



City of Harrisonburg

Department of Planning and Community Development

409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700

www.harrisonburgva.gov/community-development

Memorandum

To: Adam Fletcher, Dan Rublee, Ron Schuett, Erin Yancey, Jim Baker, Tom Hartman, Ian Bennett, David Gray, Meranda Lokey, Ande Banks, Don Musselman, Tom Hoover, Chris Brown, Wesley Russ

From: Thanh Dang, City Planner

RE: Parking Space Removal Request (122 S Main St/Keezell Building)

Date: Thursday, March 9, 2017

Enclosed are documents for your review. Please submit your comments to me by **5pm Thursday March 30, 2017**.

The request is for removal of one public parking space on the north side of Newman Avenue between South Main Street and Federal Street, adjacent to 122 S. Main Street. We do not have a formal application or process for this type of request so I created a form that the applicant filled out. Once comments are collected, I will consolidate and send them to Chris Brown to forward onto City Council for consideration.

A few notes about this request:

- At this time, the applicant is only requesting the removal of one parking space to allow for widening of the sidewalk. The applicant will have their future tenant apply for the outdoor dining license at a later date (after the lease is completed, etc.)
- The applicant has provided a conceptual drawing with this request. The applicant understands that if City Council approves the request, then specific details of design will be determined at a later date as part of a comprehensive site plan.
- As this request is being reviewed, the applicant should be coordinating with Public Works and the City Attorney's Office on a maintenance agreement. The maintenance agreement will be required as part of the comprehensive site plan process.

Thank you for your assistance.

Request for Removal of Public Park Space(s) and Public Street Improvements

Requestor Information:

Business Name: Keezell LLC

Business Representative or Applicant Name: Barry Kelley

Phone Number: (540) 421-2878

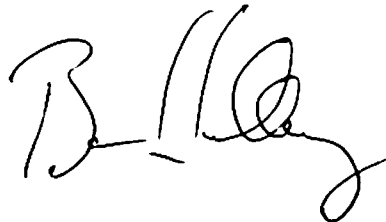
Address: 1531 Hillcrest Drive, Harrisonburg VA 22802

Request:

Address, Street Name(s), or Brief Description of Location: 122 S. Main is the location of the building. The side street is Newman Avenue. The location of the spaces is adjacent to the building along Newman.

Describe Request: Allow for the removal of one parking space so the sidewalk can be moved into that location. This will allow for space for patrons of the Keezell building to use for dining outside.

