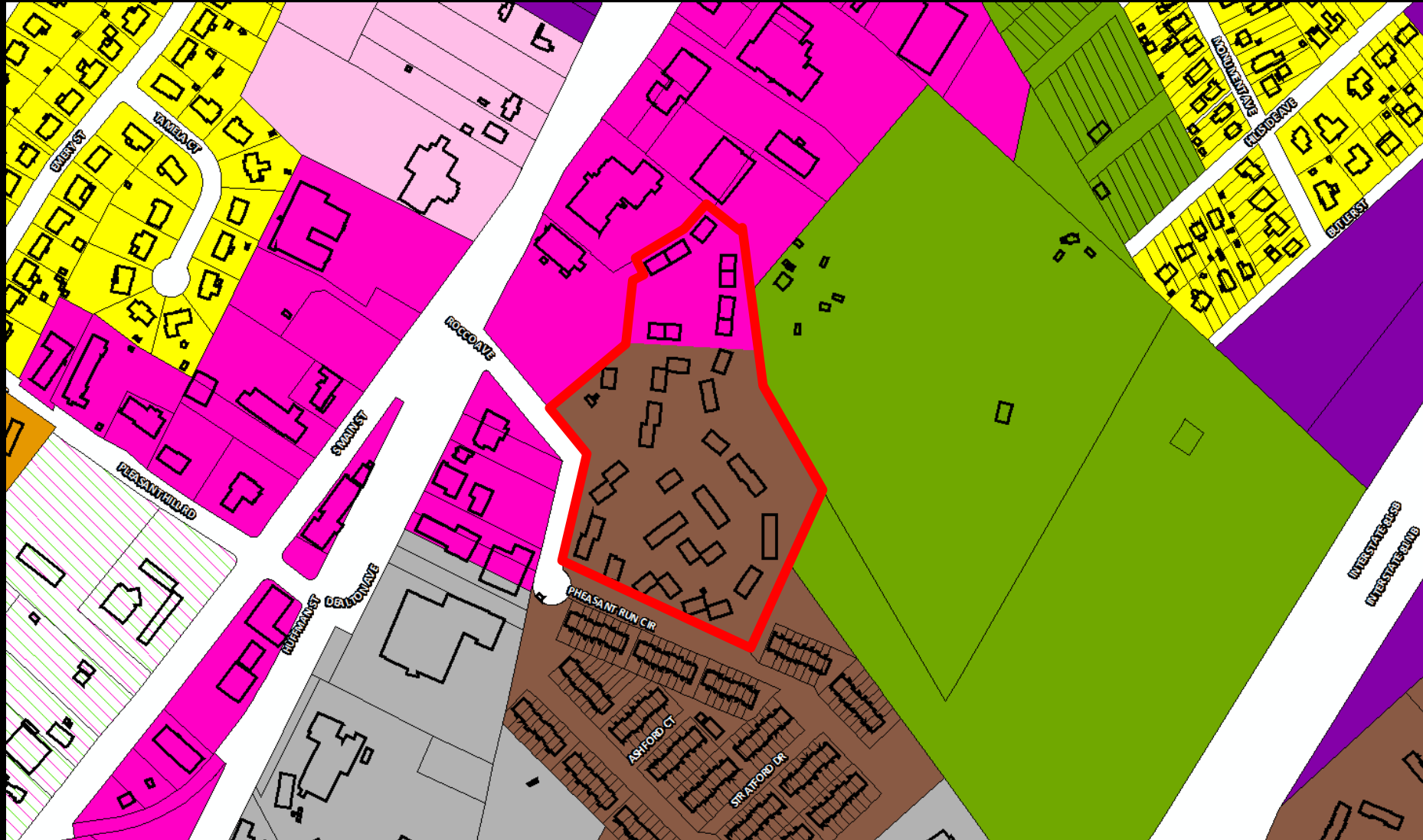








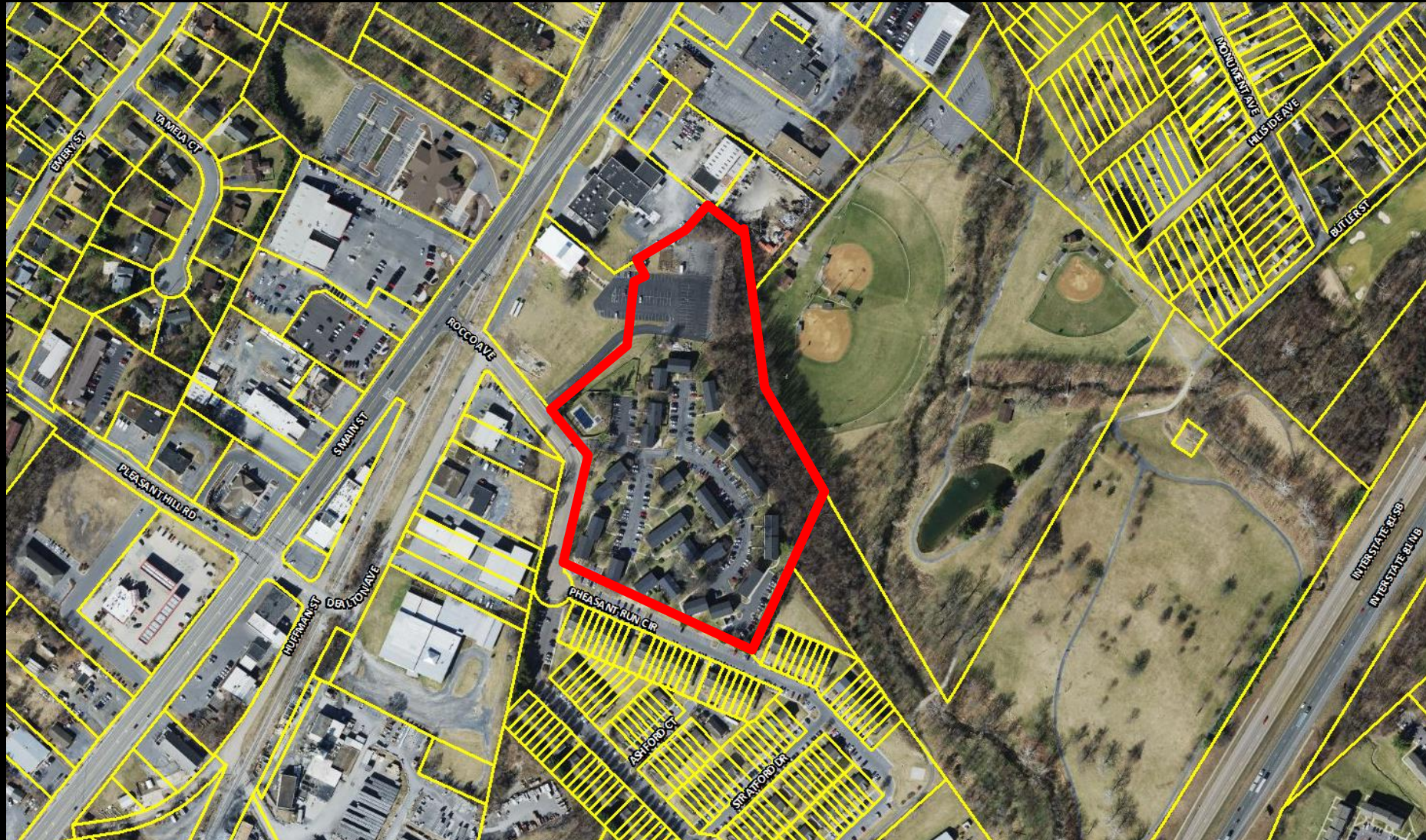
# Preliminary Plat with Variances from the Subdivision Ordinance – 204 Rocco Avenue (Park Apartments)







