

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

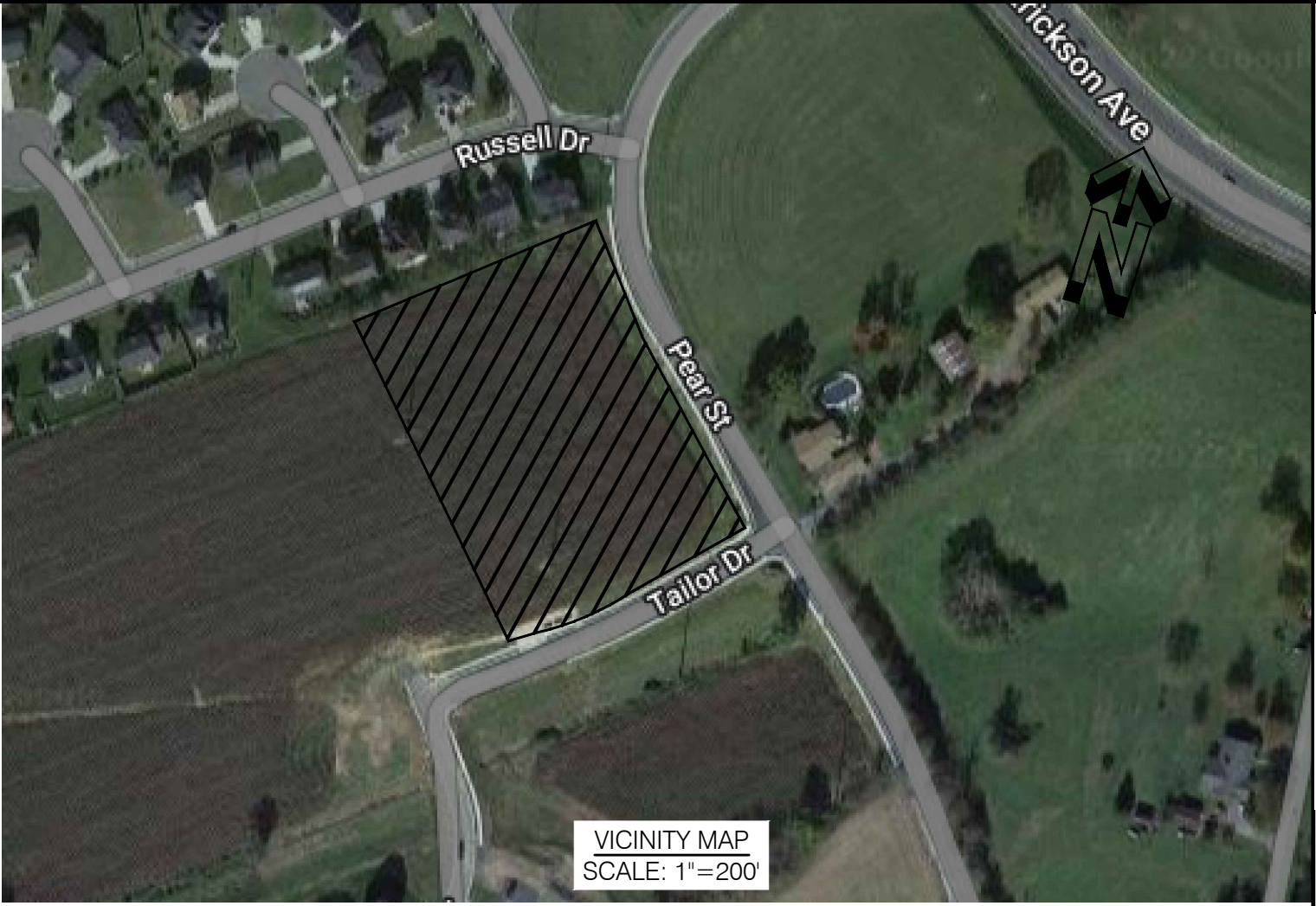
UNIT TYPE:	TOWNHOUSES
MINIMUM LOT AREA:	1,800 SF PER UNIT
MINIMUM LOT WIDTH:	18'
MINIMUM LOT DEPTH:	60'
FRONT YARD DEPTH:	10'
SIDE YARD DEPTH:	10' (15' WHEN MORE THAN 4 UNITS GROUPED)
REAR YARD DEPTH:	20'
MAXIMUM HEIGHT / STORIES ALLOWED:	40' / 3

