



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Comprehensive Plan  
Map Amendment**  
[www.harrisonburgva.gov/comprehensive-plan](http://www.harrisonburgva.gov/comprehensive-plan)

**PROPERTY INFORMATION**

Lucy Drive TM 77 (A) 1 4.731 acres or sq.ft.  
 Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Comprehensive Plan Designation: Limited Commercial

Proposed Comprehensive Plan Designation: Mixed Use

Existing Zoning Classification: R-3

**PROPERTY OWNER INFORMATION**

Blue Stone Land Company, Inc. 540-830-7031  
 Property Owner Name Telephone  
 150 West Mosby Rd nrbrubaker@gmail.com  
 Street Address E-Mail  
 Harrisonburg VA 22801  
 City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Woda Cooper Development, Inc. 540-351-7877  
 Owner's Representative Telephone  
 500 S. Front St, 10th Floor pzee@wodagroup.com  
 Street Address E-Mail  
 Columbus OH 43215  
 City State Zip

**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.*

Daniel Brubaker 1/3/2022  
 PROPERTY OWNER DATE

**REQUIRED ATTACHMENTS**

- Letter explaining proposed use & reasons for seeking comprehensive plan map amendment.
- Survey of property or site map.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

12-3-21 Total Fees Due: \$  
 Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre  
[Signature]  
 Received By





**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

PROPERTY INFORMATION			
Lucy Drive	TM 77 (A) 1	4.731	acres or sq.ft.
Property Address	Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: <u>R-3</u>	Proposed Zoning District: <u>R-5</u>		
Existing Comprehensive Plan Designation: <u>Limited Commercial</u>			
PROPERTY OWNER INFORMATION			
Blue Stone Land Company, Inc.		540-830-7031	
Property Owner Name		Telephone	
150 West Mosby Rd		nrbrubaker@gmail.com	
Street Address		E-Mail	
Harrisonburg	VA	22801	
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
Woda Cooper Development, Inc.		540-351-7877	
Owner's Representative		Telephone	
500 S. Front St, 10th Floor		pzee@wodagroup.com	
Street Address		E-Mail	
Columbus	OH	43215	
City	State	Zip	
CERTIFICATION			
<p><i>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.</i></p>			
<u>Daniel W. Brubaker</u>		<u>12/2/2021</u>	
PROPERTY OWNER		DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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 <a href="http://www.harrisonburgva.gov/traffic-impact-analysis">www.harrisonburgva.gov/traffic-impact-analysis</a> .			
TO BE COMPLETED BY PLANNING & ZONING DIVISION			
<u>12-3-21</u>		Total Fees Due: \$ _____	
Date Application and Fee Received		Application Fee: \$550.00 + \$30.00 per acre	
<u>[Signature]</u>			
Received By			





**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

Lucy Drive TM 77 (A) 1 4.731 acres or sq.ft.  
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R-3 (Requesting rezoning to R-5)

Special Use being requested: Multiple-family dwellings of more than twelve (12) units per building.

**PROPERTY OWNER INFORMATION**

Blue Stone Land Company, Inc. 540-830-7031  
Property Owner Name Telephone  
150 West Mosby Rd nrbrubaker@gmail.com  
Street Address E-Mail  
Harrisonburg VA 22801  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Woda Cooper Development, Inc. 540-351-7877  
Owner's Representative Telephone  
500 S. Front St, 10th Floor pzee@wodagroup.com  
Street Address E-Mail  
Columbus OH 43215  
City State Zip

**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.*

Samuel W Brubaker 12/2/21  
PROPERTY OWNER 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](http://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**

12-3-21 Total Fees Due: \$ \_\_\_\_\_  
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre  
THD  
Received By

January 3, 2022

RE: Rezoning and Special Use Permit Application Authorization

Blue Stone Land Company, Inc. hereby authorizes Woda Cooper Development, Inc. to submit the Rezoning Application, the Special Use Permit Application, and the Comprehensive Plan Map Amendment Application for the land on Lucy Drive with the tax map identification number of TM 77 (A) 1. Blue Stone Land Company, Inc. authorizes Woda Cooper Development, Inc. to submit the statement on proffers to apply for conditional rezoning as necessary.

