



PROPERTY INFORMATION		
Title of Subdivision: <u>Peoples Drive Extention Dedication</u>		
Property Address(es) _____		Tax Map Parcel(s)/ID(s) _____
Total Acreage _____	Number of Lots Proposed _____	Zoning Classifications _____
PROPERTY OWNER INFORMATION		
Property Owner Name _____		Telephone _____
Street Address _____		E-Mail _____
City _____	State _____	Zip _____
OWNER'S REPRESENTATIVE INFORMATION (if applicable)		
Owner's Representative _____		Telephone _____
Street Address _____		E-Mail _____
City _____	State _____	Zip _____
SURVEYOR INFORMATION		
Name _____		Telephone _____
Street Address _____		E-Mail _____
City _____	State _____	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): 10-2-41 (a) and 10-2-61 (a)

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

which requires:


PLEASE SEE Attached for the additional variances requested.

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.)

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.



PROPERTY OWNER

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

**CHECKLIST FOR PLAT OF PROPERTIES MEETING SEC. 10-2-23
PRELIMINARY PLAT – REQUIREMENTS AND CONTENTS**

The preliminary plat, marked as such, shall be presented to the planning commission to scale and meeting the Rockingham County Clerk of Court's Land Recordation Standards (<https://www.rockinghamcountyva.gov/331/Land-Records-Division>) with any supporting data, showing the following:

- Proposed subdivision name, location, acreage and land use.
- Date, north point and graphic scale.
- Names and addresses of the owners of the property, including the existing mortgagee, the subdivider and the designer of the layout.
- Location and names of adjoining subdivisions or names of the owners of adjoining lands.
- Topography: contours at two-foot intervals unless grade is fifteen (15) percent or more, in which case contours shall be at five-foot intervals.
- Existing and proposed streets, easements and other rights-of-way within and adjoining the subdivision including right-of-way and roadway widths, approximate grades and proposed street names.
- Location of existing and proposed utilities adjacent to the tract to be subdivided, including size and elevation.
- Location of building setback lines and zoning district lines.
- Lot lines, lot and block numbers and approximate dimensions. If proposed subdivision is a residential planned unit development structures and approximate dimensions shall be shown.
- Proposed method of water supply, drainage provisions, sanitary sewer layout or other accepted sanitary plan and methods of flood control where applicable. Connections with existing facilities, sizes of proposed facilities and any accessory structure shall also be shown.
- Draft of homeowners' association agreements or protective covenants, if any, whereby the subdivider proposed to regulate land use in the subdivision and otherwise protect the proposed development.
- The location of existing watercourses and other geographic features.
- Preliminary location of stormwater management best management practice (BMP) boundary areas.
- A vicinity sketch or key map at a scale of two hundred (200) feet to the inch shall be shown on or accompany the preliminary plat. This map shall relate the subdivision to existing landmarks and show how streets, alleys and other significant proposals connect or relate to existing facilities in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire area.
- The fee for filing a preliminary plat without a variance shall be one hundred seventy-five dollars (\$175.00) plus twenty dollars (\$20.00) per lot, or if filing a preliminary plat with a variance the fee shall be two hundred dollars (\$200.00) plus twenty dollars (\$20.00) per lot, made payable to the city. The fee shall be paid upon the filing of the plat with the city.

In addition, if the preliminary plat requires a traffic impact analysis (TIA) review by the Virginia Department of Transportation (VDOT), then all additional fees for that review shall be made payable to the Virginia Department of Transportation. If the preliminary plat requires a TIA review, only by the city, then one thousand dollars (\$1,000.00) shall be made payable to the city. The preliminary plat application shall not be considered accepted until the TIA has been reviewed.

From the Design and Construction Standards Manual

- Right of Way – Per DCSM section 3.1.4, right of way widths shall be as shown in Appendix F (Typical Street Cross Sections), which states that for a local street a right of way width of 50' is required. The applicant is requesting to deviate from the requirement and provide 44' of right of way.
- Street Width – Per DCSM section 3.6.4.1, street widths shall be as shown in Appendix F (Typical Street Cross Sections), which states that for a local street a street width of 34' measured from face of curb to face of curb is required. The applicant is requesting to deviate from this requirement and provide 26' measured from face of curb to face of curb.
- Sidewalk – Per DCSM section 3.3.3.1, sidewalks shall be required on both sides of all new public streets. The applicant is requesting to deviate from this requirement and only provide a 7' grass shoulder on both sides of the new public street.
- Street Horizontal Curves –
 - o Per DCSM section 3.6.2.1, horizontal curves shall have a minimum 100' tangent segment between non-superelevated curves. The applicant is requesting to deviate from this requirement and provide 0' of tangent segment between non-superelevated horizontal curves.
 - o Per DCSM section 3.6.3, the maximum horizontal curve is 23-degrees for a local street. The applicant is requesting to deviate from this requirement and provide a 37.5-degree horizontal curve.