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

PROPERTY OWNER:  
GREENWOOD HOMES, LLC  
CONTACT: CHRIS SCHOOLEY  
455 SECOND ST SE, SUITE 201  
CHARLOTTESVILLE, VA 22902

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

10-2-43  
DEVIATE FROM PUBLIC GENERAL UTILITY REQUIREMENTS



VICINITY MAP  
SCALE: 1"=200'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N73° 44' 29"E	1.10'	L21	N25° 17' 12"W	15.58'
L2	N73° 44' 29"E	18.90'	L22	N25° 17' 12"W	4.42'
L3	N73° 44' 29"E	11.10'	L23	N25° 17' 12"W	16.48'
L4	N73° 44' 29"E	8.90'	L24	N19° 39' 52"W	14.32'
L5	N73° 44' 29"E	11.10'	L25	N19° 40' 06"W	7.12'
L6	N73° 44' 29"E	8.90'	L26	N19° 39' 56"W	20.00'
L7	N73° 44' 29"E	11.10'	L27	N19° 39' 28"W	8.13'
L8	N73° 44' 29"E	8.90'	L28	N19° 40' 16"W	11.87'
L9	N73° 44' 29"E	20.00'	L29	N19° 39' 16"W	8.13'
L10	N73° 44' 29"E	1.10'	L30	N19° 40' 24"W	11.87'
L11	N73° 44' 29"E	18.90'	L31	N19° 39' 05"W	8.13'
L12	N73° 44' 29"E	21.07'	L32	N19° 39' 52"W	20.74'
L13	N25° 17' 12"W	26.06'			
L14	N25° 17' 12"W	20.00'			
L15	N25° 17' 12"W	20.00'			
L16	N25° 17' 12"W	20.00'			
L17	N25° 17' 12"W	14.42'			
L18	N25° 17' 12"W	5.58'			
L19	N25° 17' 12"W	20.00'			
L20	N25° 17' 12"W	4.42'			

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	0° 48' 21"	250.00'	3.52'	3.52'	N24° 53' 01"W
C2	2° 03' 59"	250.00'	9.02'	9.02'	N23° 26' 51"W
C3	2° 45' 00"	250.00'	12.00'	12.00'	N21° 02' 22"W
C4	2° 07' 22"	30.38'	1.13'	1.13'	N19° 47' 36"W
C5	2° 07' 22"	219.63'	8.14'	8.14'	N20° 51' 17"W
C6	13° 48' 52"	325.00'	78.36'	78.17'	N18° 22' 46"W
C7	7° 07' 20"	975.00'	121.20'	121.12'	N70° 10' 50"E

LOT #	SQ. FT.	ACRE
218	3,561.00	0.08
219	2,035.0	0.05
220	2,035.0	0.05
221	2,035.0	0.05
222	2,035.0	0.05
223	2,035.0	0.05
224	2,035.0	0.05
225	3,398.0	0.08
226	3,518.0	0.08
227	2,035.0	0.05
228	2,035.0	0.05
229	2,035.0	0.05
230	2,035.0	0.05
231	2,035.0	0.05
232	2,035.0	0.05
233	3,659.0	0.08
234	3,658.0	0.08
235	2,035.0	0.05
236	2,035.0	0.05
237	2,035.0	0.05
238	3,052.0	0.07
239	3,053.0	0.07
240	2,035.0	0.05
241	2,035.0	0.05
242	3,332.0	0.08
243	3,342.0	0.08
244	2,035.0	0.05
245	2,035.0	0.05
246	3,087.0	0.07
247	3,052.0	0.07
248	2,035.0	0.05
249	2,035.0	0.05
250	3,053.0	0.07

**COBBLER'S VALLEY TOWNHOMES**

611 PEAR STREET  
HARRISONBURG, VIRGINIA

**VALLEY ENGINEERING**  
IDEAS MADE REAL

4901 CROWE DRIVE  
MOUNT CRAWFORD, VIRGINIA 22841

TELEPHONE (540) 434-6365  
OR (800) 343-6365  
FAX (540) 432-0685  
www.valleyesp.com

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REVISIONS:  
08/02/2022-PER CITY COMMENTS  
08/04/2022-PER CITY COMMENTS  
08/08/2022-PER CITY COMMENTS

