

March 13, 2007

Ms. Stacy Turner  
Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

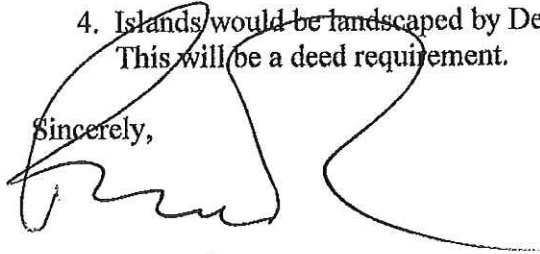
RE: Ashby Meadows Rezoning  
Harrisonburg, Virginia

Dear Ms. Turner:

We hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.

1. All buildings would be used only for medical offices and professional offices.
2. Screening between residential R-1 and proposed medical or professional office R-3.
  - a) Screening on east and west side as shown on preliminary site plan would be evergreen such as Leyland Cypress or equal.
  - b) Screening in middle section between R-1 and proposed R-3 would be 6' vinyl fence similar to attached picture.
3. All buildings would be one story, all brick and of colonial design similar to attached pictures. Design would have to be approved by Architectural Control Committee.
4. Islands would be landscaped by Developer and maintained by adjoining property owner.  
This will be a deed requirement.

Sincerely,

  
Robert L. Cook  
Owner







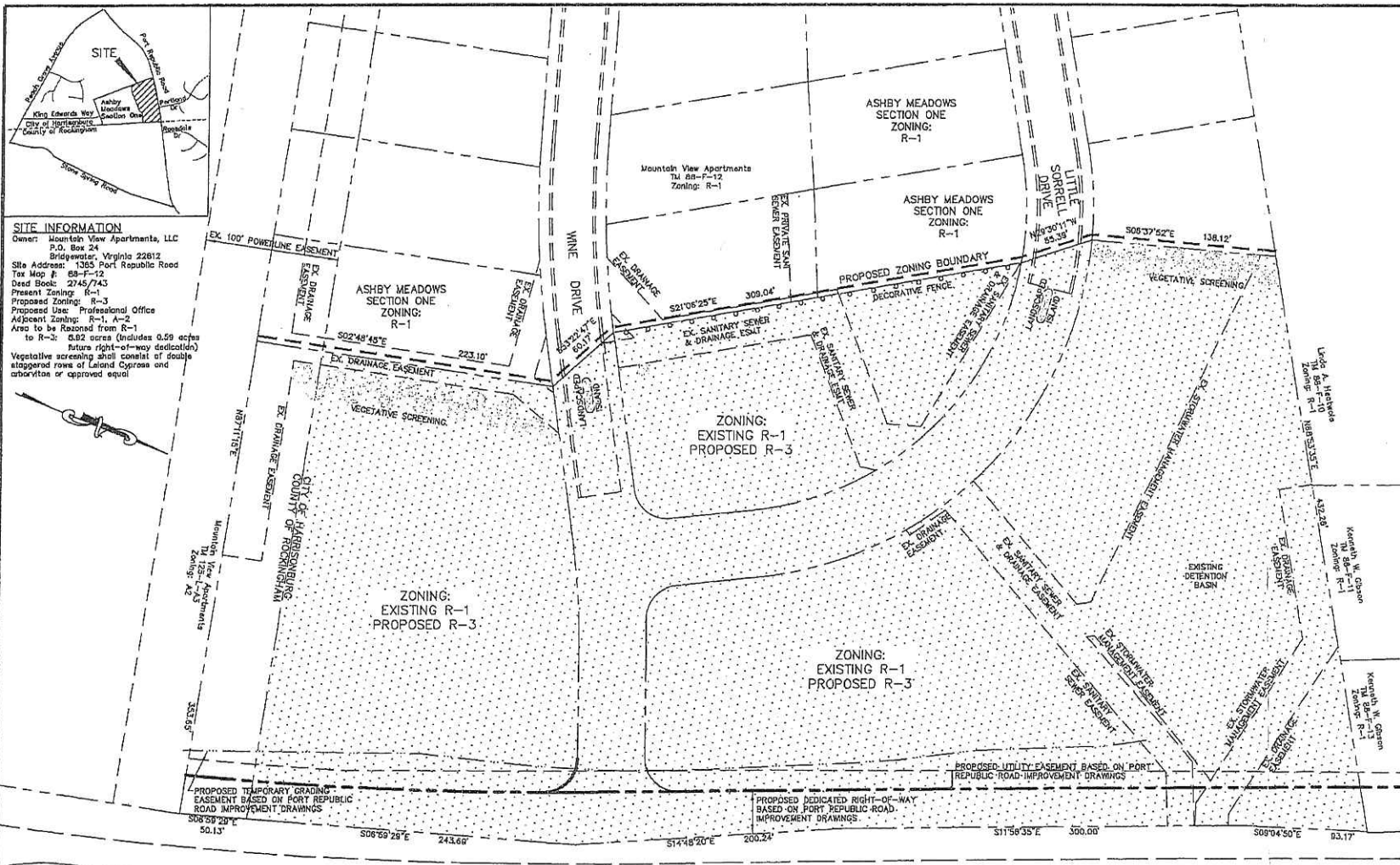




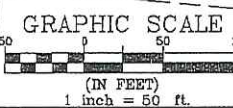








**SITE INFORMATION**  
 Owner: Mountain View Apartments, LLC  
 P.O. Box 24  
 Bridgewater, Virginia 22812  
 Site Address: 1365 Port Republic Road  
 Tax Map #: 88-F-12  
 Deed Book: 2745/743  
 Present Zoning: R-1  
 Proposed Zoning: R-3  
 Proposed Use: Professional Office  
 Adjacent Zoning: R-1, A-2  
 Area to be Re-zoned from R-1 to R-3: 0.02 acres (Includes 0.50 acres future right-of-way dedication)  
 Vegetative screening shall consist of double staggered rows of Laurel Cypress and crotone or approved equal



William Smith, Jr.  
 TM 88-E-1  
 Zoning: R1

Chad Walters  
 TM 88-E-2  
 Zoning: R1

Dale Diaz  
 TM 88-E-3  
 Zoning: R1

PORTLAND DRIVE

Spencer Jarboe  
 TM 88-D-1  
 Zoning: R1

Comsonica, Inc.  
 TM 88-D-13  
 Zoning: M1

NO.	DATE	REVISIONS

PROJECT: **ASHBY MEADOWS**

PORT REPUBLIC ROAD  
 HARRISONBURG, VIRGINIA

TITLE: **RE-ZONING SKETCH**

**INGRAM - HAGEN & CO., P.L.C.**  
 Surveyors - Engineers - Planners

140 OLD BRIDGEWATER ROAD  
 MOUNT CRAWFORD, VIRGINIA 22841  
 Telephone (540) 828-2778

CHECKED BY: JHL  
 DRAWN BY: RNM  
 SCALE: 1"=50'  
 JOB #: 22801  
 DATE: 4/3/07  
 SHEET: 1 OF 1