

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
L1	N23° 39' 05"W	21.34'	L35	S46° 26' 29"W	20.13'	C1	10° 09' 03"	290.00'	51.38'	51.31'	S27° 14' 34"E
L1	S59° 32' 55"W	80.34'	L36	S46° 26' 29"W	18.93'	C2	3° 58' 48"	290.00'	20.15'	20.14'	S34° 18' 30"E
L2	N41° 05' 45"W	34.98'	L37	S59° 32' 55"W	2.52'	C3	3° 57' 25"	290.00'	20.03'	20.02'	S38° 16' 37"E
L3	N41° 05' 45"W	20.00'	L38	S59° 32' 55"W	20.26'	C4	3° 18' 11"	290.00'	16.72'	16.72'	S41° 54' 25"E
L4	N41° 05' 45"W	20.00'	L39	S59° 32' 55"W	20.22'	C5	6° 43' 46"	306.94'	36.05'	36.03'	N26° 02' 04"W
L5	N41° 05' 45"W	20.00'	L40	S64° 29' 36"W	31.00'	C6	3° 41' 51"	310.00'	20.01'	20.00'	N31° 13' 53"W
L6	N41° 05' 45"W	20.00'	L41	S21° 15' 31"E	115.72'	C7	3° 42' 31"	310.00'	20.06'	20.06'	N34° 56' 04"W
L7	N41° 05' 45"W	20.00'	L42	S21° 15' 31"E	108.95'	C8	3° 44' 07"	310.00'	20.21'	20.21'	N38° 39' 22"W
L8	N41° 05' 45"W	20.00'	L43	S21° 15' 31"E	104.51'	C9	3° 02' 05"	310.00'	16.42'	16.42'	N42° 02' 29"W
L9	N41° 05' 45"W	38.85'	L44	S25° 30' 24"E	80.22'	C10	92° 03' 47"	15.00'	24.10'	21.59'	N02° 28' 22"E
L10	N48° 54' 15"E	91.24'	L45	N73° 44' 29"E	5.69'	C11	14° 52' 13"	190.00'	49.31'	49.17'	N55° 56' 22"E
L11	N48° 54' 15"E	93.62'	L46	N73° 50' 57"E	25.12'	C12	6° 02' 20"	190.00'	20.03'	20.02'	N66° 23' 39"E
L12	N48° 54' 15"E	94.60'	L47	S16° 15' 31"E	14.95'	C13	4° 19' 40"	190.00'	14.35'	14.35'	N71° 34' 40"E
L13	N48° 54' 15"E	94.23'	L48	N73° 44' 30"E	21.29'	C14	3° 06' 50"	210.00'	11.41'	11.41'	N47° 59' 54"E
L14	N48° 54' 15"E	93.37'	L49	S46° 26' 29"W	29.75'	C15	7° 22' 37"	210.00'	27.04'	27.02'	S53° 14' 38"W
L15	N48° 54' 15"E	92.51'	L50	S46° 26' 29"W	20.04'	C16	6° 20' 41"	210.00'	23.25'	23.24'	S60° 06' 17"W
L16	N48° 54' 18"E	91.65'	L51	S46° 26' 29"W	8.62'	C17	5° 30' 31"	210.00'	20.19'	20.18'	S66° 01' 53"W
L17	N48° 54' 15"E	89.98'	L52	S73° 44' 29"W	1.86'	C18	4° 57' 21"	210.00'	18.16'	18.16'	S71° 15' 49"W
L18	S43° 33' 31"E	3.29'	L53	S73° 44' 29"W	28.96'						
L19	S43° 33' 31"E	20.02'	L54	S16° 15' 31"E	14.70'						
L20	S43° 33' 31"E	20.02'	L55	S72° 22' 43"W	12.67'						
L21	S43° 33' 31"E	20.02'	L56	N43° 09' 06"W	22.34'						
L22	S43° 33' 31"E	38.89'	L57	N39° 46' 31"W	73.00'						
L23	N43° 33' 31"W	11.36'	L58	S39° 46' 31"E	93.34'						
L24	N43° 33' 31"W	100.19'	L59	S39° 46' 31"E	92.01'						
L25	S59° 35' 48"W	92.91'	L60	S39° 46' 31"E	91.00'						
L26	N59° 32' 55"E	93.25'	L61	S30° 46' 41"E	93.58'						
L27	N59° 32' 55"E	95.26'	L62	S16° 15' 31"E	94.50'						
L28	N59° 32' 55"E	98.55'	L63	S16° 15' 31"E	91.79'						
L29	N59° 32' 55"E	103.17'	L64	S16° 15' 31"E	91.00'						
L30	S25° 30' 24"E	36.13'	L65	S25° 08' 48"E	76.91'						
L31	S25° 30' 24"E	20.07'	L66	N50° 13' 29"E	31.00'						
L32	N18° 22' 57"W	29.33'	L67	N50° 13' 29"E	20.00'						
L32	S25° 30' 24"E	20.07'	L68	N50° 13' 29"E	20.00'						
L33	N17° 23' 44"W	11.15'	L69	N50° 13' 29"E	41.62'						
L33	S25° 30' 24"E	20.07'	L70	N50° 13' 29"E	23.55'						
L34	S25° 30' 24"E	33.45'	L71	N73° 45' 15"E	24.46'						

