

Date Application Received: 7/6/18

Total Fees Due: \$ 640
Date Paid: 7/6/18 - \$555 110
7/10/18 - \$175 110

Application for Change of Zoning District (Rezoning) 7/10/18
City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: ⁵⁵⁰~~\$375.00~~ plus \$30.00 per acre (550+100) = 730

Section 1: Property Owner's Information

Property Owner's Name: contract purchaser: Madison Lucy Realty, LLC
Street Address: 12120 Stateline Rd., Suite 334 Email: wlanier@lanierunited.com
City: Leawood State: Kansas Zip: 66209
Telephone: Work: 816-665-4712 Fax: _____ Mobile/Home: _____

Section 2: Owner's Representative Information

Owner's Representative: Lori H. Schweller, Esq., LeClairRyan, PLLC
Street Address: 123 E. Main St., 8th Floor Email: LSchweller@leclairryan.com
City: Charlottesville State: VA Zip: 22902
Telephone: Work: 434-245-3448 Fax: 434-906-0905 Mobile/Home: 804-248-8700

Section 3: Description of Property

Location (street address): Lucy Drive/290 Lucy Drive, Harrisonburg, VA 22801
Tax Map Number: Sheet: 77 Block: A Lot: 1 & 2 Total Land Area: 5.732
Existing Zoning District: R-3 Proposed Zoning District * : R-5
Existing Comprehensive Plan Designation: vacant/limited commercial

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature: Lori Schweller, Attorney for Applicant
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.



September 12, 2018

Planning Commission
City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22901

City Council
City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22901

RE: *Madison Lucy Realty, LLC Application for Change of Zoning District (Rezoning); Application for Special Use Permit / 10-3-55.4(1); and Application for Special Use Permit / 10-3-55.4(4)*

Dear City Councilors and Commissioners:

At the Planning Commission hearing on August 8, 2018, Mr. Willie Lanier, Jr., the principal of the Applicant, Madison Lucy Realty, LLC (the "Applicant"), listened carefully to the concerns of the neighbors who live in the townhomes immediately south of the project and in the neighborhood further to the south. Mr. Lanier also held the community meeting last Friday evening, September 7, 2018. Approximately 27 people attended out of the 353 to whom notices were mailed.

Based on the concerns heard at the public hearing and feedback received at the community meeting, the Applicant has revised the concept plan for the proposed rezoning and special use permit requests pertaining to Tax Map parcel 77-A-1 and TMP 77-A-2 on Lucy Drive. The Applicant has also agreed to additional proffers, as described below.

Many of the citizens who commented on the proposed project expressed concern that the proposed project was intended solely as student housing. Another concern was that a greater buffer would be desirable between the project and the townhomes on Emerald Avenue. The Applicant has taken two major steps to address these concerns.

The changes proposed in the revised Concept Plan, enclosed, are as follows:

1. Elimination of 4-bedroom units to address the concern of the neighboring residents that the development will appeal primarily to students; the change in

E-mail: Lori.Schweller@leclairryan.com
Direct Phone: (434) 245-3448
Direct Fax: (434) 296-0905

123 East Main Street, Suite 800
Charlottesville, Virginia 22902
Phone: (434) 245-3444 \ Fax: (434) 296-0905

CALIFORNIA \ CONNECTICUT \ DELAWARE \ FLORIDA \ GEORGIA \ ILLINOIS \ MARYLAND \ MASSACHUSETTS \ MICHIGAN \ NEW JERSEY
NEW YORK \ PENNSYLVANIA \ RHODE ISLAND \ TEXAS \ VIRGINIA \ WASHINGTON, D.C.

the mix of bedrooms will reduce the parking space requirements, which will permit the other material modification.

2. The project will retain as many of the existing trees as possible along the southeast portion of the property boundary.

The change in the unit mix will result in a change in the footprint of the building, requiring a small reduction in the retail and office square footage on the ground floors. Therefore, the second proposed proffer below has been modified with respect to minimum square footage. A proffer has been added to eliminate units with greater than three bedrooms.

Proffer Statement

The Applicant hereby voluntarily proffers that, if the City of Harrisonburg City Council acts to rezone the Property as requested, the development of the Property shall be in strict accordance with the following proffered conditions pursuant to Section 15.2-2297, -2298, or -2303 (as applicable) of the Code of Virginia, 1950, as amended, and pursuant to Section 10-3-123 of the City of Harrisonburg Zoning Ordinance.

- (1) No parking lot (including travel lanes and drive aisles but excluding a bus pull-off lane) shall be located between any building and Lucy Drive.*
- (2) The Property shall contain residential and non-residential uses. A minimum of 6,530 square feet of non-residential uses shall be contained on the first floor of buildings along the Lucy Drive side of the buildings. This proffer does not preclude the property from adding non-residential uses up to the entire first floor of any building.*
- (3) The calculated number of trips from the site (when evaluated using the ITE Trip Generation Manual) shall not exceed the maximum number of trips in the accepted traffic impact study authored by Timmons Group dated June 2018, revised July 2, 2018 (the "TIA Study"). If increases in the number of trips are proposed, the Department of Public Works may require a new traffic impact study, and the property owner shall be responsible for implementing mitigations identified in the new traffic impact study.*
- (4) The Property shall not contain residential units that have greater than three (3) bedrooms per unit.*

- (5) *The height of any buildings shall not exceed forty-seven feet (47') above finished grade.*
- (6) *The total maximum number of dwelling units shall not exceed one hundred seventeen (117).*
- (7) *The existing vegetation (trees and shrubbery) parallel to and within 23 feet of a section of the southern property line located between the southeastern property corner and a point 250 feet to the west along the southern property line (as depicted on the Concept Plan) shall be maintained to provide a vegetated buffer between adjacent residential uses and uses on the subject site; or, an evergreen vegetative buffer shall be created and maintained within the same area with the intent to create a dense screen, where such evergreens shall be planted at no less than 5 to 7 feet on center and 6 feet in height at the time of planting.*
- (8) *A six foot (6') opaque fence shall be erected along the southern boundary of the property to prevent trespassing.*

Thank you for your consideration of this submission.