DATE: 06/27/2022

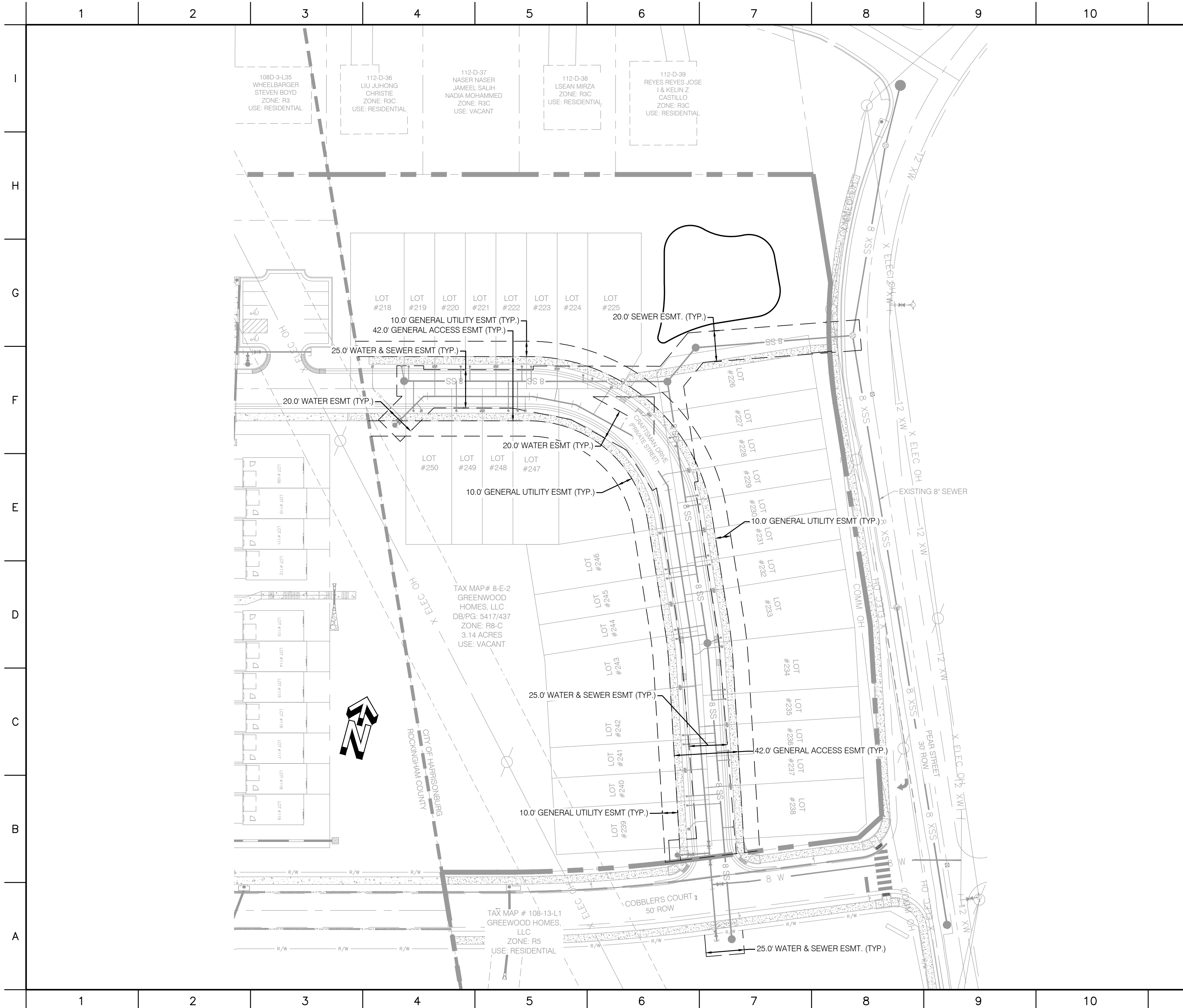
PROJECT No.: 10843-5

EXP./CLIENT No.: 9014-4

0' 40' 80'  
SCALE: 1"=40'

**PRELIMINARY PLAT**

SHEET NO.:  
**1 OF 2**



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 611 PEAR STREET  
 HARRISONBURG, VIRGINIA

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 IDEAS MADE REAL

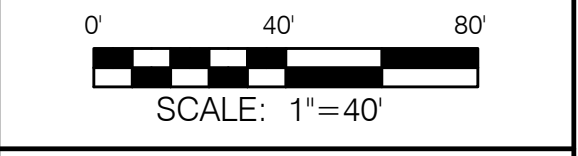
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**EASEMENT PLAN**

SHEET NO.:  
**2 OF 2**