Should you have any questions, please do not hesitate to contact me at 540-830-7031.

Sincerely,

Daniel Brubaker  
Blue Stone Land Company, Inc.

DocuSigned by:  
*Daniel Brubaker*  
22E3814899974F0...





January 3, 2022

Planning Commission  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

Planning Commission  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

**Re: Woda Cooper Development, Inc. Application for Rezoning; Application for Special Use Permit / 10-3-55.4(1); and Application for Comprehensive Plan Map Amendment**

Dear City Councilors and Commissioners:

Woda Cooper Development, Inc. (the “Applicant”) is seeking a Rezoning from R-3 to R-5, a Special Use Permit to permit multiple-family dwelling of more than twelve (12) units per building, and a Comprehensive Plan Map Amendment from Limited Commercial land use to Mixed Use on Tax Map parcel 77-A-1 on Lucy Drive. The Applicant submits these applications with authorization from the current landowner, Blue Stone Land Company, Inc.

The Applicant wishes to develop, construct, and manage a multiple-family apartment development, to be known as Simms Pointe, that contains 111 total units on this 4.731-acre parcel, for a density of 23.46 dwelling units per acre. This apartment development would contain only residential uses. The units are going to be targeted at affordable workforce households. The Applicant intends to pursue Section 42 tax credits with general occupancy/family target population. The units would be targeted to households that meet the requirements for 30% AMI (area median income) up to 70% AMI. Simms Pointe would utilize income averaging, so the units will have an average AMI of no more than 60%. No market-rate units or student housing units will be included.

In applying for Section 42 tax credits, there are minimum design and amenity features that applicants include in order to produce a competitive development. As it currently stands, Simms Pointe will have a exterior walls consisting of 50% brick and 50% fiber cement board. There will be a community room of at least 750 square feet. There will also be a playground for children. The development will choose from a select few green building certifications including EarthCraft Gold, LEED green-building certification, or Enterprise Green Communities. There will be a full-time property manager and a full-time maintenance technician on-site.

Simms Pointe could be a valuable asset for the city of Harrisonburg as it acts on the key findings of the Harrisonburg Housing Study. Using income averaging will allow Simms Pointe to target greater than 10% of its units towards the lowest income group (30% AMI), identified as one of the greatest needs in the Housing Study. The Housing Study also identifies that a majority of cost burdened renter households are households that earn between 0% and 80% AMI. Simms Pointe will target various AMI levels within this range. The Housing Study recommends placing affordable housing in areas with high access to amenities and public transit. Simms Pointe will be located directly on a bus line and would like to work with the Harrisonburg Department of Public Transportation to provide a bus shelter and pad. The amenities found in the Valley Mall just down the road, among many more nearby

amenities, will give the residents very high access to amenities and jobs as well. Simms Pointe falls within Market Type A, identified in the Housing Study as an area with an emphasis on increasing density and as an area with above median access to amenities.

The Applicant has received a Determination of Need for a Traffic Impact Analysis that indicates the AM Peak Hour Trips will be 41 total, and the PM Peak Hour Trips will be 51 total. A site map and the recorded plat from 2007 are provided in the application. A conceptual plan is also provided to show a potential site layout and building massing.

The Applicant seeks Rezoning from R-3 to R-5 to permit a greater density. R-3 would allow up to 68 units on this parcel, while R-5 would permit up to 114 units. The increase in density will allow the Applicant to produce a more competitive application in their pursuit of the Section 42 tax credits. The Applicant seeks to conditionally zone this property, subject to the proffer statement below. This conditionally zoned property will restrict occupancy and will condition a minimum of 1.5 parking spaces per dwelling unit.

The Applicant seeks Special Use Permit 10-3-55.4(1) to permit multiple-family dwelling of more than twelve (12) units per building. Without the Special Use Permit, R-5 zoning would allow multiple-family dwellings with up to twelve (12) units per building. This Special Use Permit would allow the buildings to be constructed more efficiently and allow for a more efficient site layout. More efficient construction pricing will be beneficial to the Applicant in their application for the Section 42 tax credits.