Very sincerely yours,



Lori H. Schweller
Attorney for Madison Lucy Realty, LLC

Enclosure

cc: Madison Lucy Realty, LLC

**SPECIAL LIMITED POWER OF ATTORNEY
LAND USE APPLICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, **DARRELL R. WEAVER**, am the sole owner, or the duly authorized representative of the owner ("Owner"), of the property described as **Tax ID number 77-A-2 in the City of Harrisonburg, Virginia, with current address of 290 Lucy Drive, Harrisonburg, VA 22901, containing 1.00 acre** and am authorized to take the action indicated herein and to execute this Special Limited Power of Attorney.

I do hereby make, constitute and appoint:

MADISON LUCY REALTY, LLC and/or its agents, including but not limited to **Mr. Willie Lanier, principal, and his agents and contractors, including Craig Kotarski/Timmons Group, Jeremy Kahm and Emily Thompson/BNIM, and Lori H. Schweller, Esq/LeClairRyan, PLLC** with the authority to act as agent for the sole purpose of filing any land use, zoning, substantial accord permit, site plan or building permit application(s) and related documents and materials necessary to obtain all governmental approvals required to develop and construct a mixed-use development on the Property and to do and perform all acts and make any representations necessary during the zoning, special or conditional use, substantial accord, site plan, and building permitting processes with regards to such approvals.

To act as my/our true and lawful attorney-in-fact for and in my/our name, place and stead with full power and authority I/we would have if acting personally to seeking zoning map amendment (rezoning), conditional or special use, special exception, variance, or site plan approval, substantial accord determination, administrative zoning approval, building permit, or any modification to any of the aforementioned or to any existing development standards or requirements and to set forth and offer such legally acceptable voluntarily proffered conditions, or amendments, modifications or deletions thereto, that in the agents' discretion are deemed reasonable, appropriate and necessary.

This Limited Power of Attorney shall not terminate until the last to occur of the following: (a) the proposed development is approved and constructed; (b) it is revoked, rescinded, or modified by the Owner; or (c) three (3) years have elapsed from the date set forth below.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGE FOLLOWS.]

WITNESS the following signature:

Darrell R. Weaver
Darrell R. Weaver

COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF *Manassasboro*

I, *Jerry A. Zirkle*, a Notary Public in and for the State and County aforesaid, do hereby certify that Darrell R. Weaver this day personally appeared before me in my State and County aforesaid and acknowledged the same on behalf of the corporation.

Given under my hand this *1st* day of *June*, 20*18*.

Jerry A. Zirkle
Notary Public

Registration Number: *182727*

My Commission expires: *11-30-2021*



**SPECIAL LIMITED POWER OF ATTORNEY FOR
LAND USE APPLICATIONS**

KNOW ALL MEN BY THESE PRESENTS:

That **BLUE STONE LAND COMPANY, INC.**, a Virginia corporation, is the sole owner (“Owner”) of the property described as **Tax ID number 77-A-1 in the City of Harrisonburg, Virginia, with current address of Lucy Drive, Harrisonburg, VA 22901, containing 4.732 acre (“Property”)** and that I am its authorized representative, authorized to take the action indicated herein and to execute this Special Limited Power of Attorney.

I do hereby make, constitute and appoint:

MADISON LUCY REALTY, LLC and/or its agents, including but not limited to **Mr. Willie Lanier, principal, and his agents and contractors, including Craig Kotarski/Timmons Group, Jeremy Kahm/BNIM and Emily Thompson/BNIM, and Lori H. Schweller, Esq/LeClairRyan, PLLC (the “Agents”)** with the authority to act as agent for the sole purpose of filing any land use, zoning, special use permit, and site plan applications and related documents and materials (the “Submissions”) necessary to obtain all governmental approvals (the “Approvals”) required to develop and construct a mixed-use development on the Property and to do and perform all acts and make any representations necessary during the zoning, special or conditional use, and site plan, processes with regards to the Approvals.

To act as my/our true and lawful attorney-in-fact for and in my/our name, place and stead with full power and authority I/we would have if acting personally to seek the Approvals or any modification thereto or to any existing development standards or requirements and to set forth and offer such legally acceptable voluntary proffers, conditions, or amendments, modifications or deletions thereto, that in the agents' discretion are deemed reasonable, appropriate and necessary.

Prior to submitting any Submissions with respect to the Property, Agents shall submit copies of the Submissions to Owner for its review and comments. Prior to submitting any voluntary proffers with respect to the Property, Agents shall submit copies of such voluntary proffers to Owner for its review and reasonable approval. The review shall be for the purpose of determining if the Approvals and/or voluntary proffers are consistent with the provisions of the Contract and development of the Property and to evaluate the impact of any voluntary proffers on the Property in the event that Madison Lucy Realty, LLC does not purchase the Property. The City of Harrisonburg shall not be required to inquire into the status of Owner's review and approval of the Submissions. Agents shall also provide to Owner a copy of staff comments as received from the City.

This Limited Power of Attorney shall terminate upon the earliest to occur of (a) the transfer of the Property from the Owner, (b) the grant of the Approvals, (c) three years from the execution of this instrument, (d) it is revoked, rescinded, or modified by the Owner, or (e) termination of the purchase and sale agreement between Owner and Madison Lucy Realty, LLC.

WITNESS the following signature:

BLUE STONE LAND COMPANY, INC.,
a Virginia corporation

By: Daniel W. Brubaker

Name: Daniel W. Brubaker

Title: President

COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF Harrisonburg

I, Jennifer Pace Foltz, a Notary Public in and for the State and County aforesaid, do hereby certify that Daniel W. Brubaker, president of Blue Stone Land Company, Inc., this day personally appeared before me in my State and County aforesaid and acknowledged the same on behalf of the corporation.

Given under my hand this 2nd day of July, 2018.