LOT#	SQ.FT.	ACRE
1	3692	0.08
2	1850	0.04
3	1884	0.04
4	1890	0.04
5	1875	0.04
6	1858	0.04
7	1841	0.04
8	3527	0.08
9	3334	0.08
10	1882	0.04
11	1935	0.04
12	2015	0.05
13	3688	0.08
14	4832	0.11
15	2244	0.05
16	2137	0.05
17	4400	0.10
18	2910	0.07
19	1853	0.04
20	1828	0.04
21	3142	0.07
22	3373	0.08
23	1859	0.04
24	1824	0.04
25	3147	0.07



**R-8 LOT REQUIREMENTS (SEC. 10-3-59.5.)**

UNIT TYPE:	TOWNHOUSES
MINIMUM LOT AREA:	1,800 SF PER UNIT
MINIMUM LOT WIDTH:	18'
MINIMUM LOT DEPTH:	60'
FRONT YARD DEPTH:	10'
SIDE YARD DEPTH:	10' (15' WHEN MORE THAN 4 UNITS GROUPED)
REAR YARD DEPTH:	20'
MAXIMUM HEIGHT / STORIES ALLOWED:	40' / 3

**DESIGNER:**  
VALLEY ENGINEERING, PC  
CONTACT: CARL SNYDER JR., P.E.  
4901 CROWE DRIVE  
MOUNT CRAWFORD, VIRGINIA 22841

