

SITE INFORMATION:

TAX MAP #: 9-E-5
 DEEDBOOK: 856/439
 ACREAGE: 0.954 AC (±0.921 AC AFTER ROW DEDICATION)
 ROW DEDICATION: ±1,450 SF (0.033 AC)
 ZONING: R-2 (PROPOSED R-8)
 ADDRESS: 116 PLEASANT HILL RD, HARRISONBURG, VA 22801
 USE GROUP: SINGLE FAMILY ATTACHED
 BUILDING TYPE: TOWNHOMES - 16 TOTAL
 DENSITY: 17.4 DU/AC
 LOT REQ.: MIN. 18' WIDTH, MIN. 60' DEPTH, MIN. 1,800 SF/UNIT

PLANNER: MONTEVERDE ENGINEERING & DESIGN STUDIO
 250 E. ELIZABETH ST, SUITE 114
 HARRISONBURG, VA 22802
 JERNEST@MONTEVERDEDESIGNS.COM
 (540) 746-7320

OWNER: TAWAKKAL INVESTMENT
 ATT: WASEEM AFRIDI
 1831 JANIE LANE
 HARRISONBURG, VA 22801
 WASEEM0126@AOL.COM
 (540) 435-3333

NOTES:

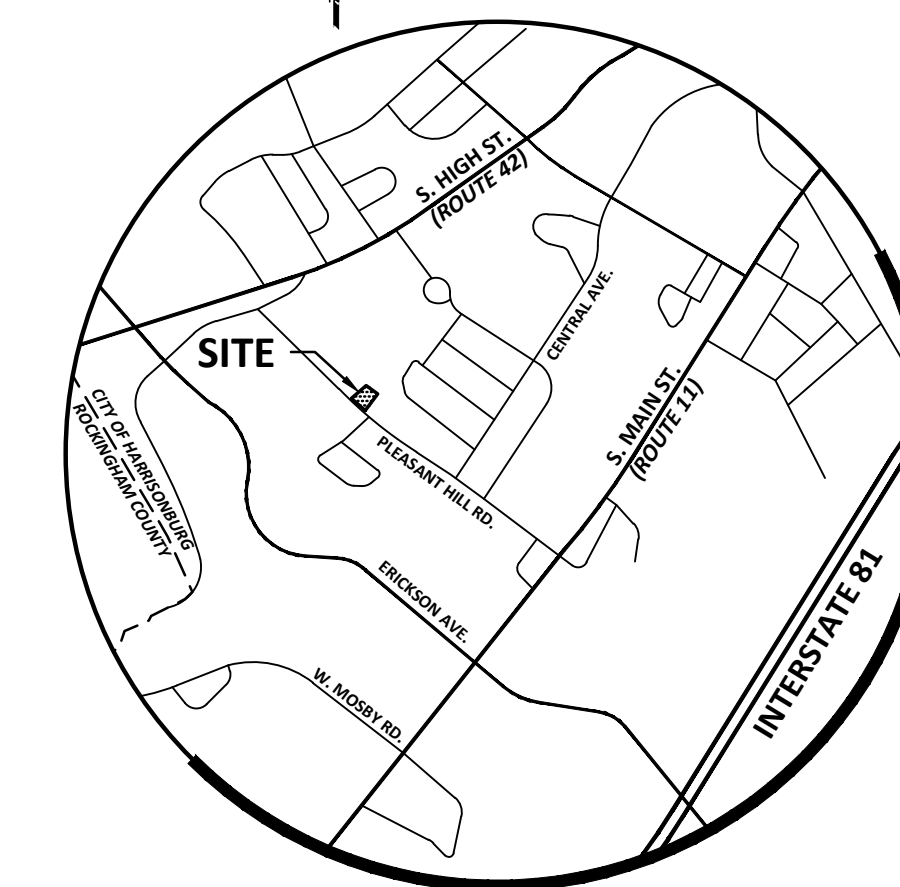
- PARCEL NUMBERS AND ADDRESSES ARE PRELIMINARY UNTIL PLANS ARE APPROVED AND DEEDS ARE RECORDED.
- ALL BUILDING UNITS WILL BE SERVICED BY A METER PACK AND PRIVATE EASEMENTS FOR ELECTRICAL SERVICES SHALL BE RESERVED UNDER BUILDING UNITS THROUGH CONDUIT TO BE INSTALLED UNDER BUILDING SLABS.
- VARIANCE IS REQUESTED FOR THE ALLOWANCE OF UNITS THAT DO NOT FRONT A PUBLIC STREET AS DEFINED IN SECTION 10-2-42(C) OF CITY CODE.
- VARIANCE IS REQUESTED TO NOT PROVIDE A 10-FOOT-WIDE UTILITY EASEMENT ALONG FRONT LOT LINES AS DEFINED IN SECTION 10-2-43 OF CITY CODE.
- EASEMENTS FOR STORMWATER DRAINAGE AND STORMWATER MANAGEMENT FACILITIES WILL BE DETERMINED DURING SITE PLAN REVIEW AND BE INCLUDED ON THE FINAL PLAT PRIOR TO RECORDATION.
- ADDITIONAL EASEMENTS MAY BE WARRANTED AS SITE PLAN PROCESS PROGRESSES. ASSOCIATED EASEMENTS WILL BE ILLUSTRATED ACCORDINGLY ON SITE PLAN SUBMITTAL AND FINAL PLAT.