The Applicant seeks a Comprehensive Plan Map Amendment to change the future land use from Limited Commercial to Mixed Use. A future land use designation of Mixed Use would permit up to 24 dwelling units per acre. Simms Pointe is intended to contain only residential uses, so the Applicant wishes to amend the Comprehensive Plan Map to designate the future land use as Mixed Use as the development will complement the adjacent commercial and residential uses. Simms Pointe will help the city of Harrisonburg meet the current and future needs of residents for affordable housing, one of the key goals of the Comprehensive Plan.

Thank you for your time and consideration, and please feel free to direct any questions or comments to me at [pzee@wodagroup.com](mailto:pzee@wodagroup.com) or 540-351-7877.

Sincerely,



Parker Zee, Assistant Vice President of Development  
Woda Cooper Development, Inc.





January 3, 2022

Planning Commission  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

Planning Commission  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

**Re: Proffer Statement**

Dear City Councilors and Commissioners:

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 15.2-2241, -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) shall be located between any building and Lucy Drive. A bus pull-off lane shall be exempt from this requirement.
2. The Property shall not contain residential units that have greater than three (3) bedrooms.
3. The one-bedroom dwelling units on the Property shall make up at least 10% of the total dwelling units on the Property. The three-bedroom dwelling units on the Property shall make up no more than 30% of the total dwelling units on the Property.
4. The Property shall contain a playground for use by residents. The playground shall be a minimum of 600 square feet and shall include a slide, a swing, and climbing features.
5. A sidewalk shall be constructed along Lucy Drive for the length of the Property. Additionally, the property owner will dedicate right-of-way or a public sidewalk easement to be located a minimum of 0.5-ft behind the sidewalk.
6. A minimum of 16 deciduous trees or a minimum 26 small/ornamental deciduous trees shall be planted and maintained between the sidewalk and the building(s). At the time of planting, tree sizes shall meet the minimum size requirements defined in the Zoning Ordinance.
7. No building shall exceed three (3) stories in height.
8. The existing vegetation (trees and shrubbery) parallel to and within 23 feet of the southern property line shall be maintained to provide a vegetative buffer between adjacent residential uses and uses on the subject site. If any vegetation needs to be removed for construction of the property, it shall be replaced with an equivalent planting. Trees that are replaced must be

at least 6 feet in height at the time of planting.

9. Dwelling units may be occupied by single family or no more than three (3) unrelated persons. Exceptions may be made in instances when complying with this occupancy standard would result in violation of Title 42 of the U.S. Code, Chapter 45 – Fair Housing.
10. A minimum of 1.5 parking spaces per dwelling unit shall be provided.
11. Dwelling units shall not be occupied by households that are made up of only full-time students.
12. The development shall be served by only one entrance. This entrance shall align with either Pro Pointe Lane or the entrance serving tax map parcel 77-K-6.
13. A bus pull-off, concrete pad, and easement for a bus shelter shall be provided at a location acceptable to Harrisonburg Department of Public Transportation (HDPT). The bus pull-off and concrete pad shall be constructed to HDPT's specifications.
14. Exterior lighting of the site shall be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in parking areas shall not exceed fifteen (15) feet in height.