**PROPERTY OWNER:**  
J & D GROUP LLC  
CONTACT: JERRY HORST  
PO BOX 717 DAYTON, VA 22821

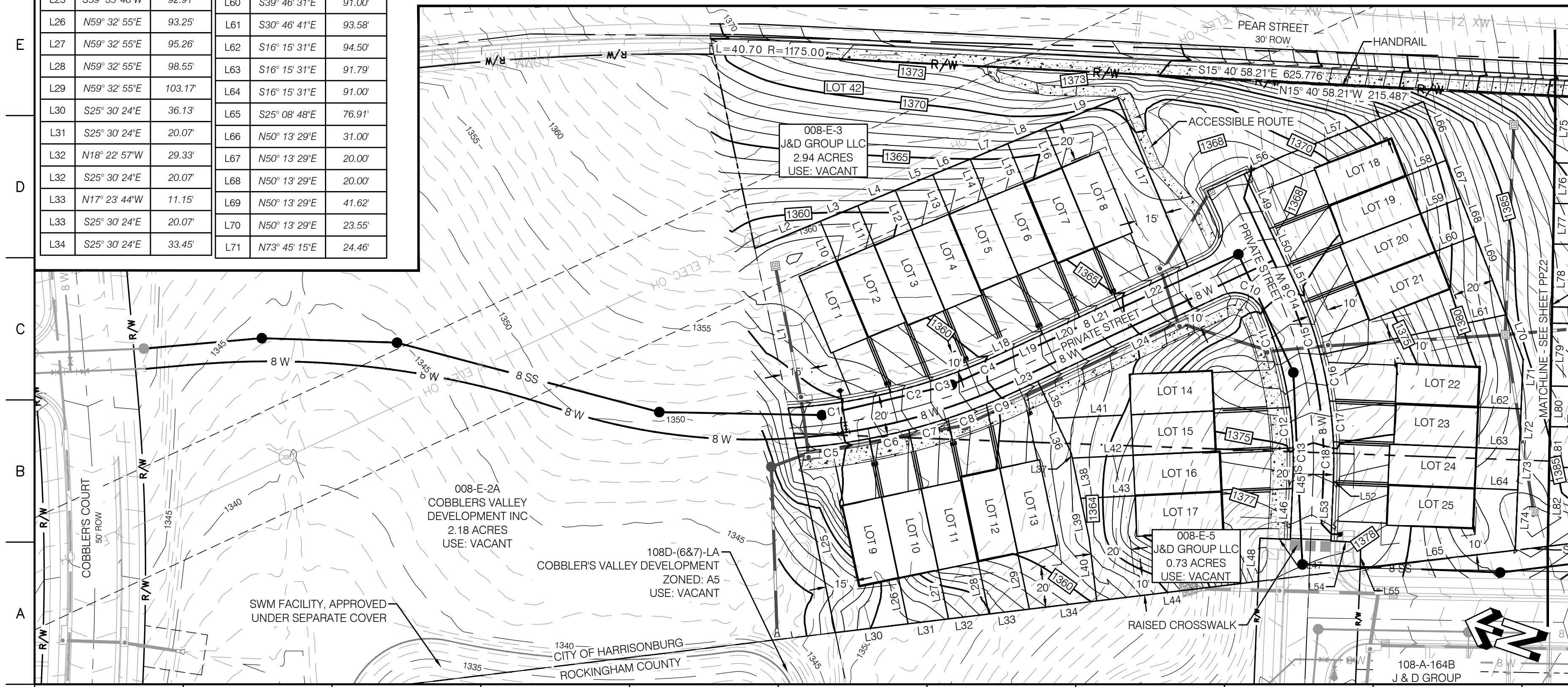
**VARIANCE REQUEST:**  
SUBDIVISION ORDINANCE  
10-2-42(C) STREETS NOT FRONTING  
ON A PUBLIC STREET.

10-2-43 DEVIATE FROM PUBLIC GENERAL UTILITY REQUIREMENTS

**AREA TABULATION:**

PEAR ST. ROW DEDICATION = 0.31 ACRES  
TH LOTS = 2.38 ACRES (LOTS 1-41)  
COMMON AREA = 0.98 ACRES (LOT 42)