PARKING EASEMENT

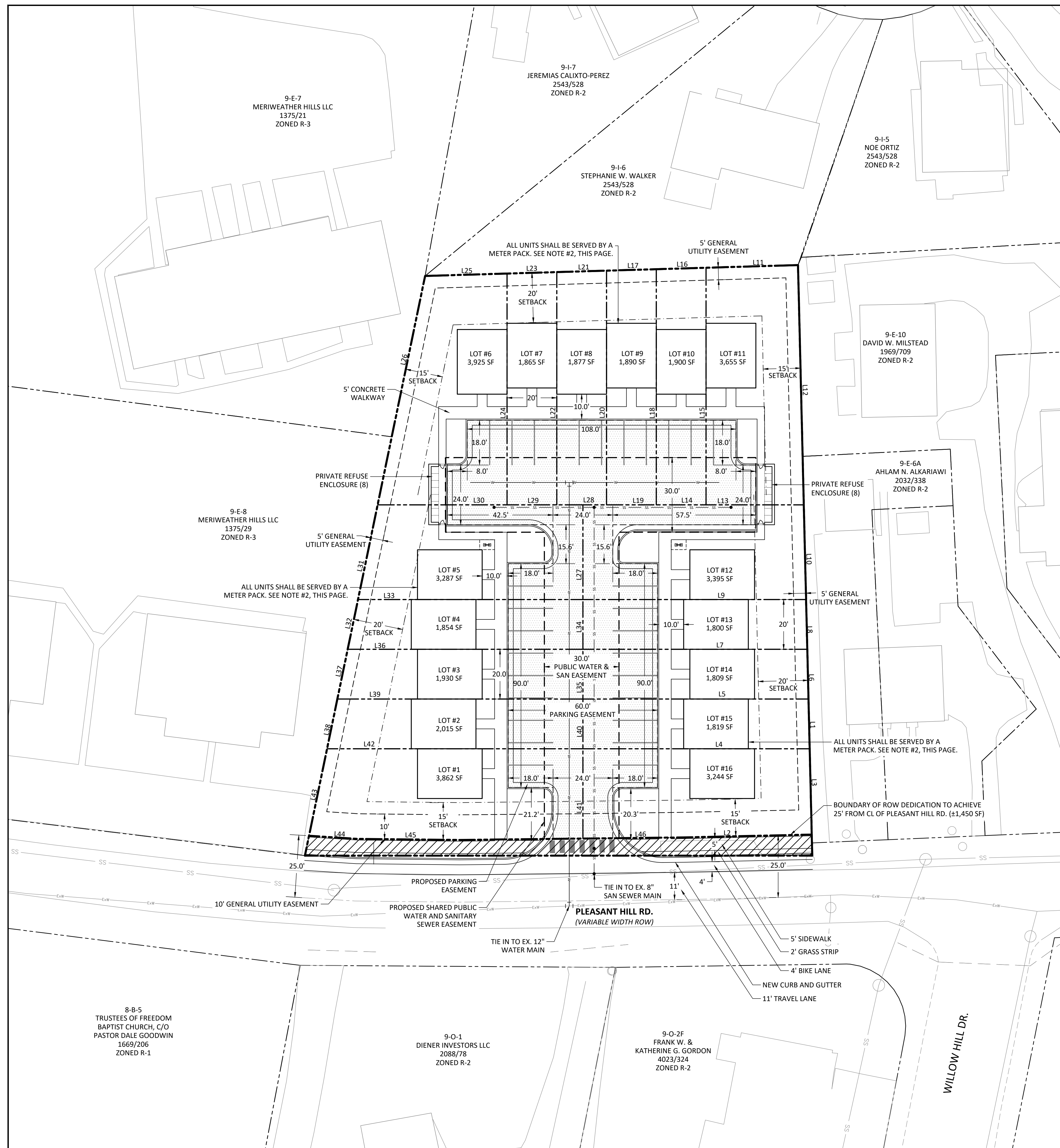
Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	20.006	S36° 18' 00.84"W	L21	20.009	S53° 59' 24.06"E	L41	36.104	N37° 41' 14.90"E
L2	51.490	N53° 36' 04.17"W	L22	93.585	N37° 40' 55.96"E	L42	102.345	S52° 19' 04.02"E
L3	34.497	S36° 18' 00.84"W	L23	20.009	S53° 59' 24.06"E	L43	35.723	N49° 23' 39.90"E
L4	91.747	S52° 18' 45.10"E	L24	93.002	N37° 40' 55.96"E	L44	19.383	N48° 39' 45.30"W
L5	91.262	N52° 18' 45.10"W	L25	32.966	S53° 59' 24.06"E	L45	41.119	N51° 42' 21.03"W
L6	20.006	S36° 18' 00.84"W	L26	93.990	N49° 22' 26.47"E	L46	90.157	S52° 57' 43.08"E
L7	90.778	S52° 19' 04.07"E	L27	38.041	N37° 40' 55.98"E			
L8	20.006	S36° 18' 00.84"W	L28	20.000	N52° 19' 04.02"W			
L9	90.294	N52° 18' 45.10"W	L29	20.000	N52° 19' 04.02"W			
L10	38.060	S36° 18' 00.84"W	L30	51.999	N52° 19' 04.02"W			
L11	36.970	S53° 59' 24.06"E	L31	38.865	N49° 26' 37.47"E			