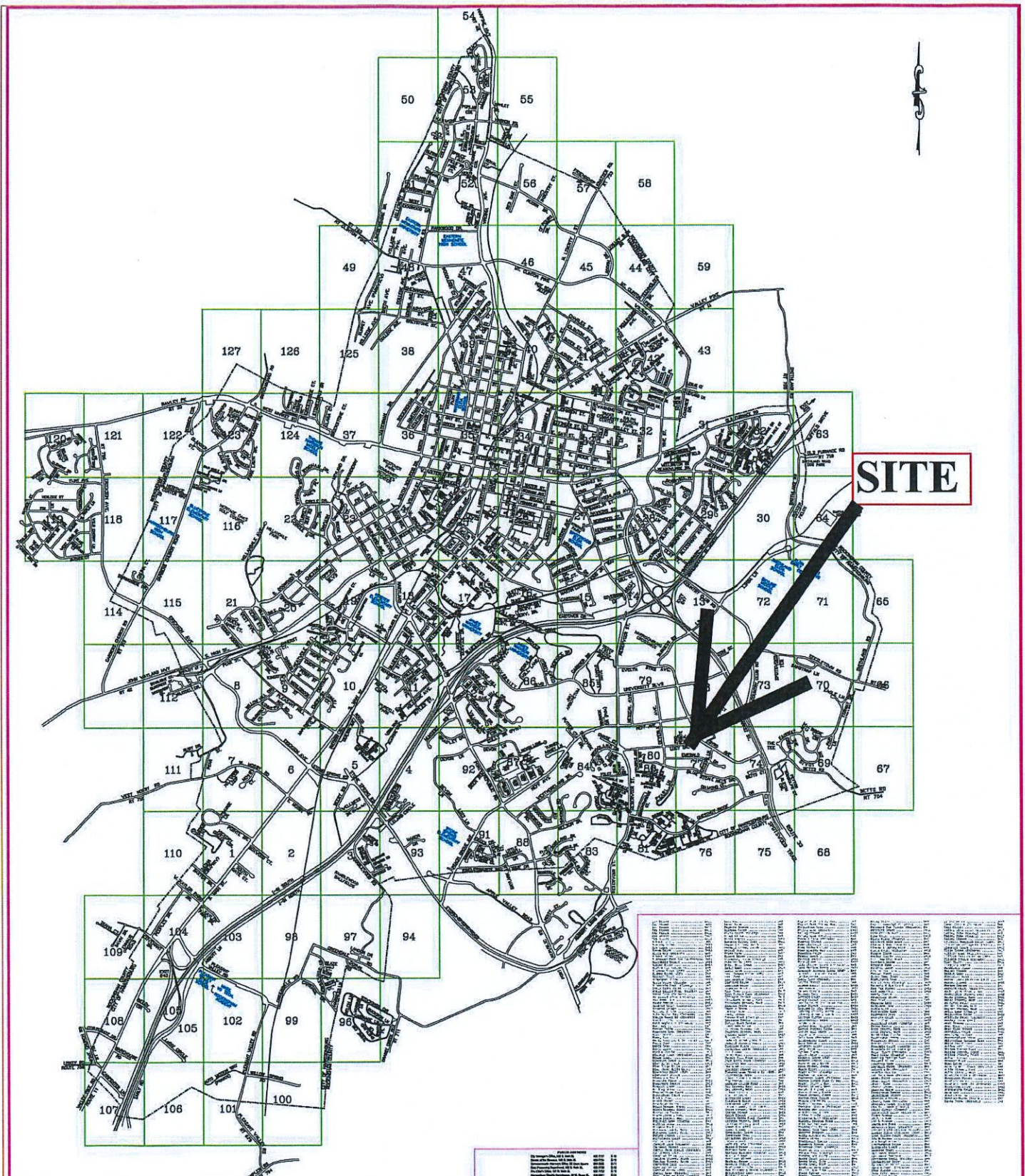
Thank you for your time and consideration, and please feel free to direct any questions or comments to me at [pzee@wodagroup.com](mailto:pzee@wodagroup.com) or 540-351-7877.

Sincerely,



Parker Zee, Assistant Vice President of Development  
Woda Cooper Development, Inc.





**SITE**

**Map of the City of Harrisonburg**  
*City of Harrisonburg, VA*

Area: 17,394 sq. mi.  
 11,131,909 Acres  
 Provided by the City of Harrisonburg Department of Planning & Community Development



September 11, 2019  
 Scale: 1" = 1500'