# Preliminary Plat with Variances from the Subdivision Ordinance – 204 Rocco Avenue (Park Apartments)





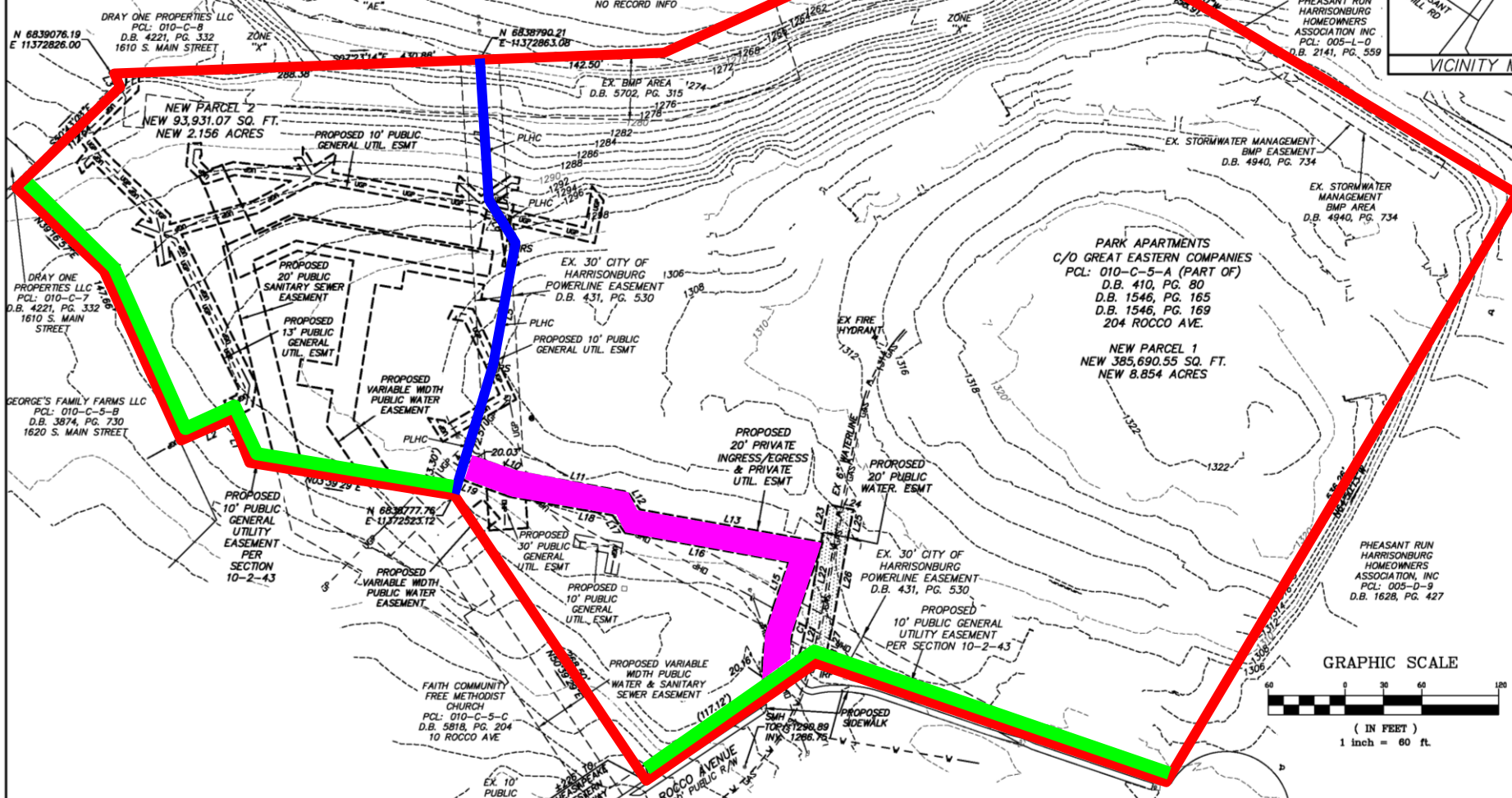
- In April 2020 Park Apartments was rezoned to R-5C with the following proffers:
  - Dwelling units may be occupied by a single family or no more than two (2) unrelated persons.
  - Townhouse and multi-family dwelling units shall provide 1.5 parking spaces per unit.
- In 2022 the engineered comprehensive site plan was approved.

