

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

**Preliminary Subdivision
Plat Application**

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION		
Title of Subdivision: <u>Retail Lots Stoneburner Land LLC subdivision</u>		
1821 S. High St Property Address(es)		8-F-1 Tax Map Parcel(s)/ID(s)
6.371 acres Total Acreage	3 Number of Lots Proposed	M-1 Zoning Classifications
PROPERTY OWNER INFORMATION		
Stoneburner Land, LLC Property Owner Name		Telephone
2560 Karawood Lane Street Address		E-Mail
Harrisonburg City	VA State	22801 Zip
OWNER'S REPRESENTATIVE INFORMATION (if applicable)		
Andrew McAdams Owner's Representative		540-434-2466 Telephone
1821 S. High Street Street Address		andrew@stoneburnerinc.com E-Mail
Harrisonburg City	VA State	22801 Zip
SURVEYOR INFORMATION		
Ingram - Hagen a division of Lineage Name		540-828-2778 Telephone
98 Lee Highway PO Box 991 Street Address		E-Mail
Verona City	VA State	24482 Zip

VARIANCES

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

I (we) hereby apply for a variance from:

The Harrisonburg Subdivision Ordinance section(s): 10-2-61 (a), 10-2-66, and 10-2-67

The Harrisonburg Design and Construction Standards Manual section(s): _____

which requires:

Street frontage improvements to be made at the subdivider's expense. The variances, if approved, would allow the subdivider to not construct or post a bond for required street improvements before final platting.

The attached letter shall describe why the applicant believes 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.)

See Attached Letter

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 certify that the information supplied on this application and on the attachments provided (plats and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Michael A. Miller
PROPERTY OWNER

6/24/2020
DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Form Received _____

Form Received By _____

Total Fees Due: \$ _____
Application Fee:
w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 plus \$20.00 per lot



EST. 1964

Stoneburner Inc
1821 S. High Street
Harrisonburg, VA 22801

Date: 6/24/2020

To: The City of Harrisonburg Community Development

Subject: Major Subdivision

To Whom it May Concern:

Stoneburner Land LLC is requesting a major subdivision of our tax map 8-F-1 to create three separate M-1 lots. Stoneburner Inc will continue to operate on the newly reduced proposed plot (4.602 acres). We are simultaneously applying for a special use permit on plot (0.668 acres) for a potential medical urgent care facility.

Sincerely,

Andrew McAdams (Owner's Representative)

Stoneburner Inc, President

Date: 6/24/2020

STONEBURNER

540-434-2466

MORE THAN A LUMBER YARD

Stoneburner Inc

1821 S. High Street

EST. 1964
Harrisonburg, VA 22801

Date: 6/24/2020

To: The City of Harrisonburg Community Development

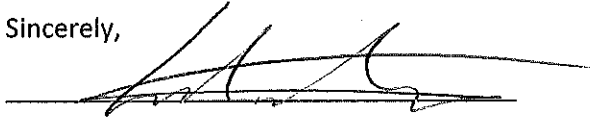
Subject: Request for variances

To Whom it May Concern:

Stoneburner Land LLC is requesting a variance to allow the subdivider to not construct or post a bond for required street improvements at time of subdivision/special use before final platting.

We are requesting the variances so that construction of the frontage improvements would coincide with development or redevelopment of each of the parcels. For example, if Lot 1 develops first, the property owner/developer would construct frontage improvements along that parcel's frontage and the responsibility of the remaining frontage will be the responsibility of Lot 2 including any improvements needed at the entrance that is situated on the remaining 4.602 acre parcel. Both Lot 1 and 2 will require significant excavation work and need to be incorporated into the overall grading of each lot to maximize the useable space for future tenants.