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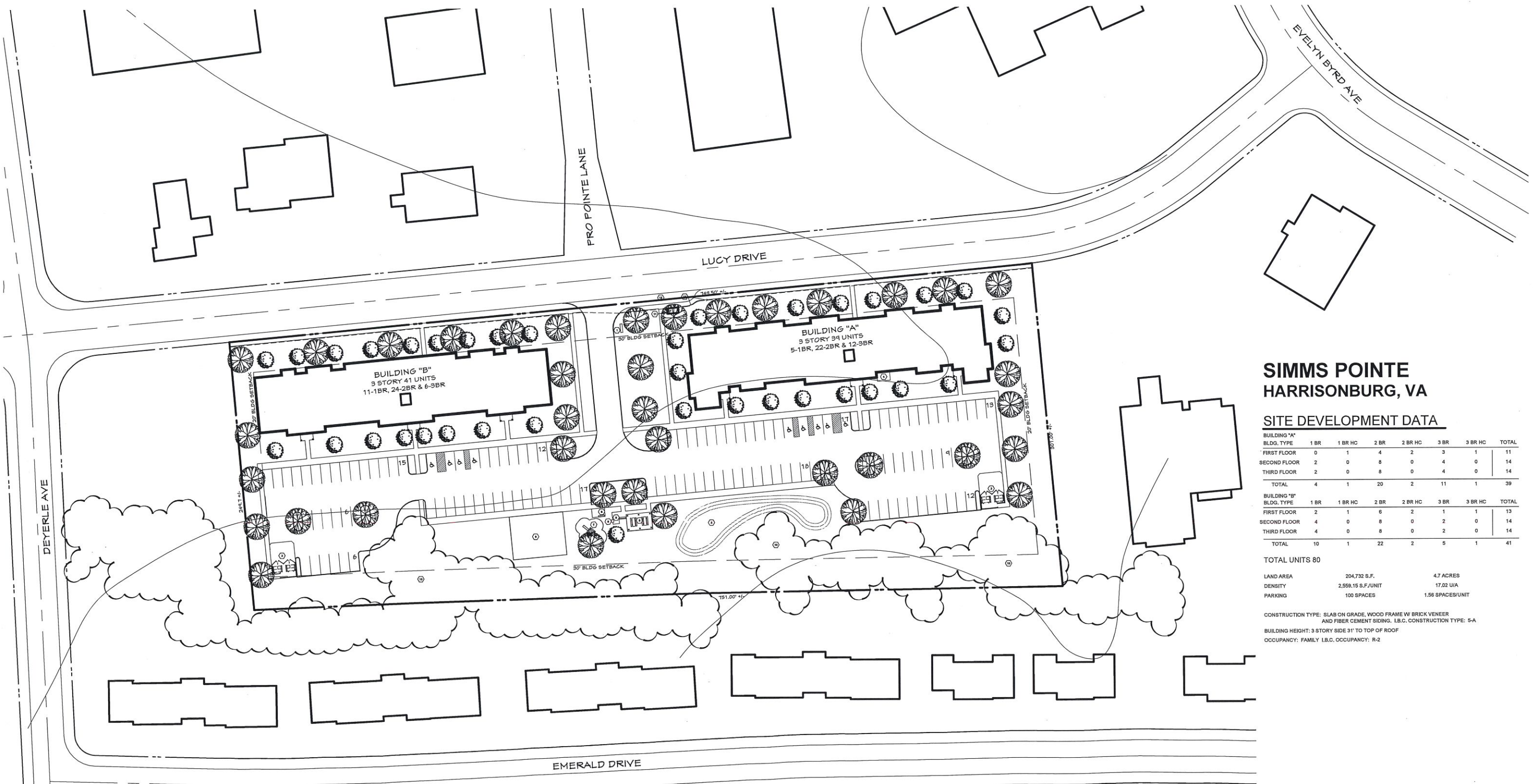
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Lucy Drive; Tax Map Parcel 77-A-1; 4.731 acres





**SIMMS POINTE  
HARRISONBURG, VA**

**SITE DEVELOPMENT DATA**

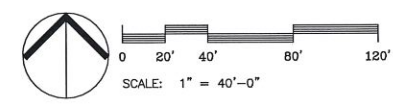
BUILDING "A"							
BLDG. TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
FIRST FLOOR	0	1	4	2	3	1	11
SECOND FLOOR	2	0	8	0	4	0	14
THIRD FLOOR	2	0	8	0	4	0	14
TOTAL	4	1	20	2	11	1	39
BUILDING "B"							
BLDG. TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
FIRST FLOOR	2	1	6	2	1	1	13
SECOND FLOOR	4	0	8	0	2	0	14
THIRD FLOOR	4	0	8	0	2	0	14
TOTAL	10	1	22	2	5	1	41