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:	Monteverde Engineering & Design Studio (attn: Seth Roderick, PE)		
Telephone:	(540) 820-0898		
E-mail:	sroderick@MonteverdeDesigns.com		
Owner Name:	Reese Real Estate Dev. Partners (attn Keith Carter); developer		
Telephone:	(513) 292-5837		
E-mail:	keith@reesedev.com		
Project Information			
Project Name:	Tractor Supply Co.		
Project Address:	3091 S Main St		
TM #:	104-E-2 (partial; to be subdivided)		
Existing Land Use(s):	vacant		
Proposed Land Use(s): (if applicable)	Tractor Supply Store		
Submission Type:	Comprehensive Site Plan <input checked="" type="radio"/>	Special Use Permit <input 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)	Tractor supply and feed/seed store with outdoor displays		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	No Data		
PM Peak Hour Trips:	41		

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: *Tom Meyer*

Date: 9/27/2021

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Tractor Supply Store	810	1000 GSF	29	No Data	41
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					No Data	41
8	Existing #1	Vacant				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)					No Data	41

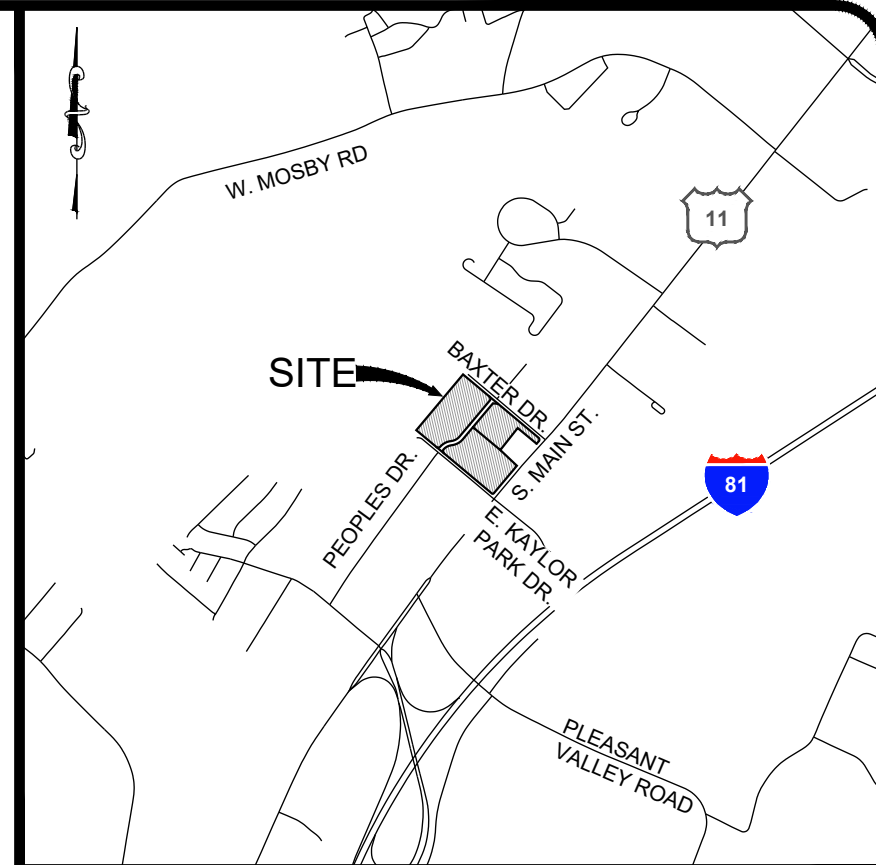
Instructions

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.

GENERAL NOTES

- BOUNDARY DERIVED FROM A CURRENT FIELD SURVEY AND FROM DEEDS OF RECORD AS FOUND AMONG THE LAND RECORDS OF ROCKINGHAM COUNTY, VIRGINIA, AS SHOWN HEREON.
- ADJOINING OWNER INFORMATION TAKEN FROM COUNTY TAX RECORDS.
- THE PROPERTIES ARE CURRENTLY IN THE NAME OF HARRISONBURG FORD PROPERTY LLC; 2885 S. MAIN ST, HARRISONBURG, VIRGINIA 22801; DEED BOOK 5609, PAGE 381; AND REESE REAL ESTATE HARRISONBURG, LLC; 1076 SUMMIT DR, MIDDLETOWN, OHIO 45042; DEED BOOK 5609, PAGE 381; AMONG THE LAND RECORDS OF ROCKINGHAM COUNTY, VIRGINIA.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER N.F.I.P FLOOD INSURANCE RATE MAP NO. 51165C 0392D, DATE 2/6/2008.
- CURRENTLY ZONED: B2