Jennifer Pace Foltz
Notary Public

Registration Number: 303273

My Commission expires: 3/31/21

Blue Stone Land Company Special POA Final (693666)



SCHEDULE B EXCEPTIONS FROM COVERAGE (TRACT 1, HEREON, TMP 77-A-1)

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, COMMITMENT NO. SHTC17-1593 FROM CHICAGO TITLE INSURANCE COMPANY, DATED DECEMBER 18, 2017. SCHEDULE B, PART 2 EXCEPTIONS ARE AS FOLLOWS:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET. -NOT A SURVEY MATTER.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY MATTER.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY MATTER.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY MATTER.
- TAXES, STORM WATER, UTILITY, RECYCLING AND SPECIAL ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, LIENS, BUT NOT YET DUE AND PAYABLE, AND SUPPLEMENTAL TAXES WHICH MAY COME DUE AND ALL TAXES FOR SUBSEQUENT FISCAL YEARS. -NOT A SURVEY MATTER.
- SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. -MAY AFFECT, AND INCIDENTAL TO SURVEY SHOWN HEREON.
NOTE: UPON RECEIPT OF SATISFACTORY PLAT OF SURVEY AND INSPECTION REPORT, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED IN ACCORDANCE WITH THE FACTS DISCLOSED THEREBY.
- EASEMENT: GRANTED UNTO ROCKINGHAM COUNTY, VIRGINIA DATED AUGUST 17, 1978, RECORDED AUGUST 31, 1978 IN DEED BOOK 531, PAGE 453. GRANTS EASEMENT FOR WATER DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -DOES NOT AFFECT.
- EASEMENT: GRANTED UNTO CITY OF HARRISONBURG, VIRGINIA DATED MARCH 6, 1992, RECORDED APRIL 16, 1992 IN DEED BOOK 1167, PAGE 669. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER AND APPURTENANCES THERETO, AT 15' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -DOES NOT AFFECT.
- EASEMENT: GRANTED UNTO JOHN L. NEWTON, STEPHEN T HEITZ AND NEWTON CONSTRUCTION CO. DATED SEPTEMBER 13, 1994, RECORDED SEPTEMBER 24, 1994 IN DEED BOOK 1303, PAGE 621. GRANTS EASEMENT FOR STORM DETENTION AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -AFFECTS AS SHOWN.
- EASEMENT: GRANTED UNTO CITY OF HARRISONBURG, VIRGINIA DATED APRIL 4, 1997, RECORDED APRIL 23, 1997 IN DEED BOOK 1487, PAGE 351. GRANTS EASEMENT FOR DRAINAGE AND APPURTENANCES THERETO, AT 20' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -AFFECTS AS SHOWN.
- EASEMENT: GRANTED UNTO BCLL DATED APRIL 4, 1997, RECORDED APRIL 23, 1997 IN DEED BOOK 1487, PAGE 355. GRANTS EASEMENT FOR STORMWATER DETENTION AND APPURTENANCES THERETO, AT 20' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. -AFFECTS AS SHOWN.
NOTE: SEE PLAT RECORDED AT DEED BOOK 1487, PAGE 344.
- EASEMENT: GRANTED UNTO CITY OF HARRISONBURG DATED JANUARY 28, 2007, RECORDED FEBRUARY 4, 2007 IN DEED BOOK 3032, PAGE 58. GRANTS EASEMENT FOR UTILITIES AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. -AFFECTS AS SHOWN.
NOTE: SEE PLAT AT DEED BOOK 3032, PAGE 55.
- ALL MATTERS AS SHOWN ON PLAT MADE BY BENNER & ASSOC., INC., DATED NOVEMBER 28, 2006, REVISED JANUARY 28, 2007, ENTITLED "FINAL PLAT SHOWING LOT 3, SECTION 4, BLUE STONE HILLS, CITY OF HARRISONBURG, VIRGINIA", RECORDED IN DEED BOOK 3032, PAGE 55. -AFFECTS, INCIDENTAL TO SURVEY AND PRIOR EXCEPTION 12.
NOTE: EXCEPTIONS SHOWN ON SHEET 2 AS (E) INDICATE ITEMS FROM THIS SCHEDULE B.

RECORD DESCRIPTION (TRACT 1, HEREON, TMP 77-A-1):

THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN COUNTY OF ROCKINGHAM, VIRGINIA, KNOWN AND DESIGNATED AS "4.732 ACRES, BLUE STONE LAND COMPANY, INC., REMAINING PORTION OF TM 77 (A) 1", AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL PLAT SHOWING LOT 3, SECTION 4, BLUE STONE HILLS, CITY OF HARRISONBURG, VIRGINIA", DATED NOVEMBER 28, 2006, REVISED JANUARY 28, 2007, MADE BY BENNER & ASSOC., INC., AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROCKINGHAM, VIRGINIA, IN DEED BOOK 3032, PAGE 55.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BLUE STONE LAND COMPANY, INC., A VIRGINIA CORPORATION BY DEED FROM HENRY P. DEYERLE, TRUSTEE DATED AUGUST 5, 1987, RECORDED AUGUST 14, 1987 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM, VIRGINIA, RECORDED IN DEED BOOK 862, PAGE 637.

ALSO DESCRIBED AS (SURVEYED DESCRIPTION):

(SUBJECT PARCEL) TAX MAP PARCEL 77-A-1 (TRACT 1, HEREON):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO, LYING IN THE CITY OF HARRISONBURG, VIRGINIA, CONTAINING 4.732 ACRES, MORE OR LESS, BEING CITY TAX MAP PARCEL 77-A-1, SHOWN AS TRACT 1 ON A PLAT OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF 2 PARCELS CONTAINING 5.732 ACRES FRONTING LUCY DRIVE, IN THE CITY OF HARRISONBURG, VIRGINIA" BY TIMMONS GROUP DATED MARCH 28, 2018, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ALONG THE SOUTH SIDE OF LUCY DRIVE, APPROXIMATELY 185' NORTHEAST FROM THE INTERSECTION OF LUCY DRIVE AND DEYERLE AVENUE, SAID POINT BEING THE POINT OF BEGINNING AND A COMMON CORNER WITH THE NORTHEAST EXTENT OF DARRELL R. WEAVER, TAX MAP PARCEL 77-A-2; THENCE WITH THE SOUTH LINE OF LUCY DRIVE N 84°47'33" E 728.96' TO AN IRON ROD SET;