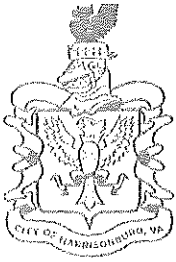
Sincerely,



Andrew McAdams (Owner's Representative)

Stoneburner Inc, President

Date: 6/24/2020



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1821 S. High St
Property Address

8-F-1
Tax Map

6.377 acres
Total Land Area

acres or sq. ft.
(circle)

Existing Zoning Classification: M-1

Special Use being requested: Section 10-3-97 (3), business and professional offices

PROPERTY OWNER INFORMATION

Stoneburner Land, LLC
Property Owner Name

2560 Karawood Lane
Street Address

Harrisonburg VA
City State Zip

540-246-2816
Telephone

m.a.miler@comcast.net
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Andrew McAdams
Owner's Representative

1821 S. High St
Street Address

Harrisonburg VA 22801
City State Zip

540-434-2466
Telephone

andrew@stoneburnerinc.com
E-Mail

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Michael A. Miller
PROPERTY OWNER

4/3/20
DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

4/3/20
Date Application and Fee Received

AD
Received By

Total Fees Due: \$ 635
Application Fee: \$425.00 + \$30.00 per acre

PAID 4/3/20 - \$616.34
4/6/20 - \$18.69



Date: 6/24/2020

To: The City of Harrisonburg Community Development

Subject: Special Use Permit

To Whom it May Concern:

Stoneburner Land LLC is requesting a special use permit for one of the three requested subdivided lots coming from existing Tax Map 8-F-1. The lot (0.668 acre) on our attached survey is the one we request a special use permit to build a ~3,500 sqft medical urgent care facility.

Sincerely,

Andrew McAdams (Owner's Representative)

Stoneburner Inc, President

Date: 6/24/2020



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

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

Contact Information			
Consultant Name:	Stoneburner Inc		
Telephone:	540-434-2466		
E-mail:	andrew@stoneburnerinc.com		
Owner Name:	Andrew McAdams		
Telephone:	540-810-5300		
E-mail:	andrew@stoneburnerinc.com		
Project Information			
Project Name:	Stoneburner Retail		
Project Address: TM #:	8 F 1		
Existing Land Use(s):	Parking lot/Fields (M-1 zoning)		
Proposed Land Use(s): (if applicable)	Urgent Care facility		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	See attached preliminary site survey. Looking to build ~3,500 sq ft leased office building to a urgent care facility.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	13		
PM Peak Hour Trips:	11		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Johel zum Felde

Date: 4/3/20

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Clinic	630	1000 s.f. GFA	3.5	13	11
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					13	11
8	Existing #1	Vacant Lot				0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					13	11