VICINITY MAP
SCALE 1"=2000'

THIS RESUBDIVISION OF 16.441 ACRES, DEDICATION OF 0.8169 ACRES FOR PEOPLES DRIVE, PUBLIC WATER EASEMENT, AND PUBLIC UTILITY EASEMENTS DESCRIBED HERE IN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.
BY:

HARRISONBURG FORD PROPERTY, LLC

By: _____

Name: Nelson E. Swartz

Its: Manager

City/County of _____

Commonwealth/State of _____

The foregoing instrument was acknowledged before

me by Nelson E. Swartz, the Manager of Harrisonburg Ford Property

LLC, on behalf of the LLC, this ____ day of _____, 2023.

By: _____

Notary Public: _____

My Commission Expires: _____

THIS RESUBDIVISION OF 16.441 ACRES, DEDICATION OF 0.8169 ACRES FOR PEOPLES DRIVE, PUBLIC WATER EASEMENT, AND PUBLIC UTILITY EASEMENTS DESCRIBED HERE IN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.
BY:

REESE REAL ESTATE HARRISONBURG, LLC

By: _____

Name: _____

Its: _____

City/County of _____

Commonwealth/State of _____

The foregoing instrument was acknowledged before

me by _____, the _____ of Reese Real Estate

Harrisonburg, LLC, on behalf of the LLC, this ____ day of _____, 2023.

By: _____

Notary Public: _____

My Commission Expires: _____

AREA TABULATION

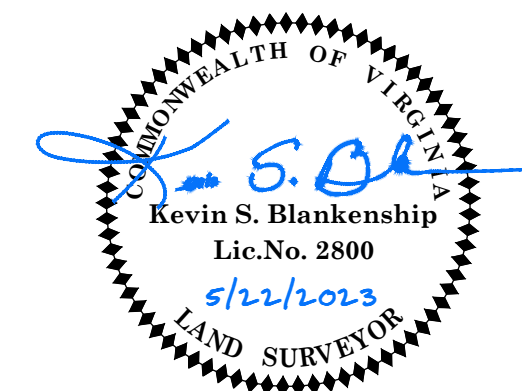
TAX MAP#	ORIGINAL		NEW	
	SF	ACRES	SF	ACRES
104-E-1	144,881	3.3260	144,881	3.3260
104-E-2	317,170	7.2812	281,585	6.4643
104-E-3	254,118	5.8337	254,118	5.8338
PEOPLES DRIVE			35,585	0.8169
TOTAL	716,169	16.4410	716,169	16.4410

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the board of supervisors and ordinances of the County of Rockingham, Virginia, regarding the platting of subdivisions within the county, have been complied with.