THENCE CONTINUING WITH THE SOUTH LINE OF LUCY DRIVE, A CURVE TO THE LEFT HAVING A RADIUS OF 325.00', A LENGTH OF 23.09', A DELTA ANGLE OF 4° 04' 15", AND A LONG CHORD BEARING N 82° 45' 26" E A DISTANCE OF 23.09' TO AN IRON ROD FOUND, A CORNER TO SWIFT, LLC, TAX MAP PARCEL 77-A-3;

THENCE DEPARTING THE SOUTH LINE OF LUCY DRIVE, AND WITH THE EAST LINE OF SWIFT, LLC, S 5° 14' 31" E 303.16' TO AN IRON SET, A CORNER TO SWIFT, LLC AND EMERALD ESTATES, III;

THENCE LEAVING THE EAST LINE OF SWIFT, LLC AND WITH THE NORTH LINE OF EMERALD DRIVE ESTATES III, S 89°33'04" W 344.25' TO AN IRON ROD FOUND, A CORNER TO EMERALD DRIVE ESTATES III AND EMERALD DRIVE ESTATES V;

THENCE WITH THE NORTH LINE OF EMERALD DRIVE ESTATES V, S 87°59'59" W 409.79' TO AN IRON ROD FOUND, A CORNER TO EMERALD DRIVE ESTATES V AND DARRELL R. WEAVER;

THENCE DEPARTING EMERALD DRIVE ESTATES V AND WITH THE EAST LINE OF WEAVER, N 5°12'27" E 250.85' TO THE POINT OF BEGINNING; CONTAINING 4.732 ACRES.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BLUE STONE LAND COMPANY INC. BY DEED FROM HENRY P. DEYERLE, TRUSTEE DATED AUGUST 5, 1987, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 862, PAGE 637.

SCHEDULE B EXCEPTIONS FROM COVERAGE (TRACT 2, HEREON, TMP 77-A-2)

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, COMMITMENT NO. SHTC18-382 FROM CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 14, 2018. SCHEDULE B, PART 2 EXCEPTIONS ARE AS FOLLOWS:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET. -NOT A SURVEY MATTER.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY MATTER.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY MATTER.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY MATTER.
- TAXES, STORM WATER, UTILITY, RECYCLING AND SPECIAL ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, LIENS, BUT NOT YET DUE AND PAYABLE, AND SUPPLEMENTAL TAXES WHICH MAY COME DUE AND ALL TAXES FOR SUBSEQUENT FISCAL YEARS. -NOT A SURVEY MATTER.
- SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. -MAY AFFECT, AND INCIDENTAL TO SURVEY SHOWN HEREON.
NOTE: UPON RECEIPT OF SATISFACTORY PLAT OF SURVEY AND INSPECTION REPORT, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED IN ACCORDANCE WITH THE FACTS DISCLOSED THEREBY.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS AND OTHER MATTERS, IF ANY, AND ANY AMENDMENTS THERETO, APPEARING OF RECORD IN DECLARATION, IN DEED BOOK 3030, PAGE 360; BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. -MAY AFFECT, GENERALLY NOT PLOTTABLE; PROPERTY OUTLINED / DESCRIBED IN DOCUMENT PREAMBLE, SUBPARAGRAPH A.15, IS THE SUBJECT PARCEL INCIDENTAL TO THIS COMMITMENT.
- EASEMENT: GRANTED UNTO ROCKINGHAM COUNTY, VIRGINIA DATED AUGUST 17, 1978, RECORDED AUGUST 31, 1978 IN DEED BOOK 531, PAGE 453. GRANTS EASEMENT FOR A WATER DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -DOES NOT AFFECT.
- DEED OF EASEMENT BY AND BETWEEN BLUE STONE LAND COMPANY, INC., JOHN L. NEWTON, STEPHEN T. HEITZ, NEWTON CONSTRUCTION CO., AND MICHAEL L. LAYMAN DATED SEPTEMBER 13, 1994, RECORDED AT DEED BOOK 1303, PAGE 621. GRANTS EASEMENT FOR STORMWATER DETENTION POND AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -DOES NOT AFFECT.
- OWNER'S CONSENT AND DEDICATION DATED MARCH 6, 1997, RECORDED IN DEED BOOK 1487, PAGE 344. -AFFECTS AS SHOWN.
- EASEMENT: GRANTED UNTO BCLL DATED APRIL 1, 1997, RECORDED APRIL 23, 1997 IN DEED BOOK 1487, PAGE 355. GRANTS EASEMENT FOR SLOPE, STORM DETENTION, STORMWATER AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -AFFECTS AS SHOWN.
- EASEMENT: GRANTED UNTO CITY OF HARRISONBURG DATED DECEMBER 22, 2003, RECORDED JANUARY 12, 2004. GRANTS EASEMENT FOR PUBLIC UTILITY AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. -AFFECTS AS SHOWN. (EASEMENT(S) REFERENCED, FOR CITY, RECORDED IN DEED BOOK 2420, PAGE 82)
- NON-IDENTITY AFFIDAVIT DATED JUNE 19, 2009, RECORDED JUNE 19, 2009 IN DEED BOOK 3541, PAGE 596. -NOT A SURVEY MATTER.
- PLAT MADE BY COPPER AND ASSOCIATES, P.C., DATED MAY 20, 1992, REVISED MAY 26, 1992, JUNE 8, 1992 AND JUNE 17, 1992, ENTITLED "FINAL PLAT DEYERLE SUBDIVISION, SECTION 39, OWNER HENRY P. DEYERLE, TRUSTEE, DEVELOPER BILL V. NEFF, CITY OF HARRISONBURG, VIRGINIA", RECORDED IN DEED BOOK 1145, PAGE 713 SHOWS THE FOLLOWING:
A) NEW DRAINAGE AND UTILITY EASEMENT -DOES NOT AFFECT.
B) 15' POWER LINE EASEMENT -DOES NOT AFFECT.
- PLAT MADE BY COPPER AND ASSOCIATES, P.C., DATED OCTOBER 12, 1992, ENTITLED "FINAL PLAT, DEYERLE SUBDIVISION, SECTION 39, LOTS 2 THRU 11, OWNER HENRY P. DEYERLE, TRUSTEE, DEVELOPER BILL V. NEFF, CITY OF HARRISONBURG, VIRGINIA" RECORDED IN DEED BOOK 1167, PAGE 669 SHOWS THE FOLLOWING:
A) 15' POWER LINE EASEMENT -DOES NOT AFFECT.
- PLAT MADE BY VALLEY, ENGINEERING-SURVEYING-PLANNING, DATED NOVEMBER 19, 2003, ENTITLED "FINAL PLAT SHOWING LOT 3, SECTION 4, BLUE STONE HILLS, OWNER/DEVELOPER- BLUE STONE LAND COMPANY, INC., CITY OF HARRISONBURG, VIRGINIA", RECORDED AT DEED BOOK 2421, PAGE 222 SHOWS THE FOLLOWING:
A) NEW ADDITIONAL PRIVATE DRAINAGE EASEMENT -AFFECTS AS SHOWN.
B) NEW 5' RESTRICTED PUBLIC EASEMENT -AFFECTS AS SHOWN.
C) NEW 10' PUBLIC EASEMENT -AFFECTS AS SHOWN.