Instructions

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

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

Note:
Iron Pin set at all new corners
Zoning: M-1

STONEBURNER LAND LLC SUBDIVISION

City Of Harrisonburg, Virginia

Scale: 1" = 40'
March 3, 2020
Revised:
May 4, 2020
June 24, 2020
Record North

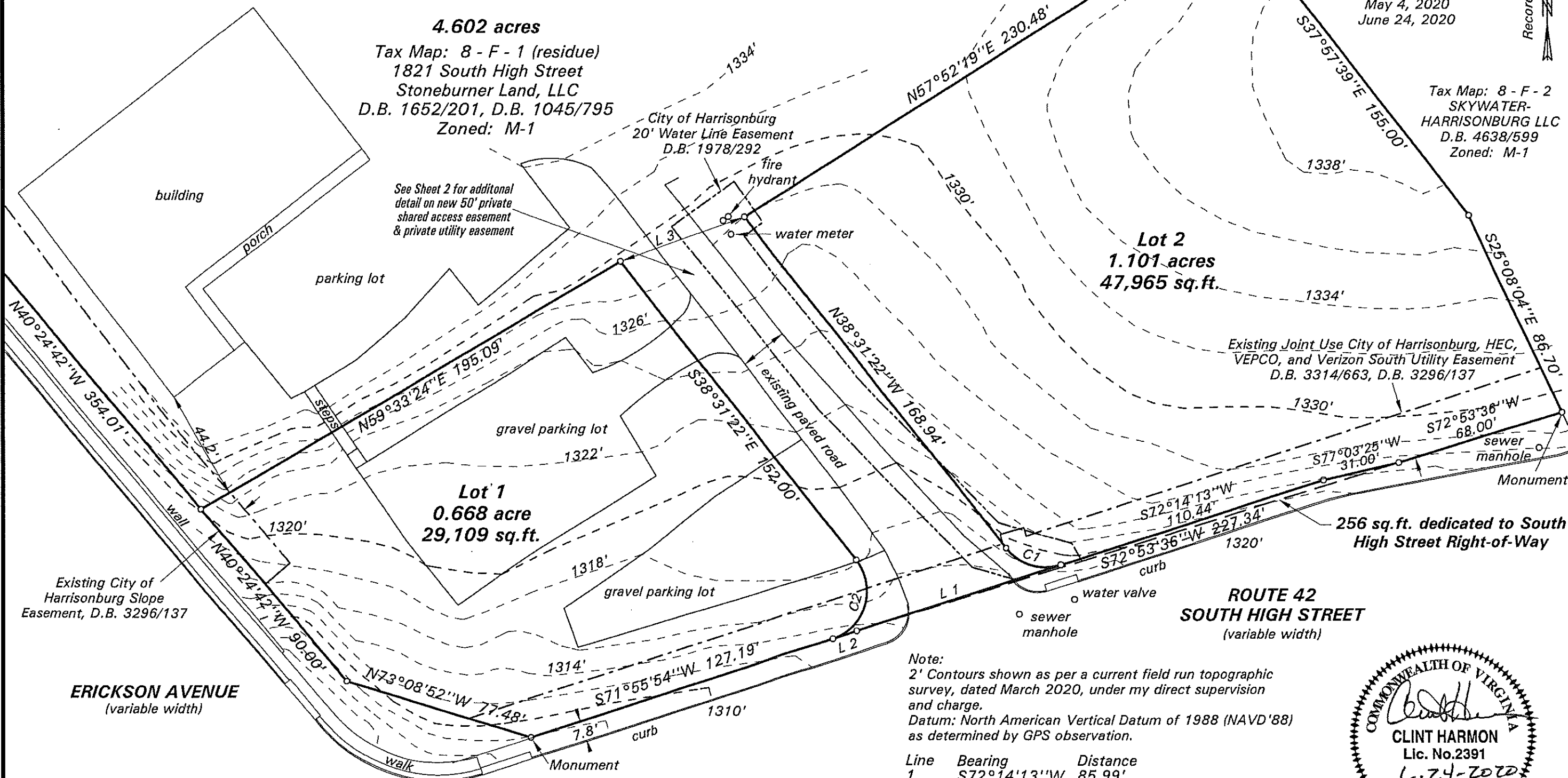
4.602 acres
Tax Map: 8 - F - 1 (residue)
1821 South High Street
Stoneburner Land, LLC
D.B. 1652/201, D.B. 1045/795
Zoned: M-1

Tax Map: 8 - F - 2
SKYWATER-
HARRISONBURG LLC
D.B. 4638/599
Zoned: M-1

See Sheet 2 for additional
detail on new 50' private
shared access easement
& private utility easement

City of Harrisonburg
20' Water Line Easement
D.B. 1978/292

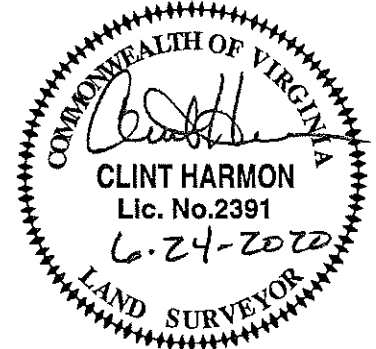
Existing Joint Use City of Harrisonburg, HEC,
VEPCO, and Verizon South Utility Easement
D.B. 3314/663, D.B. 3296/137



Note:
2' Contours shown as per a current field run topographic
survey, dated March 2020, under my direct supervision
and charge.
Datum: North American Vertical Datum of 1988 (NAVD'88)
as determined by GPS observation.

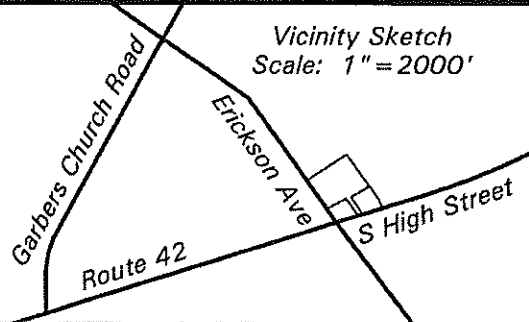
Line	Bearing	Distance
1	S72°14'13"W	85.99'
2	S71°55'54"W	10.13'
3	N70°22'21"E	52.85'

Curve	Chord Bearing	Chord	Radius	Arc
1	N73°08'35"W	22.73	20.00	24.17
2	S16°42'16"W	32.86	20.00	38.56



This is not a true, certified copy unless the
signature hereon is an original signing.