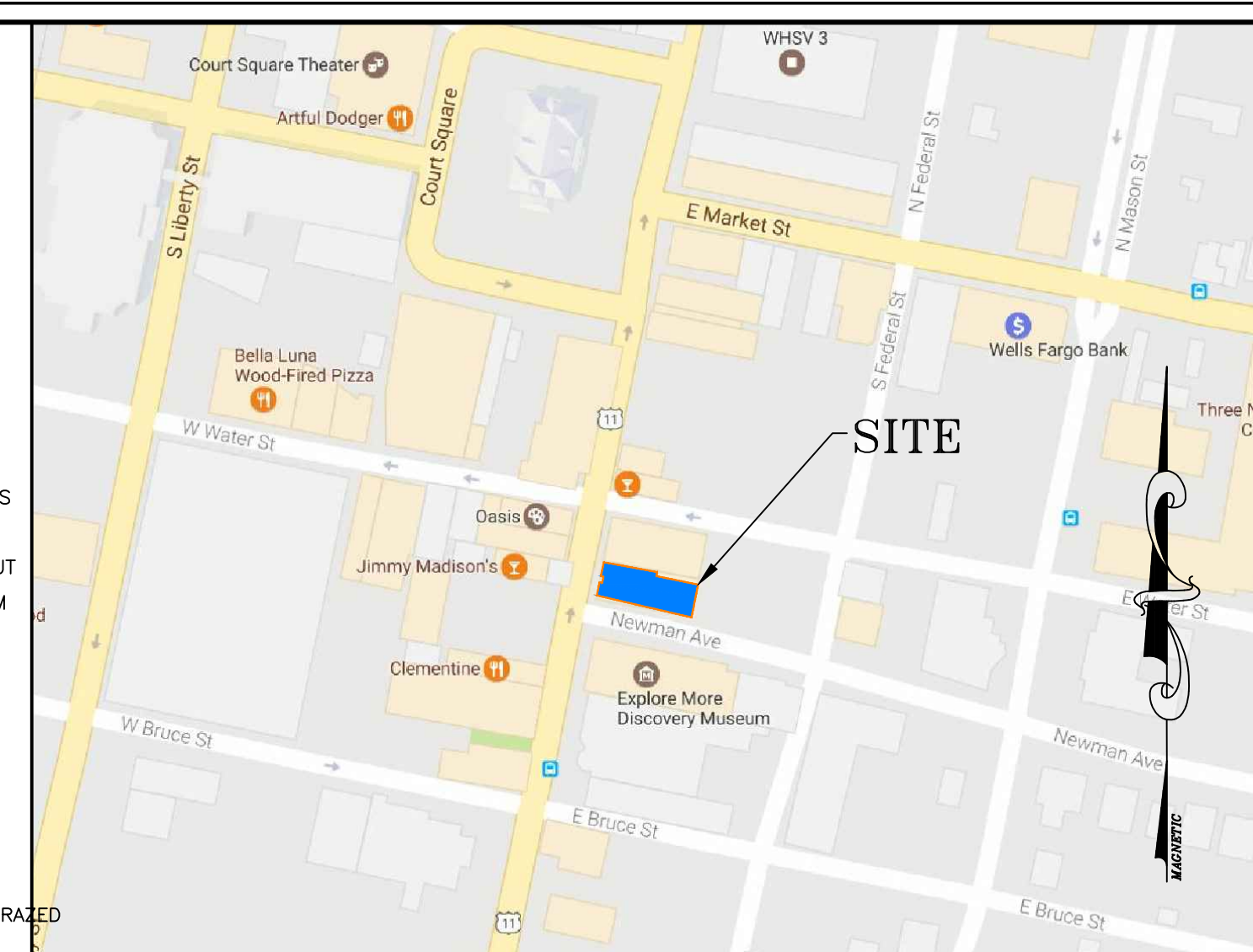
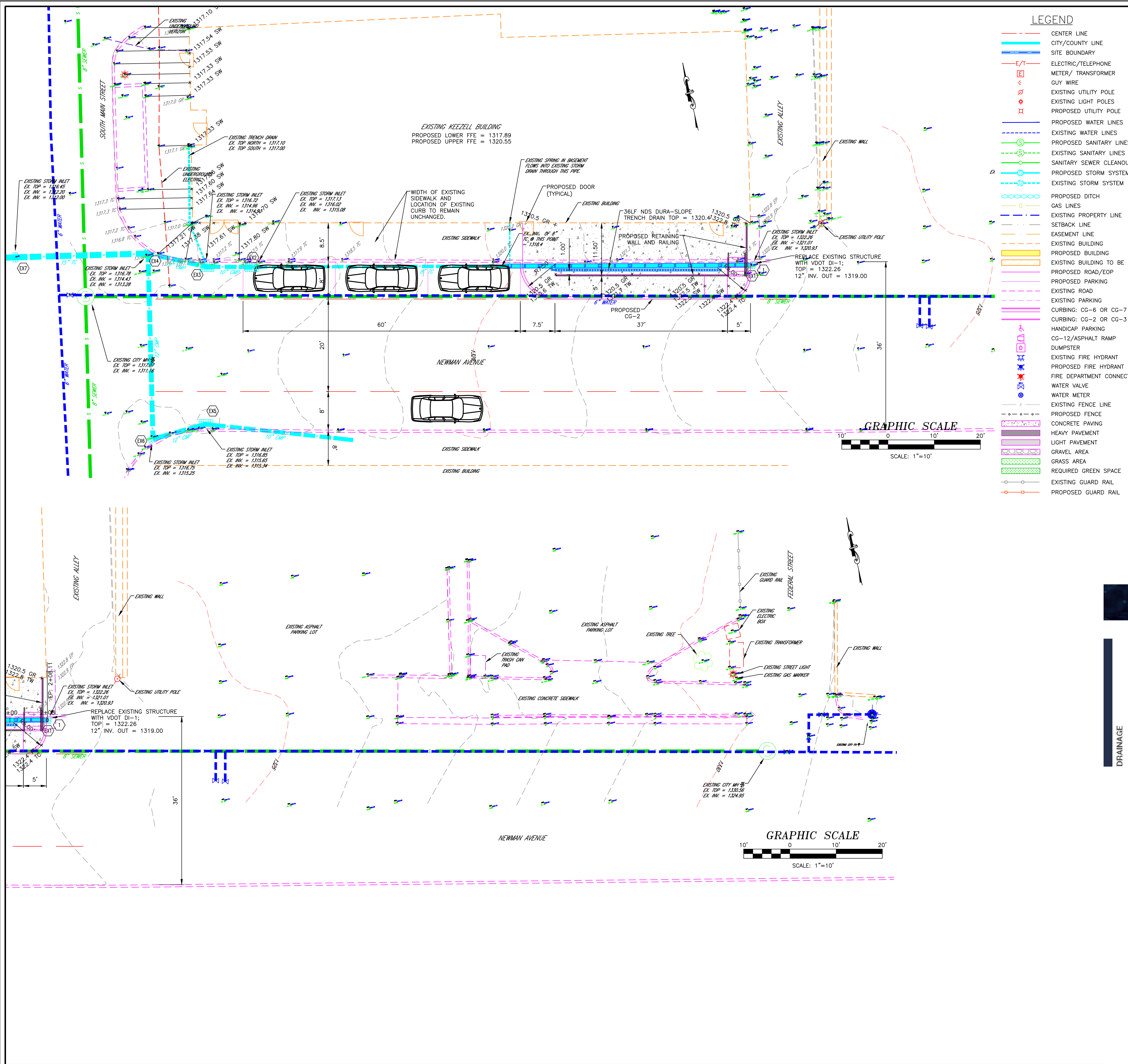
Representative or Applicant Signature:

A handwritten signature in black ink, appearing to read "Barry Kelley". The signature is written in a cursive style with a large initial "B" and a long, sweeping tail.

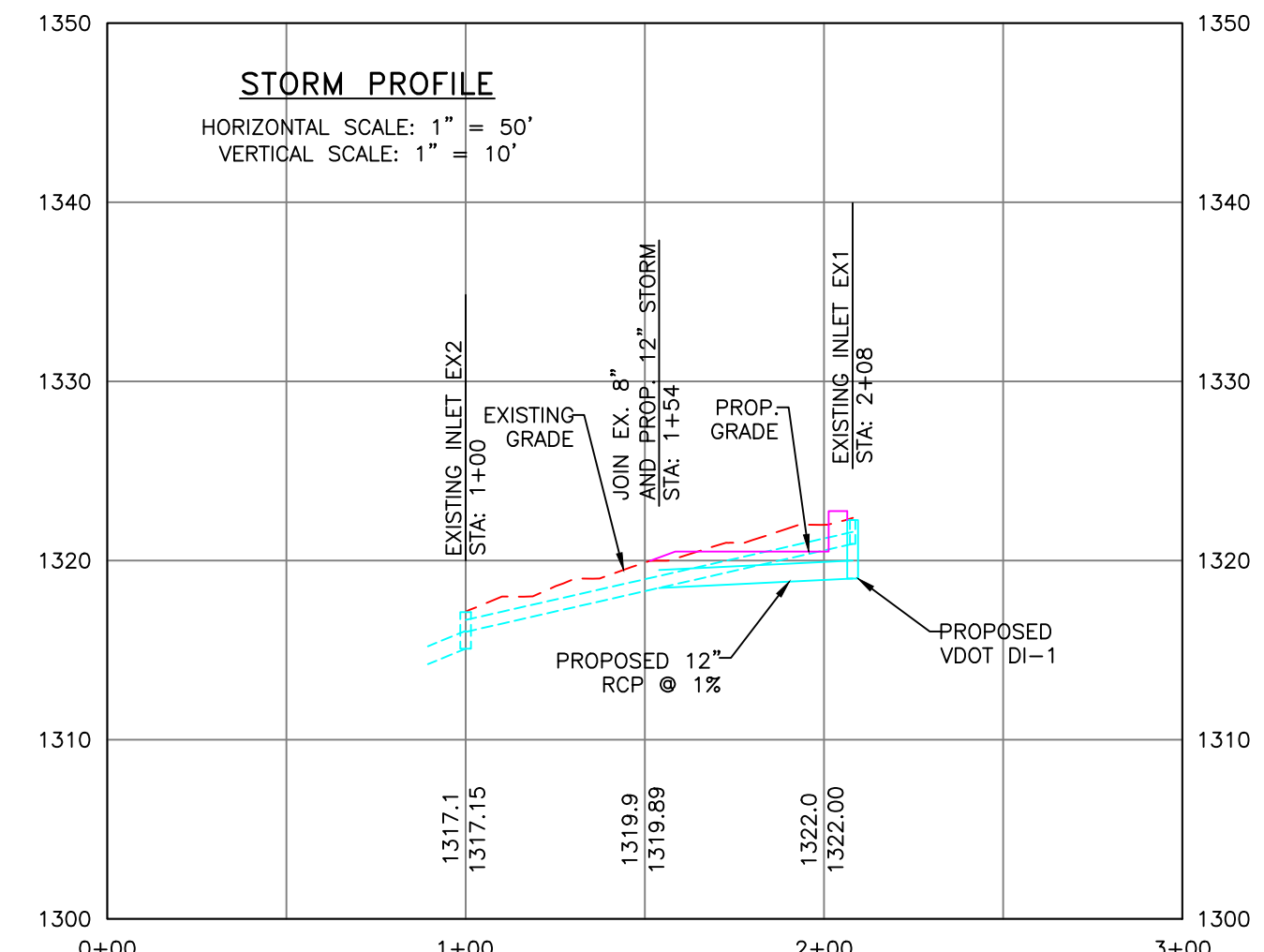
Date: March 2, 2017

Attachments:

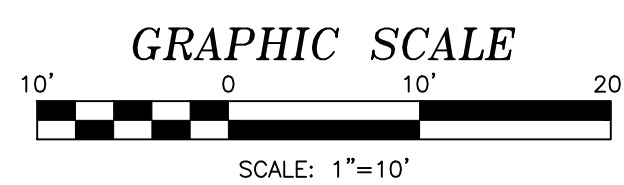
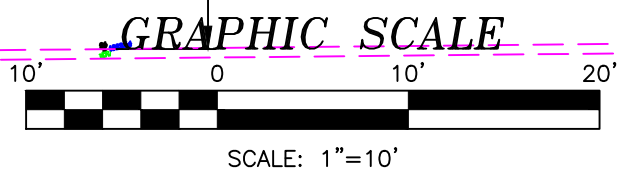
- Conceptual site plan drawn to scale with all dimensions clearly shown.
- Photograph(s) of the area.



VICINITY MAP
SCALE: 1" = 500'



- LEGEND**
- CENTER LINE
 - CITY/COUNTY LINE
 - SITE BOUNDARY
 - ELECTRIC/TELEPHONE
 - METER/ TRANSFORMER
 - GUY WIRE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLES
 - PROPOSED UTILITY POLE
 - PROPOSED WATER LINES
 - EXISTING WATER LINES
 - PROPOSED SANITARY LINES
 - EXISTING SANITARY LINES
 - SANITARY SEWER CLEANOUT
 - PROPOSED STORM SYSTEM
 - EXISTING STORM SYSTEM
 - PROPOSED DITCH
 - GAS LINES
 - EXISTING PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING BUILDING TO BE RAISED
 - PROPOSED ROAD/EOP
 - PROPOSED PARKING
 - EXISTING ROAD
 - EXISTING PARKING
 - CURBING: CG-6 OR CG-7
 - CURBING: CG-2 OR CG-3
 - HANDICAP PARKING
 - CG-12/ASPHALT RAMP
 - DUMPSTER
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER METER
 - EXISTING FENCE LINE
 - PROPOSED FENCE
 - CONCRETE PAVING
 - HEAVY PAVEMENT
 - LIGHT PAVEMENT
 - GRAVEL AREA
 - GRASS AREA
 - REQUIRED GREEN SPACE
 - EXISTING GUARD RAIL
 - PROPOSED GUARD RAIL



NDS

DURA SLOPE™ TRENCH DRAIN – PRE-SLOPED (PATENTED)

Product Features & Benefits

- Interlocking tongue and groove joints**
 - Secures alignment
 - Encourages straight channel runs
 - Easy assembly and installation
- DuraLoc™ integral joint lock**
 - Prevents joint movement during installation
 - No nuts or clips; no torque needed

DRAINAGE

- Various grating options**
 - ADA compliant, Heat-Proof options
 - Plastic grates
 - Array of colors
 - Pedestrian and light traffic rated
 - Galvanized & stainless steel
 - Pedestrian & heavy traffic rated
 - Cast & ductile iron
 - Class D heavy traffic rated (with frame)
 - Decorative grates (ductile iron)
 - Standard black electroplastic coating or new iron Class C traffic rated
- Lightweight 4 ft. modular sections**
 - Easier handling and installation
 - Lower freight costs
- Blank grate insert**
 - Eliminates use of plywood
 - Slides for overlapping of channel sections
 - Includes grates screws
- Smooth HDPE interior**
 - Virtually no water absorption
- HDPE material**
 - Durable
 - Inexpensive
 - Less breakage versus concrete
 - Chemical resistance
- 0.7% Built-in slope**
 - Maintains optimum flow rates throughout system
 - Also available in neutral, non-sloped sections
 - Pre-sloped grid materials available in depths from 4" to 12"
- Bottom outlet on each channel section**
 - System versatility
 - Requires fewer accessories
- 2" radius bottom**
 - Minimize debris build-up
- LevelLoc™ tie bar supports with integral protruding knob**
 - Levels channel and grates to base
 - Requires fewer accessories
- ProFit™ locking system**
 - Locks grate to integral frame
 - Supports product in shipping and installation (included)

Date: 1-31-17
Scale: 1" = 10'
Designed by: JDO
Drawn by: JDO
Checked by: JDO

Blackwell Engineering, PC
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555 FAX: (540) 434-7604
Email: BE@BlackwellEngineering.com

COMMONWEALTH OF VIRGINIA
JEFFREY D. OSWALD
Lic. No. 041950
PROFESSIONAL ENGINEER

Revision Dates

SITE LAYOUT AND UTILITY PLAN
KEEZELL BUILDING
KELCO BUILDERS
1580 RED OAK STREET
HARRISONBURG, VA 22802

Drawing No.
1
of 1 Sheets

Job No. 2627