**NOTE: LOT 42 ENCUMBERS ALL REMAINING AREA NOT ENCUMBERED BY TH LOTS 1-41 OR THE ROW DEDICATION**



**ZEPHYR HILL TOWNHOMES**

465 PEAR STREET  
HARRISONBURG, VIRGINIA

**VALLEY ENGINEERING**

4901 CROWE DRIVE  
MOUNT CRAWFORD, VIRGINIA 22841  
(540) 434-6365  
www.valleyesp.com

**REVISIONS:**  
04/30/2024-PER CITY COMMENTS  
05/02/2024-PER CITY COMMENTS

DATE: 04/02/2024  
PROJECT No.: 12584-6  
EXP./CLIENT No.: 9014-4

**PRELIMINARY PLAT**

SHEET NO.: **PP-ZH1**

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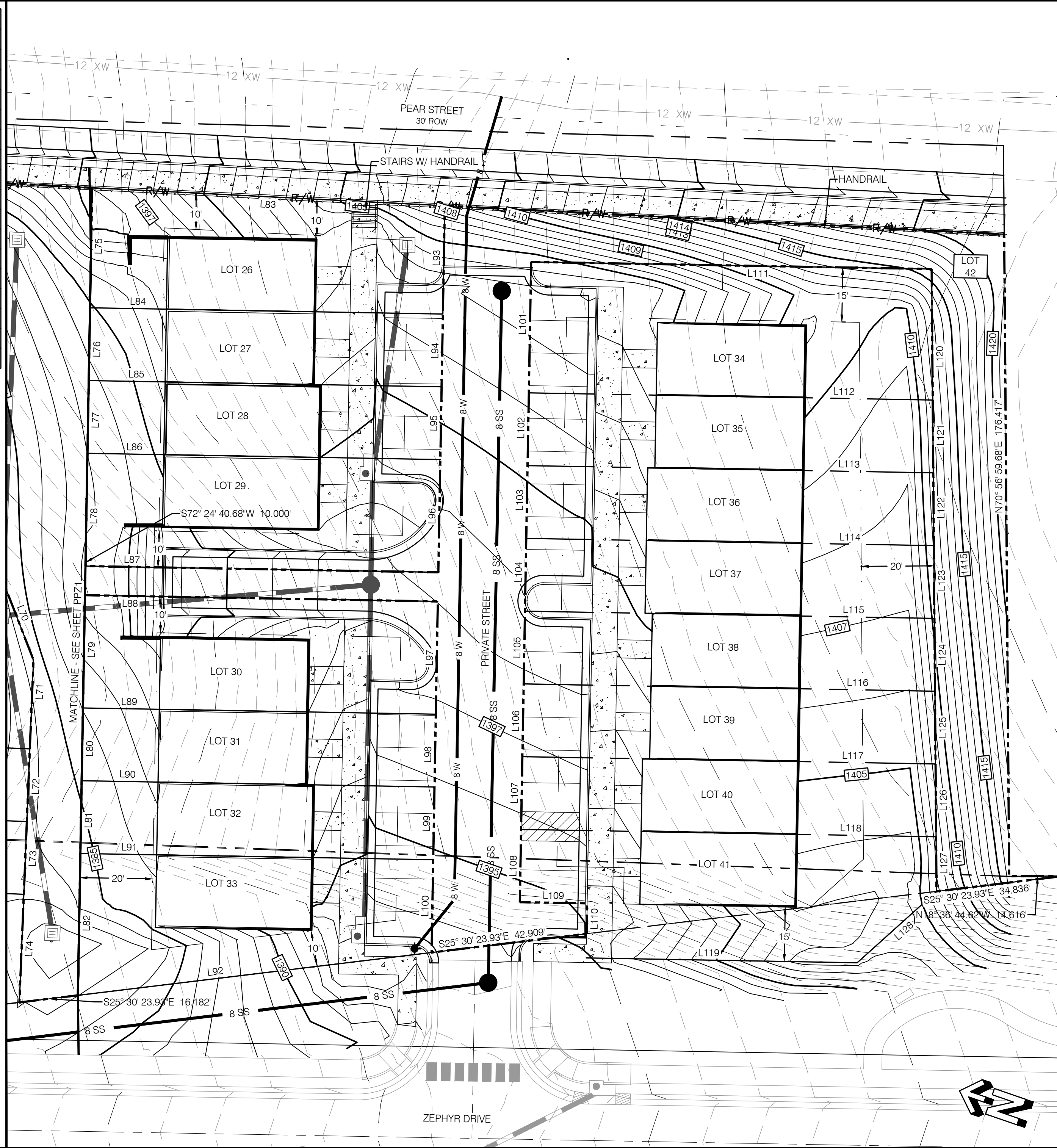


