY, SERVICEBERRY, STYRAX, CREPE MYRTLE...	1" CAL/ 15 GAL
	SHRUB	-	GOLD THREAD FALSECYPRESS, SHAMROCK HOLLY, BOXWOOD...	3 GALLON

SPECIFIC TYPE OF TREE TO BE BASED ON AVAILABILITY IN LOCAL NURSERY; EVERGREEN TREES MAY BE SUBSTITUTED.

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 Phone: (540) 432-9555

Date:	2/24/23
Revision Date	

Designed by:	EHB	Scale:	1"=30'
Drawn by:	BWK		
Job No.	2935		

TYPICAL MANUFACTURED HOME, SINGLE FAMILY DETACHED, & TOWNHOME LANDSCAPE PLAN

BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLY ST.
 HARRISONBURG, VA 22802

Drawing No.	1
of Sheets	1

GENERAL LANDSCAPING SCHEDULE		
TYPE OF SPECIES	EXAMPLES IN GROUP	SIZE/20YEAR
LARGE DECIDUOUS TREES	OAKS, MAPLES, BIRCH, CHINESE ELM, DAWN REDWOOD...	2" CAL/500sf
SMALL FLOWERING TREE	DOGWOOD, CHERRY, REDBUD, SERVICEBERRY...	2" CAL/300sf
SHRUB	INKBERRY HOLLY, SHAWROCK HOLLY, JUNIPER, ETC...	3 GALLON

SPECIFIC TYPE OF TREE TO BE BASED ON AVAILABILITY IN LOCAL NURSERY.

Parcel Line Table		
Line #	Length	Direction
L1	169.91	N39° 30' 41.17"W
L2	14.09	N30° 44' 48.24"E
L3	562.04	S52° 42' 23.11"W
L4	21.68	S33° 55' 26.89"E
L5	17.32	S77° 08' 47.58"E
L6	389.19	S76° 35' 07.46"E
L7	55.00	N59° 17' 12.82"W
L8	76.17	S50° 42' 47.08"W
L9	348.69	N40° 39' 50.47"W
L10	215.04	S57° 09' 44.11"W
L11	1802.71	N27° 42' 06.33"E
L12	140.01	N50° 42' 01.08"E

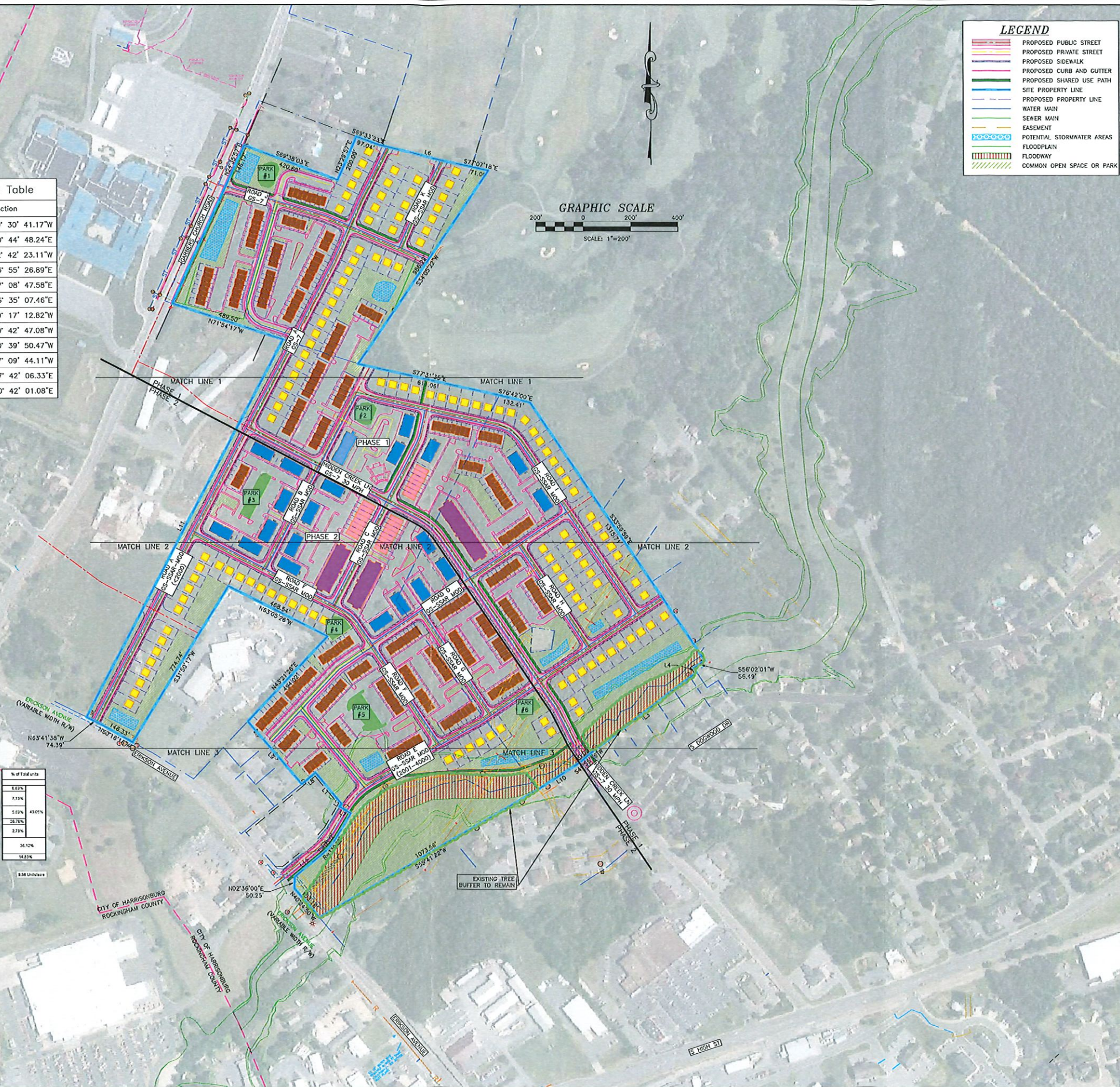
THE ONLY ELEMENT OF THIS IMAGE THAT IS REGULATORY IS HOW ITS REFERENCED IN THE MASTER PLAN TEXT IN SEC. F OTHER REGULATIONS SUBSECTION (3) REGARDING GENERAL LOCATIONS OF POCKET PARKS.