INGRAM - HAGEN a division of LINEAGE
Architects - Engineers - Surveyors
98 LEE HIGHWAY * P.O. BOX 991
VERONA, VIRGINIA 24482
Telephone (540) 828-2778

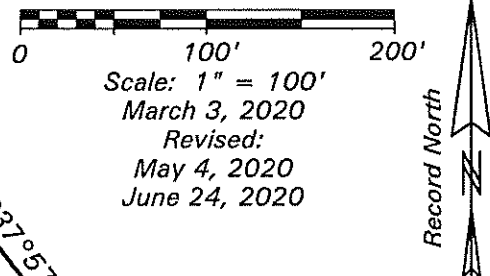


Approval

This subdivision known as "STONEBURNER LAND LLC SUBDIVISION" is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

Director of Planning and Community Development _____ Date _____
 (This subdivision void unless recorded within 60 days of approval)

Tax Map: 115 - B - 5
 Stoneburner Land, LLC
 D.B. 1768/521
 Zoned: B-2



Owners Consent & Dedication:

Know all men by these presents, that the subdivision of land shown on this plat, containing 6.377 acres, more or less, and designated as "Stoneburner Land LLC Subdivision" situated in the City of Harrisonburg, Virginia, is with the free consent and in accordance with the desires of the undersigned owner thereof. The said 6.377 acres of land hereby subdivided having been conveyed to Stoneburner Land LLC (Stoneburner Land Partnership) by Paul W. Stoneburner and Wanda H. Stoneburner by deed recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1045, Page 795 and by Owners's Consent and Dedication recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 1143, Page 669.

Given under my hand this 24 day of JUNE, 2020.

City/County of HARRISONBURG,
 Commonwealth of Virginia
 The foregoing instrument was acknowledged before me
 this 24 day of JUNE, 2020, by

[Signature]
 on behalf of Stoneburner Land LLC.

[Signature]
 Notary Public
 My commission expires: Nov. 30, 2023

JESSICA SUE KNIGHT
 Notary Public - Reg. # 7631038
 Commonwealth of Virginia
 My Commission Expires Nov. 30, 2023

Note:
 The three lots created by this subdivision shall share one entrance onto South High Street. No additional entrances onto South High Street will be permitted. Other entrances onto Erickson Avenue may be permitted with City approval.

Note: There are water, electric and sanitary sewer utilities available in South High Street.

Location of new utility connections, utility easements and stormwater management areas will be determined in the site plan design and review process.

ERICKSON AVENUE
 (variable width)

Existing City of Harrisonburg Slope Easement, D.B. 3296/137

4.602 acres

Tax Map: 8 - F - 1 (residue)
 1821 South High Street
 Stoneburner Land, LLC
 D.B. 1652/201, D.B. 1045/795
 Zoned: M-1

Tax Map: 8 - F - 2
 SKYWATER-HARRISONBURG LLC
 D.B. 4638/599
 Zoned: M-1

Lot 2
 1.101 acres
 47,965 sq. ft.

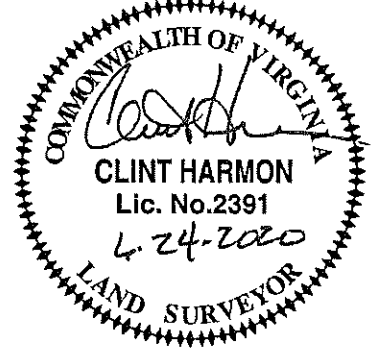
Lot 1
 0.668 acre
 29,109 sq. ft.

ROUTE 42 SOUTH HIGH STREET
 (variable width)

Surveyor's Certificate:

I hereby certify that to the best of my knowledge and belief, all of the requirements of the planning commission, and ordinances of the City of Harrisonburg, Virginia, regarding the platting of subdivisions within the city, have been complied with.
 Given under my hand this 3th. day of March, 2020.
 Clint Harmon (Land Surveyor)

Note: This survey based on a current field survey. A current title report was not provided for this survey.