NOTE: EXCEPTIONS SHOWN ON SHEET 2 AS (C) INDICATE ITEMS FROM THIS SCHEDULE B.

RECORD DESCRIPTION (TRACT 2, HEREON, TMP 77-A-2):

ALL THAT CERTAIN LOT OR PARCEL OF LAND, CONTAINING 1.000 ACRE, MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS THEREON AND ALL RIGHTS, PRIVILEGES, APPURTENANCES AND EASEMENTS THERETO BELONGING OR IN ANYWISE APPERTAINING, LOCATED IN THE CITY OF HARRISONBURG, VIRGINIA, AND BEING SHOWN AND DESIGNATED AS LOT 2 ON A PLAT ENTITLED "FINAL PLAT SHOWING LOT 2, SECTION 4, BLUE STONE HILLS", MADE BY MICHAEL W. MARS, JR., DATED DECEMBER 2, 2003, WHICH IS ATTACHED TO AND RECORDED WITH THAT CERTAIN DEED OF EASEMENT OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 2420, PAGE 82 AND IN DEED BOOK 2421, PAGE 220.

BEING THE SAME REAL ESTATE CONVEYED TO DARRELL R. WEAVER BY DEED FROM T.J. ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY DATED JUNE 24, 2009, RECORDED JUNE 24, 2009 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM, VIRGINIA RECORDED AS DEED BOOK 3544, PAGE 150.

ALSO DESCRIBED AS (SURVEYED DESCRIPTION):

(SUBJECT PARCEL) TAX MAP PARCEL 77-A-2 (TRACT 2, HEREON):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO, LYING IN THE CITY OF HARRISONBURG, VIRGINIA, CONTAINING 1.000 ACRES, MORE OR LESS, BEING CITY TAX MAP PARCEL 77-A-2, SHOWN AS TRACT 2 ON A PLAT OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF 2 PARCELS CONTAINING 5.732 ACRES FRONTING LUCY DRIVE, IN THE CITY OF HARRISONBURG, VIRGINIA" BY TIMMONS GROUP DATED MARCH 28, 2018, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

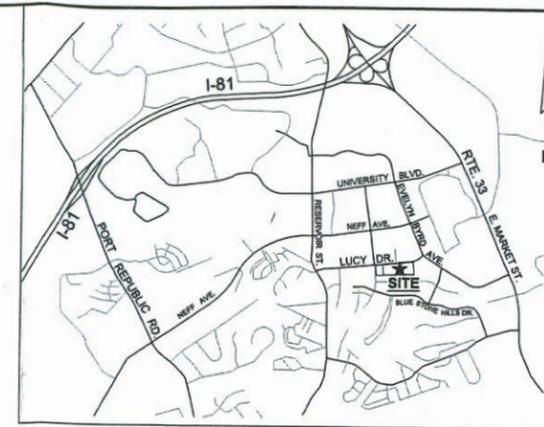
BEGINNING AT AN IRON ROD FOUND ALONG THE SOUTH SIDE OF LUCY DRIVE, APPROXIMATELY 185' NORTHEAST FROM THE INTERSECTION OF LUCY DRIVE AND DEYERLE AVENUE, SAID POINT BEING THE POINT OF BEGINNING AND A COMMON CORNER WITH THE NORTHEAST EXTENT OF BLUE STONE LAND COMPANY, INC. TAX MAP PARCEL 77-A-1; THENCE WITH THE WEST LINE OF BLUE STONE LAND COMPANY, INC. S 5°12'27" E 250.85' TO AN IRON ROD FOUND, A CORNER TO BLUE STONE LAND COMPANY, INC. AND EMERALD DRIVE ESTATES V;

THENCE DEPARTING THE WEST LINE OF BLUE STONE LAND COMPANY, INC., AND WITH THE NORTH LINE OF EMERALD DRIVE ESTATES V, S 87° 59' 59" W 409.79' TO AN IRON ROD SET ALONG THE EAST LINE OF DEYERLE AVENUE, AND A CORNER TO EMERALD DRIVE ESTATES V;

THENCE LEAVING EMERALD DRIVE ESTATES V AND WITH THE EAST LINE OF DEYERLE AVENUE, N 2°41'55" W 216.90' TO AN IRON ROD FOUND; THENCE CONTINUING WITH AND DEPARTING THE WEST LINE OF DEYERLE AT ITS SOUTHEAST INTERSECTION WITH LUCY DRIVE, A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A LENGTH OF 38.18', A DELTA ANGLE OF 87°29'29", AND A LONG CHORD BEARING N 41°02'49" E 34.57' TO AN IRON ROD FOUND ALONG THE SOUTH LINE OF LUCY DRIVE;

THENCE CONTINUING WITH THE SOUTH LINE OF LUCY DRIVE N 84°47'33" E 148.48' TO THE POINT OF BEGINNING; CONTAINING 1.000 ACRES.