L12	96.444	S36° 18' 00.84"W	L32	20.425	N49° 23' 39.90"E			
L13	39.280	N52° 19' 04.04"W	L33	89.912	N52° 19' 04.02"W			
L14	20.000	N52° 19' 04.04"W	L34	20.008	N37° 41' 14.90"E			
L15	95.337	N37° 40' 55.96"E	L35	19.992	N37° 40' 55.93"E			
L16	20.009	S53° 59' 24.06"E	L36	94.056	S52° 19' 04.07"E			
L17	20.009	S53° 59' 24.06"E	L37	20.425	N49° 23' 39.90"E			
L18	94.753	N37° 40' 55.96"E	L38	20.425	N49° 23' 39.90"E			
L19	20.000	N52° 19' 03.94"W	L39	98.201	N52° 19' 04.07"W			
L20	94.169	N37° 40' 55.96"E	L40	20.000	N37° 41' 14.90"E			

VICINITY MAP

SCALE: 1" = 2,000'



SCALE: 1" = 20'-0"
 0 20 40 Feet



REZONING PLAN

PLEASANT HILL TOWNHOMES

116 Pleasant Hill Road
Harrisonburg, VA, 22801

Revisions:

No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PRELIMINARY PLAT

Project number: 21017C
 Date: May 6, 2021
 Drawn by: JMO
 Checked by: JWE