SEE MASTER PLAN ZONING REQUIREMENTS FOR BLUESTONE TOWN CENTER SECTION F SUBSECTION 3 FOR NOTES ON POCKET PARKS.

Harrisonburg Conceptual Design - BCKPMS W							
Building Type	Stories	Number of Buildings	GSP per Building	GSP per Unit/Space	Units per Building	Total Units	Total SF of non-residential
Multi-Family (4-6 story)	4	1	56,000		60	60	8,800
Multi-Family (3-4 story)	4	1	35,600		60	60	7,100
Multi-Family (2-3 story)	4	1	56,000		51	51	5,800
Office	3	20	18,183	18,183	varies	240	28,700
Town homes over Retail (Multi-Family)	3	3	18,183	1,200	varies	35	2,700
Town homes (2-3 story)	2 or 3	45	18,183	2,400	varies	330	36,500
Single	2	133				133	
Community	1	1	7,824				7,824
Total Units						497	7,824
Total non-residential space							7,824

Phase 1							
Building Type	Stories	Number of Buildings	GSP per Building	GSP per Unit/Space	Units per Building	Total Units	Total SF of non-residential
Multi-Family (4-6 story)	4	1	56,000		60	60	8,800
Multi-Family (3-4 story)	4	1	35,600		60	60	7,100
Multi-Family (2-3 story)	4	1	56,000		51	51	5,800
Office	3	20	18,183	18,183	varies	240	28,700
Town homes over Retail (Multi-Family)	3	3	18,183	1,200	varies	35	2,700
Town homes (2-3 story)	2 or 3	45	18,183	2,400	varies	330	36,500
Single	2	133				133	
Community	1	1	7,824				7,824
Total Units						402	7,824
Total non-residential space							7,824

Phase 2							
Building Type	Stories	Number of Buildings	GSP per Building	GSP per Unit/Space	Units per Building	Total Units	Total SF of non-residential
Multi-Family (4-6 story)	4	1	56,000		60	60	8,800
Multi-Family (3-4 story)	4	1	35,600		60	60	7,100
Multi-Family (2-3 story)	4	1	56,000		51	51	5,800
Office	3	20	18,183	18,183	varies	240	28,700
Town homes over Retail (Multi-Family)	3	3	18,183	1,200	varies	35	2,700
Town homes (2-3 story)	2 or 3	42	18,183	2,400	varies	330	36,500
Single	2	133				133	
Community	1	1	7,824				7,824
Total Units						415	7,824
Total non-residential space							7,824



LEGEND	
[Red line]	PROPOSED PUBLIC STREET
[Blue line]	PROPOSED PRIVATE STREET
[Green line]	PROPOSED SIDEWALK
[Yellow line]	PROPOSED CURB AND GUTTER
[Purple line]	PROPOSED SHARED USE PATH
[Black line]	SITE PROPERTY LINE
[Dashed blue line]	PROPOSED PROPERTY LINE
[Blue line]	WATER MAIN
[Green line]	SEWER MAIN
[Yellow line]	EASEMENT
[Blue hatched area]	POTENTIAL STORMWATER AREAS
[Green hatched area]	FLOODPLAIN
[Red hatched area]	FLOODWAY
[Yellow hatched area]	COMMON OPEN SPACE OR PARK

Date: 12/7/2022
 Scale: 1"=200'
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2/24/23	PER CITY

CONCEPTUAL SITE LAYOUT
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
 HARRISONBURG, VA 22802

Drawing No.
2
 of 7 Sheets

Job No. 2935-R

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