BEING THE SAME PROPERTY CONVEYED DARRELL R. WEAVER BY DEED FROM T.J. ENTERPRISES, LLC DATED JUNE 8, 2009, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 3544, PAGE 150.



VICINITY MAP 1" = 2000'

PROPERTY NOTES:

1. PROPERTY AND ZONING INFORMATION:

(SUBJECT TRACT 1) TMP 77-A-1:

OWNER: BLUE STONE LAND COMPANY, INC.
REFERENCE: DEED BOOK 862, PAGE 637
PARCEL ID NUMBER: 77-A-1
PROPERTY ADDRESS: LUCY DRIVE (NUMBER NOT ASSIGNED)
HARRISONBURG, VA 22801
AREA: 4.732 ACRES (206,126 SF)
ZONED: R-3

(SUBJECT TRACT 2) TMP 77-A-2:

OWNER: DARRELL R. WEAVER
REFERENCE: DEED BOOK 3544, PAGE 150
PARCEL ID NUMBER: 77-A-2
PROPERTY ADDRESS: 290 LUCY DRIVE
HARRISONBURG, VA 22801
AREA: 1.000 ACRES (43,562 SF)
ZONED: R-3

2. DIMENSIONAL ZONING REGULATIONS (PER HARRISONBURG CODE)

SETBACKS:
FRONT YARD - MINIMUM - 3'
SIDE YARD - MINIMUM - 10'
REAR YARD SINGLE FAMILY - MINIMUM - 20'
REAR YARD (DUPLICATE, ALL MULTIFAMILY, TOWNHOUSE) - MINIMUM - 25'
HEIGHT MAXIMUM - SINGLE-FAMILY, DUPLEX (4,000 SF/UNIT) - 35'
HEIGHT MAXIMUM - MULTI-FAMILY (3,000 SF/UNIT), MULTI-UNIT, TOWNHOUSE - 40'

3. EXISTING PARKING: NO PARKING ON SITE(S) - (UNDEVELOPED)

4. THE SURVEY SHOWN HEREON IS BASED ON FIELD SURVEY BY TIMMONS GROUP COMPLETED ON MARCH 13, 2018.

5. HORIZONTAL DATUM IS BASED ON NAD83 (NAD2011), VIRGINIA STATE GRID, NORTH ZONE. DATUM ESTABLISHED THROUGH LEICA STATION REFERENCE STATION 0574.

6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0287D, PANEL 287 OF 575 EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTY SHOWN LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, RELATIVE TO EACH PARCEL HEREON, AND NOTED AS FOLLOWS:
-TMP 77-A-1: COMMITMENT NO. SHTC17-1593 FROM CHICAGO TITLE INSURANCE COMPANY, DATED DECEMBER 18, 2017.
-TMP 77-A-2: COMMITMENT NO. SHTC18-382 FROM CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 14, 2018.

8. THE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE REPORT.

9. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY; NO EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED.

10. NO EVIDENCE OF CEMETERY OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.

11. ON THE DATE OF THE SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

12. MISS UTILITY TICKET INITIATED, TICKET NO. A03062020-00A. NO UNDERGROUND UTILITY INVESTIGATION BEYOND INFORMATION PROVIDED VIA MISS UTILITY HAS BEEN FORMALLY CONDUCTED BY THIS FIRM.

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY AND MADISON LUCY REALTY, LLC, ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE '2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,' JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 9, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2018. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



'ALTA/NSPS LAND TITLE SURVEY'
OF 2 PARCELS
CONTAINING 5.732 ACRES
FRONTING LUCY DRIVE
IN THE
CITY OF HARRISONBURG, VIRGINIA

City of Harrisonburg	-
Date: March 28, 2018	Scale: 1" = 40'
Sheet 1 of 2	J.N.: 41116
Drawn by: JCM	Checked by: JCM