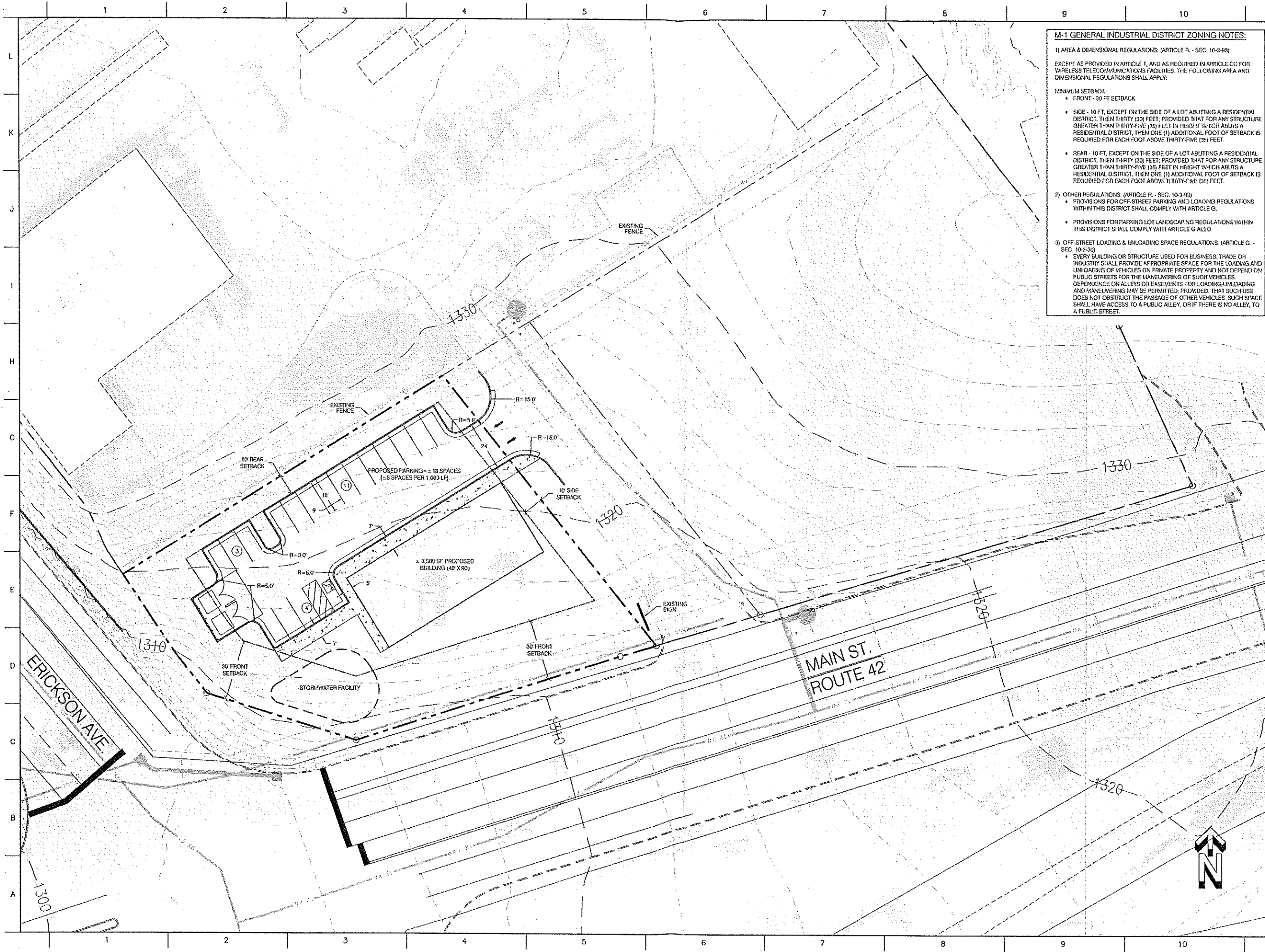


This is not a true, certified copy unless the signature hereon is an original signing.