**TOTAL UNITS 80**

LAND AREA	204,732 S.F.	4.7 ACRES
DENSITY	2,559.15 S.F./UNIT	17.02 U/A
PARKING	100 SPACES	1.56 SPACES/UNIT

CONSTRUCTION TYPE: SLAB ON GRADE, WOOD FRAME W/ BRICK VENEER AND FIBER CEMENT SIDING. I.B.C. CONSTRUCTION TYPE: 5-A  
 BUILDING HEIGHT: 3 STORY SIDE 31' TO TOP OF ROOF  
 OCCUPANCY: FAMILY I.B.C. OCCUPANCY: R-2

- DEVELOPMENT AMENITIES**
1. SIGN
  2. STORM WATER DETENTION AREA
  3. DUMPSTER ENCLOSURE
  4. PATIO
  5. COVERED PICNIC AREA
  6. GRILLE
  7. PLAYGROUND
  8. BENCH
  9. DOG PARK
  10. UNDISTURBED WOODED AREA
  11. BUS SHELTER
  12. BUS PULL-OFF
  13. EXTENDED RIGHT OF WAY FOR SIDEWALK AND BUS PULL-OFF



ARCHITECT OF RECORD:  
**D.E. WEATHERBY & ASSOC.**  
 4716 KNOTTY KNOLLS DR.  
 GAHANNA, OHIO 43230

DEVELOPER:  
  
**WODA COOPER COMPANIES**

PROJECT TYPE:  
**MULTI-FAMILY HOUSING**

**SITE PLAN**

DATE:  
**03-10-2022**

PROJECT NAME:  
**SIMMS POINTE  
HARRISONBURG, VA**

SUBMISSION  
**VIRGINIA  
TAX CREDIT  
SUBMISSION 2022**

SHEET:  
**S1.1**





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.

<b>Contact Information</b>				
Consultant Name:	Hoggard-Eure Associates			
Telephone:	Jack Claud 757-484-9670			
E-mail:	jackc@heapc.com			
Owner Name:	Blue Stone Land Company, Inc.			
Telephone:	Daniel Brubaker 540-830-7031			
E-mail:	nrbrubaker@gmail.com			
<b>Project Information</b>				
Project Name:	Simms Pointe			
Project Address:	Lucy Drive, Harrisonburg, VA 22801			
TM #:	Tax Map # 077 (A) 1			
Existing Land Use(s):	Vacant			
Proposed Land Use(s): (if applicable)	Residential - Affordable Housing			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" 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)	In addition to Rezoning, this Determination of Need is being submitted for a Special Use Permit as well. The Rezoning is to rezone the property from R-3 to R-5. The Special Use Permit to be applied for is to allow the multifamily buildings to contain more than 12 units in a single building, to allow 64 units in one building and 47 units in a second building. Site plan is attached. This project will be an affordable multifamily development for non-student households. There will be no commercial component of this development. There will be 111 units on the 4.731 acres of land on the parcel. The site plan currently shows a total of 86 two-bedroom units and 25 three-bedroom units. The exact breakdown of two-bedroom vs three-bedroom units may change as we work through site plan, but the 111 units will remain constant. Access is shown on the site plan and will be from Lucy Drive. Currently, we are showing 230 parking spaces for a ratio of 2.07 spaces per unit.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	41			
PM Peak Hour Trips:	51			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No TIA

Comments:

The only changes are to keep in line with ITE TripGen 11th Edition

Accepted by: Zeneth Mason

Date: 11/29/2021



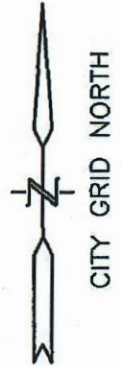
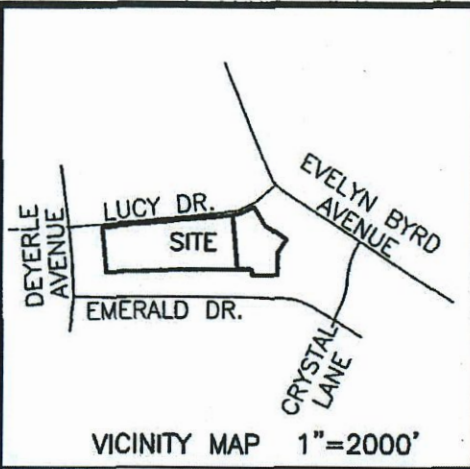
### Peak Hour Trip Generation by Land Use