**PRELIMINARY PLAT**

SHEET NO.:  
**PP-ZH2**

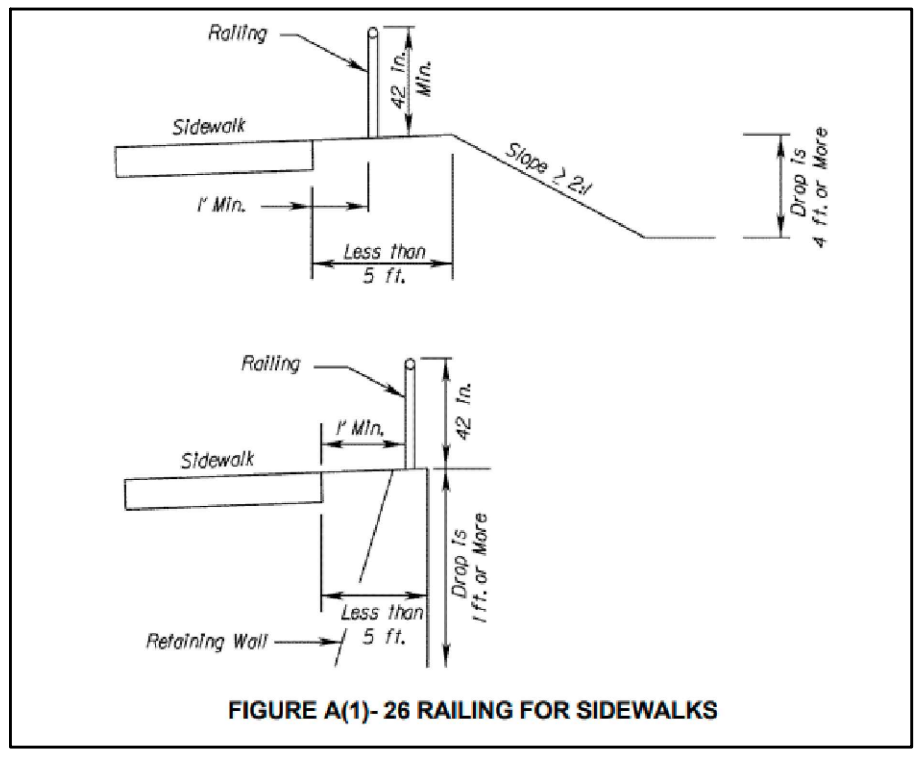
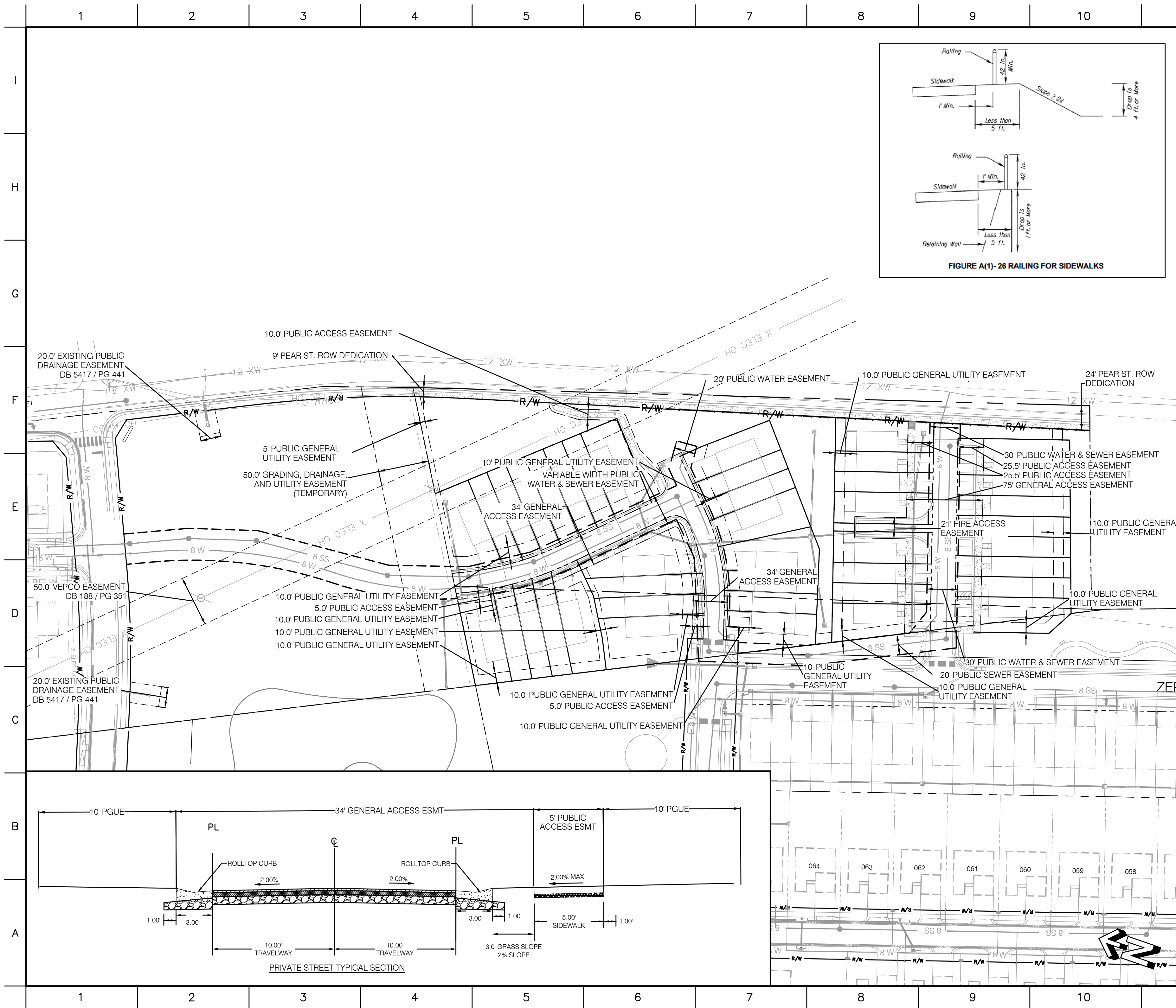
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L75	S72° 24' 41"W	32.99'	L112	S17° 35' 19"E	111.02'
L76	S72° 24' 41"W	20.00'	L113	S17° 35' 19"E	111.53'
L77	S72° 24' 41"W	20.00'	L114	S17° 35' 19"E	112.04'
L78	S72° 24' 40"W	31.00'	L115	S17° 35' 19"E	112.55'
L79	S72° 24' 41"W	31.00'	L116	S17° 35' 19"E	113.06'
L80	S72° 24' 41"W	20.00'	L117	S17° 35' 19"E	113.57'
L81	S72° 24' 41"W	20.00'	L118	S17° 35' 19"E	114.08'
L82	S72° 24' 41"W	39.00'	L119	S17° 35' 19"E	74.50'
L83	N15° 40' 58"W	97.05'	L120	N70° 57' 00"E	36.01'
L84	S17° 35' 19"E	97.00'	L121	N70° 57' 00"E	20.01'
L85	S17° 35' 19"E	97.00'	L122	N70° 57' 00"E	20.01'
L86	S17° 35' 19"E	97.00'	L123	N70° 57' 00"E	20.01'
L87	S17° 35' 19"E	97.00'	L124	N70° 57' 00"E	20.01'
L88	N17° 35' 19"W	97.00'	L125	N70° 57' 00"E	20.01'
L89	S17° 35' 19"E	97.00'	L126	N70° 57' 00"E	20.01'
L90	S17° 35' 19"E	97.00'	L127	N70° 57' 00"E	15.01'
L91	S17° 35' 19"E	97.00'	L128	S60° 34' 01"E	29.33'