Given under my hand this 22th day of May, 2023

Kevin S. Blankenship



PLAT SHOWING A STREET DEDICATION
ON THE LANDS OF

**HARRISONBURG FORD
PROPERTY, LLC & REESE
REAL ESTATE
HARRISONBURG, LLC**

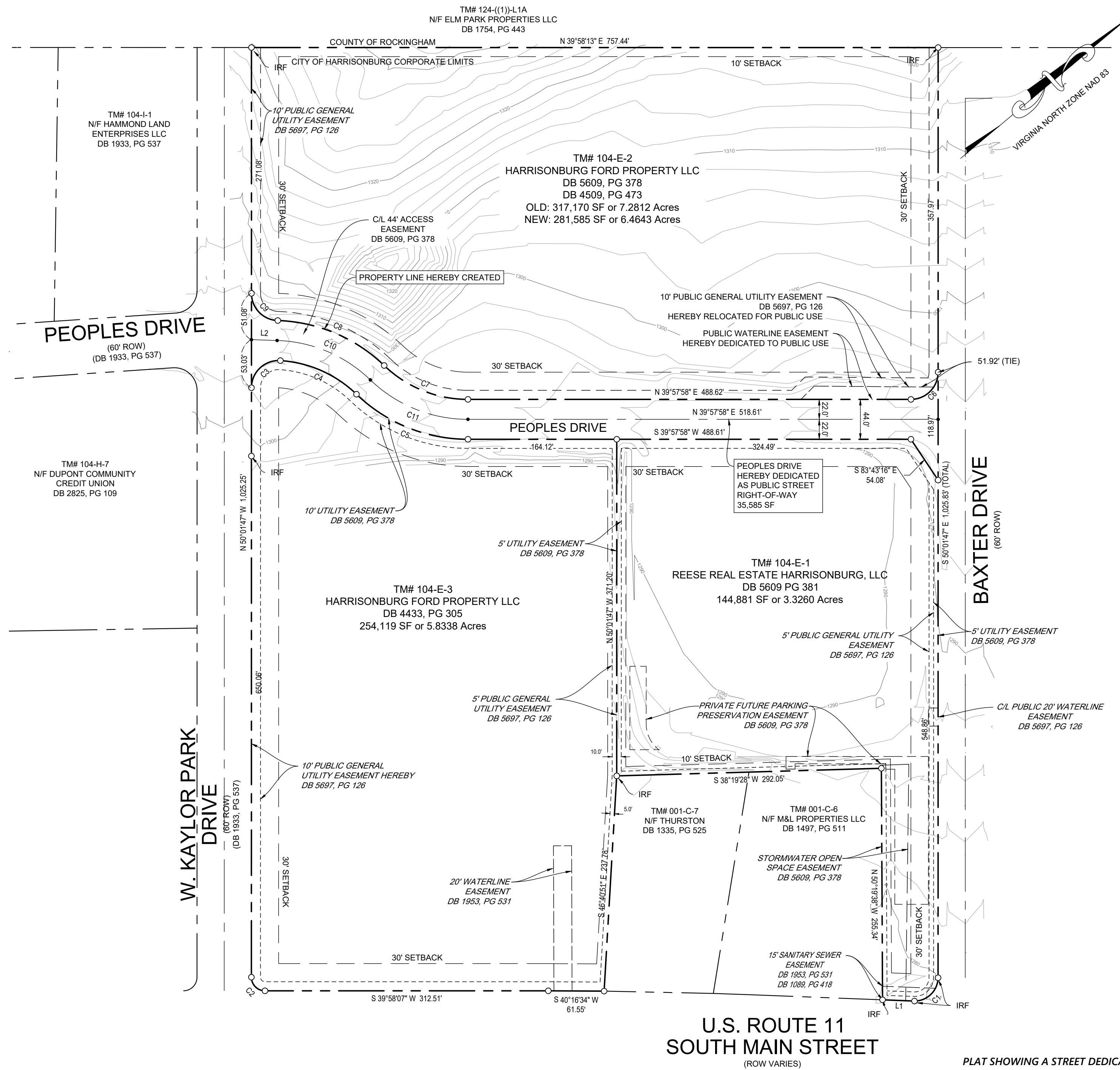
THE CITY OF HARRISONBURG
ROCKINGHAM COUNTY, VA
5/22/2023



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	26.14'	40.48'	25.57'	88°44'06"	36.56'	S 04°36'38" E
C2	15.00'	23.56'	15.00'	89°58'58"	21.21'	N 84°57'40" E
C3	30.00'	49.03'	31.97'	93°38'48"	43.75'	S 03°12'23" E
C4	133.00'	93.68'	48.88'	40°21'31"	91.76'	S 63°47'47" W
C5	177.00'	135.96'	71.53'	44°00'34"	132.64'	S 61°58'15" W
C6	30.00'	47.12'	30.00'	89°59'45"	42.42'	N 05°01'54" W
C7	133.00'	102.16'	53.75'	44°00'34"	99.67'	S 61°58'15" W
C8	177.00'	130.34'	68.28'	42°11'30"	127.41'	S 62°52'47" W
C9	30.00'	46.17'	29.07'	88°11'11"	41.75'	S 85°52'38" W
C10	155.00'	114.14'	59.80'	42°11'30"	111.58'	S 62°52'47" W
C11	155.00'	119.06'	62.64'	44°00'34"	116.15'	N 61°58'15" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°10'13" W	35.22'
L2	N 41°47'02" E	28.37'
L3	N 31°24'46" W	25.15'
L4	N 29°44'53" E	25.60'
L5	S 40°25'24" W	120.08'
L6	S 49°48'29" E	48.50'

CONTOURS ARE TAKEN FROM APPROVED CONSTRUCTION PLANS.

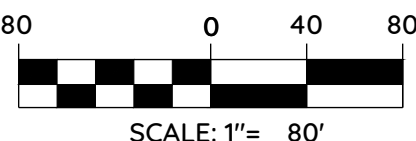


ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ARE TO BE IRON RODS SET.

COMMONWEALTH OF VIRGINIA
 Kevin S. Blankenship
 Lic. No. 2800
 5/22/2023
 LAND SURVEYOR

RACEY ENGINEERING
 312 WEST MAIN ST.
 LURAY VIRGINIA 22835
 PH. 540-743-9227
 FAX. 540-743-6118

RACEY PROJECT #8590
 SHEET 2 OF 2



PLAT SHOWING A STREET DEDICATION ON THE LANDS OF

HARRISONBURG FORD PROPERTY, LLC & REESE REAL ESTATE HARRISONBURG, LLC

THE CITY OF HARRISONBURG
 ROCKINGHAM COUNTY, VA
 5/22/2023