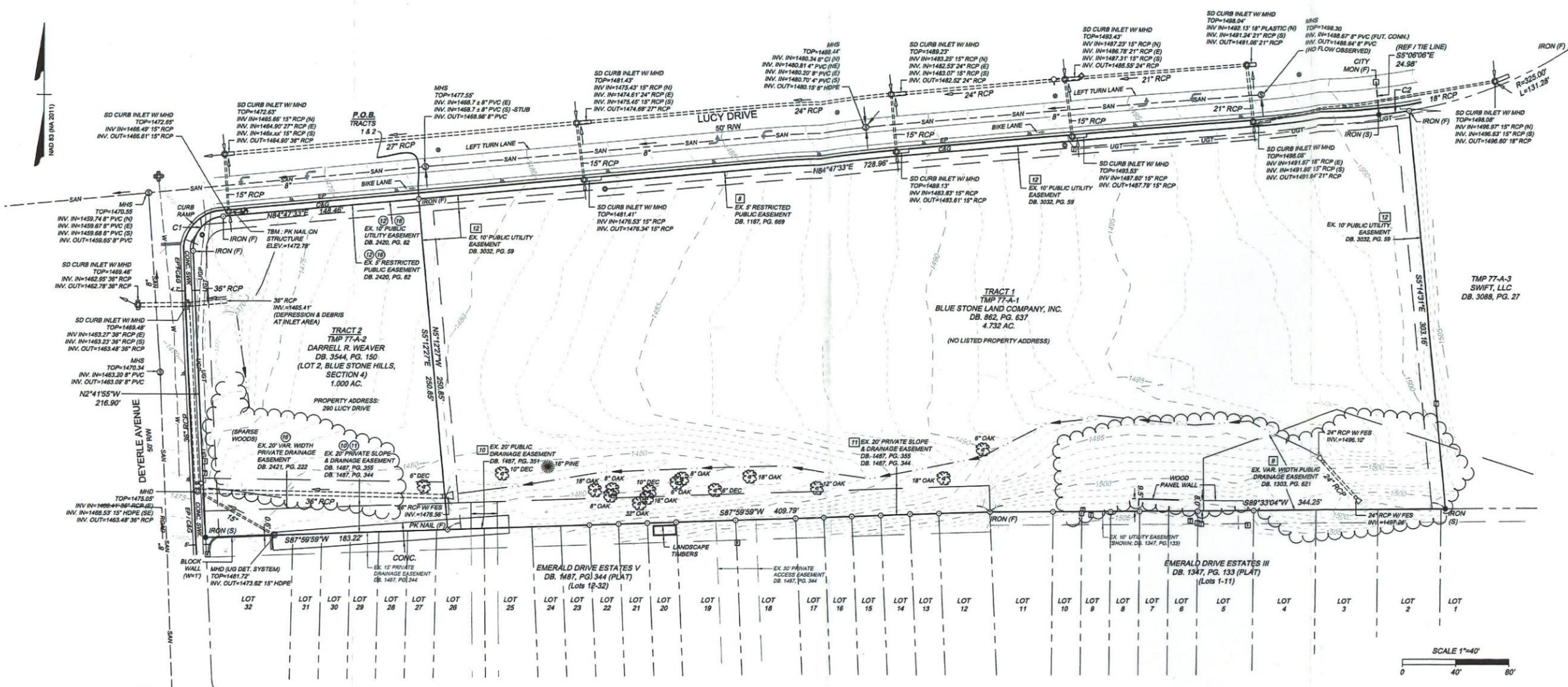
EXHIBIT A

YOUR VISION ACHIEVED THROUGH OUMS.

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
STATION OFFICE
28 Inpedale Drive | Staunton, VA 24401
TEL: 540.885.0920 FAX: 540.885.0786 www.timmons.com

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LEGEND

- ◊ WATER METER
- WATER VALVE
- ⊙ WATER MANHOLE
- ⊕ FIRE HYDRANT
- WATER SPIGOT
- ⊙ GAS VALVE
- ⊙ STORM DRAINAGE MANHOLE
- ⊙ FLARED END-SECTION (FES)
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- ⊙ SANITARY MANHOLE (MHS)
- CLEAN-OUT
- PVC POLY-VINYL CHLORIDE PIPE
- ⊙ TELECOM PEDIESTAL
- LIGHT POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- W WATER-LINE
- SAN SANITARY SEWER LINE
- UGT UNDERGROUND TELECOM UTILITY
- CENTERLINE SWALE / DITCH
- EDGE OF PAVEMENT (EP)
- TREE-LINE
- CONIFEROUS TREE
- DECIDUOUS TREE (DEC)
- EG EDGE OF GRAVEL
- SWK SIDEWALK
- SIGN
- CURB & GUTTER
- ⊙ (F) PROPERTY CORNER FOUND (AS NOTED)
- (S) PROPERTY CORNER SET
- EXCEPTION NUMBER (TMP 77-A-1) COMMITMENT SHTC17-1593
- EXCEPTION NUMBER (TMP 77-A-2) COMMITMENT SHTC18-382

CONTOUR INTERVAL = 1'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
C1	25.00'	38.18'	23.83'	87°29'28"	N41°02'49"E
C2	325.00'	23.09'	11.55'	4°04'13"	N82°45'28"E



'ALTA/NSPS LAND TITLE SURVEY'
 OF 2 PARCELS
 CONTAINING 5.732 ACRES
 FRONTING LUCY DRIVE
 IN THE
 CITY OF HARRISONBURG, VIRGINIA

City of Harrisonburg	-
Date: March 28, 2018	Scale: 1" = 40'
Sheet 2 of 2	J.N.: 41116
Drawn by: JCM	Checked by: JCM

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
 STAURTON OFFICE
 28 Imperial Drive | Staunton, VA 24401
 TEL: 540.855.0520 FAX: 540.855.0786 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

SITE INFORMATION

SITE IS BOUNDED BY DEVERLE AVENUE AND LUCY DRIVE.

BUILDING USES
BUILDING IS 4 STORIES
LESS THAN 52'-0" ALONG STREET FRONTAGES

GROUND FLOOR
RETAIL TOTAL: 3,200 SQFT
OFFICE TOTAL: 3,330 SQFT

UPPER FLOORS
RESIDENTIAL TOTAL: 113,000 SQFT
TOTAL UNITS: 117
3 BR/2BR CONVERTIBLE: 110
1 BEDROOM: 7

PARKING SPACE COUNT
TOTAL SURFACE PARKING: 323 SPACES
ADA PARKING: 8 SPACES (INCLUDED IN TOTAL)
COMPACT PARKING: 80 SPACES (25% OF TOTAL)