L92	S25° 30' 24"E	97.93'			
L93	N72° 24' 41"E	29.77'			
L94	N72° 24' 41"E	20.00'			
L95	N72° 24' 41"E	20.00'			
L96	N72° 24' 40"E	31.00'			
L97	N72° 24' 41"E	31.00'			
L98	N72° 24' 41"E	20.00'			
L99	N72° 24' 41"E	20.00'			
L100	N72° 24' 41"E	25.51'			
L101	S72° 24' 41"W	36.00'			
L102	S72° 24' 41"W	20.00'			
L103	S72° 24' 41"W	20.00'			
L104	S72° 24' 41"W	20.00'			
L105	S72° 24' 41"W	20.00'			
L106	S72° 24' 41"W	20.00'			
L107	S72° 24' 41"W	20.00'			
L108	S72° 24' 41"W	20.00'			
L109	S17° 35' 19"E	18.50'			
L110	S72° 24' 41"W	15.00'			
L111	N17° 35' 19"W	110.10'			

LOT#	SQ.FT.	ACRE
26	3043	0.07
27	1940	0.04
28	1940	0.04
29	3007	0.07
30	3007	0.07
31	1940	0.04
32	1940	0.04
33	3128	0.07
34	3980	0.09
35	2225	0.05
36	2235	0.05
37	2245	0.05
38	2256	0.05
39	2266	0.05
40	2276	0.05
41	2137	0.05
42	42643	0.98



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**ZEPHYR HILL TOWNHOMES**

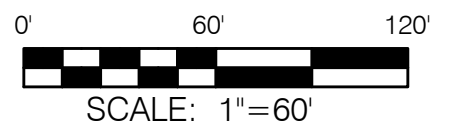
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**EASEMENT PLAN**

SHEET NO.:  
**PP-ZH3**