STONEBURNER LAND LLC SUBDIVISION
 City of Harrisonburg, Virginia

INGRAM - HAGEN a division of LINEAGE
 Architects - Engineers - Surveyors

98 LEE HIGHWAY * P.O. BOX 991
 VERONA, VIRGINIA 24482
 Telephone (540) 828-2778



M-1 GENERAL INDUSTRIAL DISTRICT ZONING NOTES:

1) AREA & DIMENSIONAL REGULATIONS: (ARTICLE R. - SEC. 10-3-98)

EXCEPT AS PROVIDED IN ARTICLE T, AND AS REQUIRED IN ARTICLE CC FOR WIRELESS TELECOMMUNICATIONS FACILITIES, THE FOLLOWING AREA AND DIMENSIONAL REGULATIONS SHALL APPLY:

MINIMUM SETBACK:

- FRONT - 30 FT SETBACK
- SIDE - 10 FT, EXCEPT ON THE SIDE OF A LOT ADJUTING A RESIDENTIAL DISTRICT, THEN THIRTY (30) FEET; PROVIDED THAT FOR ANY STRUCTURE GREATER THAN THIRTY-FIVE (35) FEET IN HEIGHT WHICH ADJUTS A RESIDENTIAL DISTRICT, THEN ONE (1) ADDITIONAL FOOT OF SETBACK IS REQUIRED FOR EACH FOOT ABOVE THIRTY-FIVE (35) FEET.
- REAR - 10 FT, EXCEPT ON THE SIDE OF A LOT ADJUTING A RESIDENTIAL DISTRICT, THEN THIRTY (30) FEET; PROVIDED THAT FOR ANY STRUCTURE GREATER THAN THIRTY-FIVE (35) FEET IN HEIGHT WHICH ADJUTS A RESIDENTIAL DISTRICT, THEN ONE (1) ADDITIONAL FOOT OF SETBACK IS REQUIRED FOR EACH FOOT ABOVE THIRTY-FIVE (35) FEET.

2) OTHER REGULATIONS: (ARTICLE R. - SEC. 10-3-98)

- PROVISIONS FOR OFF-STREET PARKING AND LOADING REGULATIONS WITHIN THIS DISTRICT SHALL COMPLY WITH ARTICLE G.
- PROVISIONS FOR PARKING LOT LANDSCAPING REGULATIONS WITHIN THIS DISTRICT SHALL COMPLY WITH ARTICLE G ALSO.

3) OFF-STREET LOADING & UNLOADING SPACE REGULATIONS: (ARTICLE G. - SEC. 10-3-30)

- EVERY BUILDING OR STRUCTURE USED FOR BUSINESS, TRADE OR INDUSTRY SHALL PROVIDE APPROPRIATE SPACE FOR THE LOADING AND UNLOADING OF VEHICLES ON PRIVATE PROPERTY AND NOT DEPEND ON PUBLIC STREETS FOR THE MANEUVERING OF SUCH VEHICLES. DEPENDENCE ON ALLEYS OR EASEMENTS FOR LOADING/UNLOADING AND MANEUVERING MAY BE PERMITTED, PROVIDED, THAT SUCH USE DOES NOT OBSTRUCT THE PASSAGE OF OTHER VEHICLES. SUCH SPACE SHALL HAVE ACCESS TO A PUBLIC ALLEY, OR IF THERE IS NO ALLEY, TO A PUBLIC STREET.

**SITE PLAN
for
STONEBURNER
COMMERCIAL
SITE**

ROCKINGHAM COUNTY, VA

VALLEY ENGINEERING
IDEAS MADE REAL

4801 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
TELEPHONE (540) 434-5365 OR (800) 343-6355
FAX (540) 432-0885
www.valleyesp.com

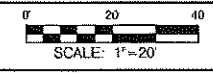
CONCEPTUAL SITE PLAN FOR THE PROPOSED MOUNT CRAWFORD COMMERCIAL CENTER, PREPARED BY VALLEY ENGINEERING, INC.

REVISIONS:

DATE: 11/25/2019

PROJECT No.: 10692-7

EXP./CLIENT No.: 11012-9



**SCHEMATIC
SITE PLAN
CONCEPT 'A'**

SHEET NO.:

L-2