DESIGNATES TREE PROTECTION AREA AS DESCRIBED
IN PROFFERS DATED SEPTEMBER 12, 2018

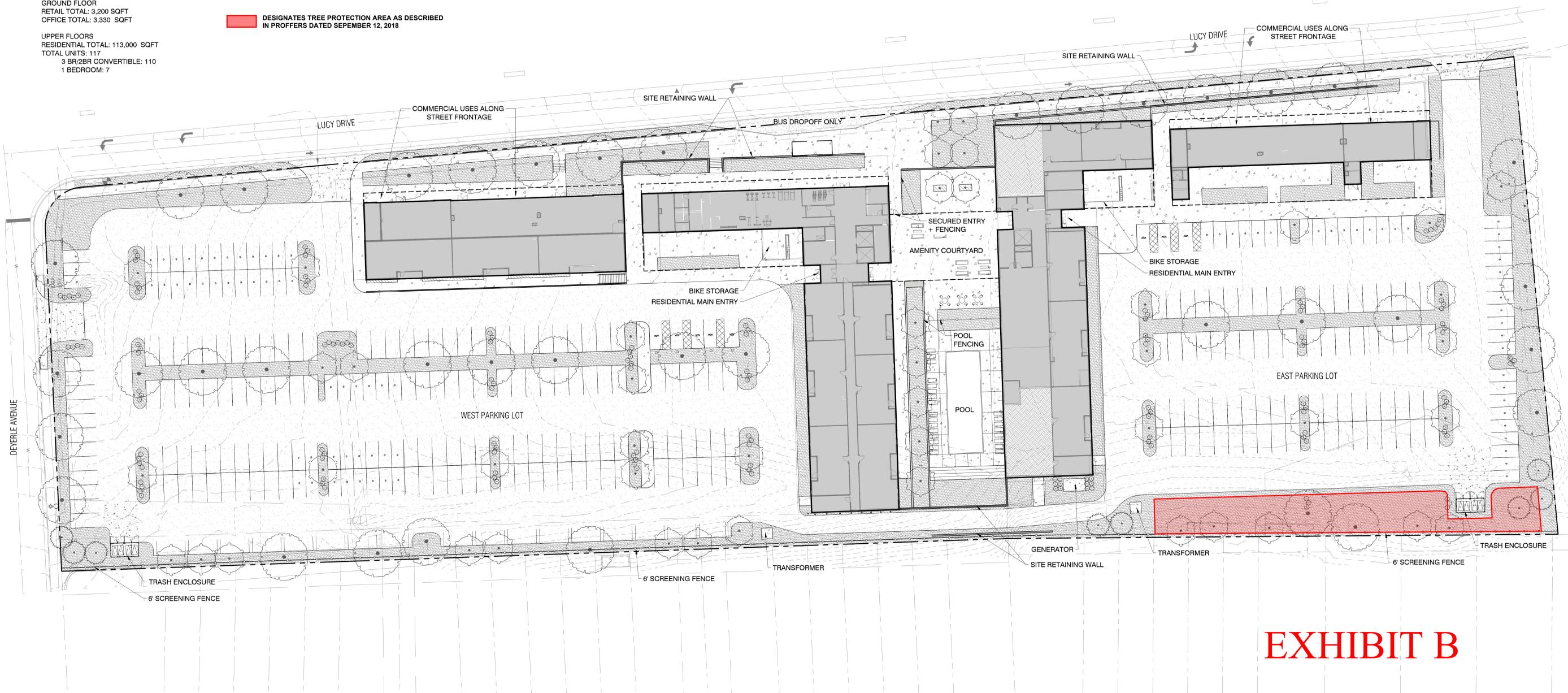


EXHIBIT B

HARRISONBURG, VA HOUSING

SCALE: 1" = 25'

CONCEPTUAL SITE PLAN

SITE INFORMATION

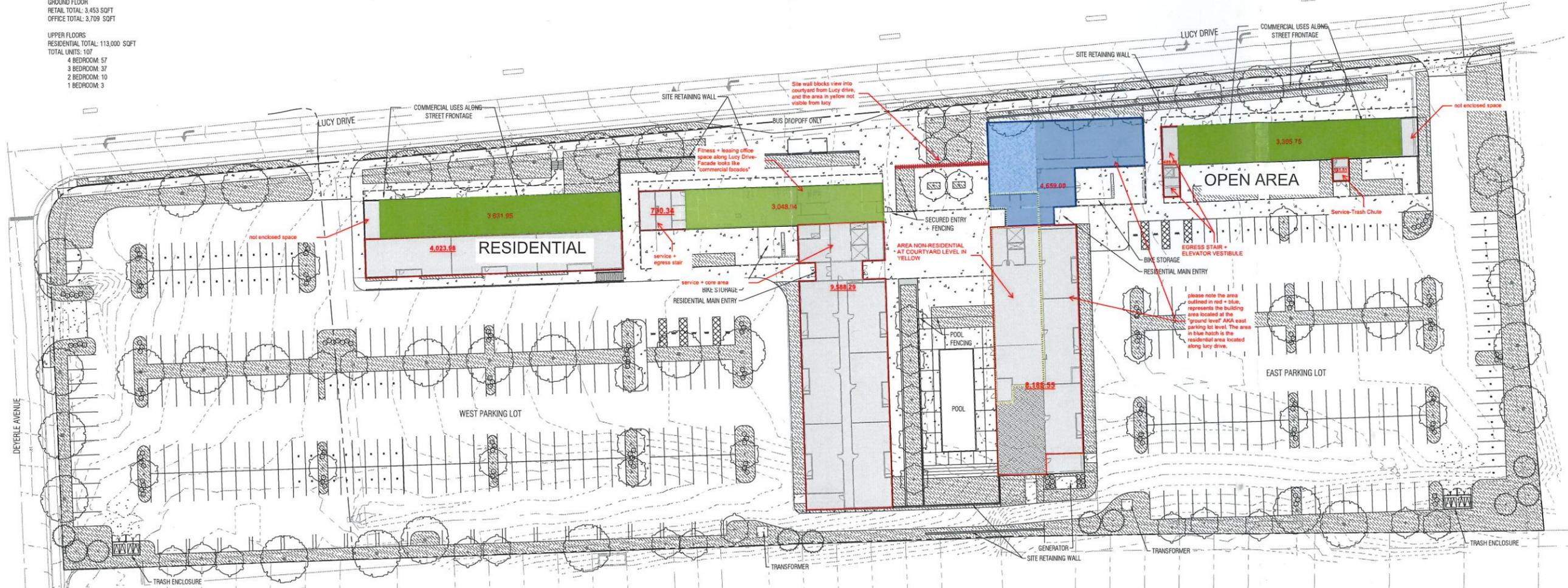
SITE IS BOUNDED BY DEYERLE AVENUE AND LUCY DRIVE.

BUILDING USES
 BUILDING IS 4 STORIES
 LESS THAN 52'-0" ALONG STREET FRONTS

GROUND FLOOR
 RETAIL TOTAL: 3,453 SQFT
 OFFICE TOTAL: 3,709 SQFT

UPPER FLOORS
 RESIDENTIAL TOTAL: 113,000 SQFT
 TOTAL UNITS: 107
 4 BEDROOM: 57
 3 BEDROOM: 37
 2 BEDROOM: 10
 1 BEDROOM: 3

PARKING SPACE COUNT
 TOTAL SURFACE PARKING: 342 SPACES
 ADA PARKING: 8 SPACES (INCLUDED IN TOTAL)
 COMPACT PARKING: 65 SPACES (25% OF TOTAL)



Note: Exhibit C was presented at the August 8, 2018 Planning Commission meeting and illustrates approximately where non-residential uses are planned on the site. Please refer to Exhibit B for the most current conceptual site layout (site information, parking, and vegetative buffer) presented at the September 12, 2018 Planning Commission meeting.

EXHIBIT C

CONCEPTUAL SITE PLAN

HARRISONBURG, VA HOUSING