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	Residential - Affordable Housing	223	Dwelling Units	111	41	51
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					41	51
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)					41	51

#### 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.

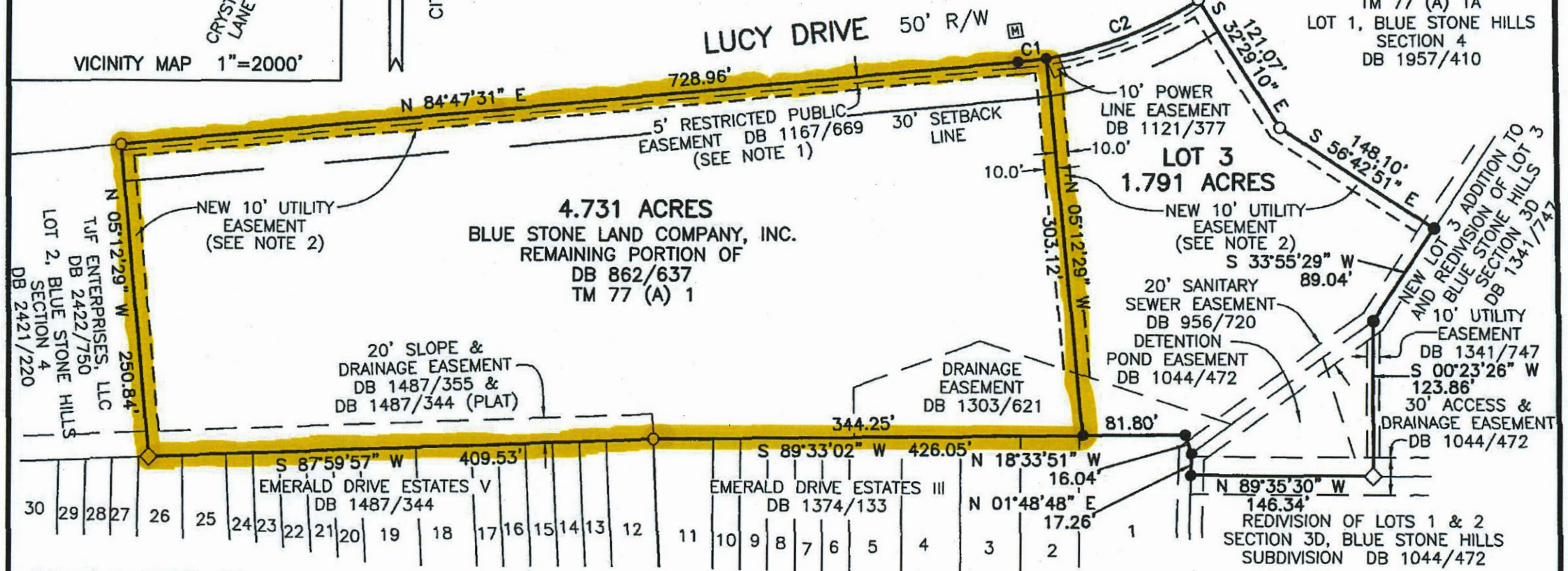


SCALE: 1"=100'

- = IRON PIN SET
- = FOUND IRON PIN
- ◇ = FOUND P.K. NAIL
- ⊠ = CITY MONUMENT
- △ = POINT

NOTE 1:  
NO PRIVATE SIGNS, STRUCTURES OR PLANTS MORE THAN 2' IN HEIGHT TO BE PLACED WITHIN THIS AREA.  
NOTE 2:  
THE NEW 10' UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

PJP, LLC  
DB 2502/655  
TM 77 (A) 1A  
LOT 1, BLUE STONE HILLS  
SECTION 4  
DB 1957/410



**BENNER & ASSOC., INC.**  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 091506  
091506-DIV.DWG

**SHEET 2 OF 3**

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	04°03'29"	325.00'	23.02'	23.01'	N 82°45'46" E	11.51'
C2	23°09'22"	325.00'	131.35'	130.46'	N 69°09'21" E	66.58'