**NOTES**

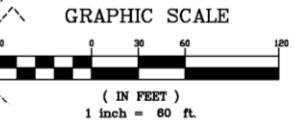
- THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE REPORT FROM TITLE ALLIANCE PARTNERS OF VIRGINIA, LLC No. 806-000357, EFFECTIVE DECEMBER 3, 2019.
- A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" & "X" AS SCALED FROM COMMUNITY PANEL No. 51165C0392D, DATED FEBRUARY 6, 2008.
- INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 13, 2020.
- NO IMPROVEMENTS SHOWN.
- IRON REBARS TO BE SET (IRS) AT THE END OF CONSTRUCTION FOR THE PARCELS.
- THE PRELIMINARY PLAT ILLUSTRATES PUBLIC WATER EASEMENTS, PUBLIC SEWER EASEMENTS, AND PUBLIC GENERAL UTILITY EASEMENTS THAT ARE REQUIRED BY THE PROPOSED SUBDIVISION AND FOR THE DEVELOPMENT OF NEW PARCEL 2. UNLESS VARIANCES ARE APPROVED, PUBLIC GENERAL UTILITY EASEMENTS REQUIRED BY SECTION 10-2-43 SHALL BE DEDICATED WITH THE SUBDIVISION.

| CURVE TABLE |         |        |               |        |           |
|-------------|---------|--------|---------------|--------|-----------|
| CURVE       | RADIUS  | LENGTH | CHORD BEARING | CHORD  | DELTA     |
| C1          | 152.50' | 42.42' | N84°22'07"W   | 42.28' | 15°56'11" |
| C2          | 27.50'  | 13.28' | S73°49'43"W   | 13.15' | 27°40'08" |
| C3          | 47.50'  | 26.36' | N71°56'34"E   | 26.02' | 31°47'29" |
| C4          | 175.25' | 48.21' | S84°16'52"E   | 48.06' | 15°45'39" |

| LEGEND |                              |
|--------|------------------------------|
| IRF    | IRON ROD FOUND               |
| IRS    | IRON ROD SET                 |
| (T)    | TOTAL                        |
| PLHC   | PROPERTY LINE HEREBY CREATED |



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N59°34'31"E | 37.06'  |
| L2         | N30°24'39"W | 43.31'  |
| L3         | N53°17'58"E | 12.45'  |
| L4         | S78°41'48"E | 105.90' |
| L5         | S84°59'12"E | 95.24'  |
| L6         | N55°26'43"E | 43.77'  |
| L7         | N80°58'37"E | 106.51' |
| L10        | S14°18'13"W | 41.23'  |
| L11        | S04°39'15"W | 88.71'  |
| L12        | S49°15'34"W | 16.93'  |
| L13        | S04°39'15"W | 145.09' |
| L14        | N76°24'02"W | 58.25'  |
| L15        | S76°24'02"E | 34.48'  |
| L16        | N04°39'15"E | 129.90' |
| L17        | N49°15'34"E | 16.93'  |
| L18        | N04°39'15"E | 82.20'  |
| L19        | N14°18'13"E | 41.87'  |
| L20        | S78°49'31"E | 28.40'  |
| L21        | S83°14'32"E | 23.35'  |
| L22        | S85°35'38"E | 70.84'  |
| L23        | S83°58'52"E | 19.52'  |
| L24        | S06°01'08"W | 20.00'  |
| L25        | N83°58'52"W | 19.24'  |
| L26        | N85°35'38"W | 70.96'  |
| L27        | N83°14'32"W | 24.45'  |
| L28        | N79°18'47"W | 9.95'   |



PRELIMINARY PLAT  
LOCATED ON THE EAST SIDE OF  
ROCCO AVENUE  
CITY OF HARRISONBURG, VIRGINIA  
SCALE: 1" = 60'  
NOVEMBER 4, 2024

**Townes**  
SITE ENGINEERING  
1 PARK WEST CIRCLE, SUITE 108  
MIDLOTHIAN, VIRGINIA 23114  
PHONE: (804) 748-9011 FAX: (804) 748-2590

## Recommendation

Staff and Planning Commission (6-0) recommends approval of the preliminary plat with the variances as requested.