

MASTER PLAN AMENDMENT



Virginia Mennonite Retirement Community (VMRC)

PROPERTY INFORMATION:

VIRGINIA MENNONITE RETIREMENT COMMUNITY (VMRC)
1501 VIRGINIA AVENUE
HARRISONBURG, VA 22802

LOTS: TAX MAP: 52-A-1, 52-D-1, 52-D-3, 52-D-13,
52-G-6, 52-G-7, 52-G-8, & 52-G-9.

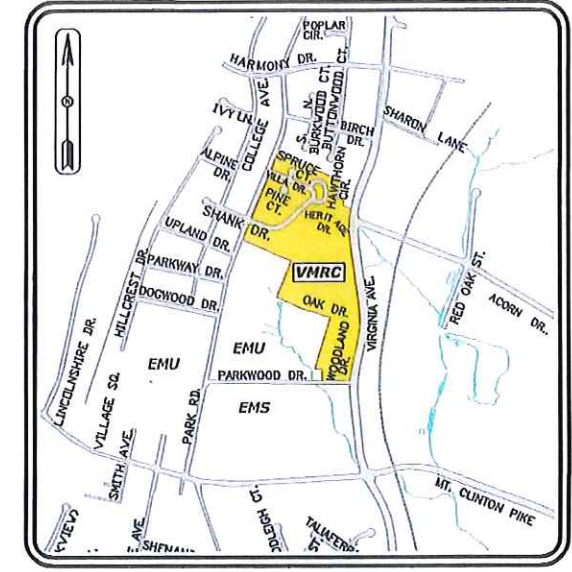
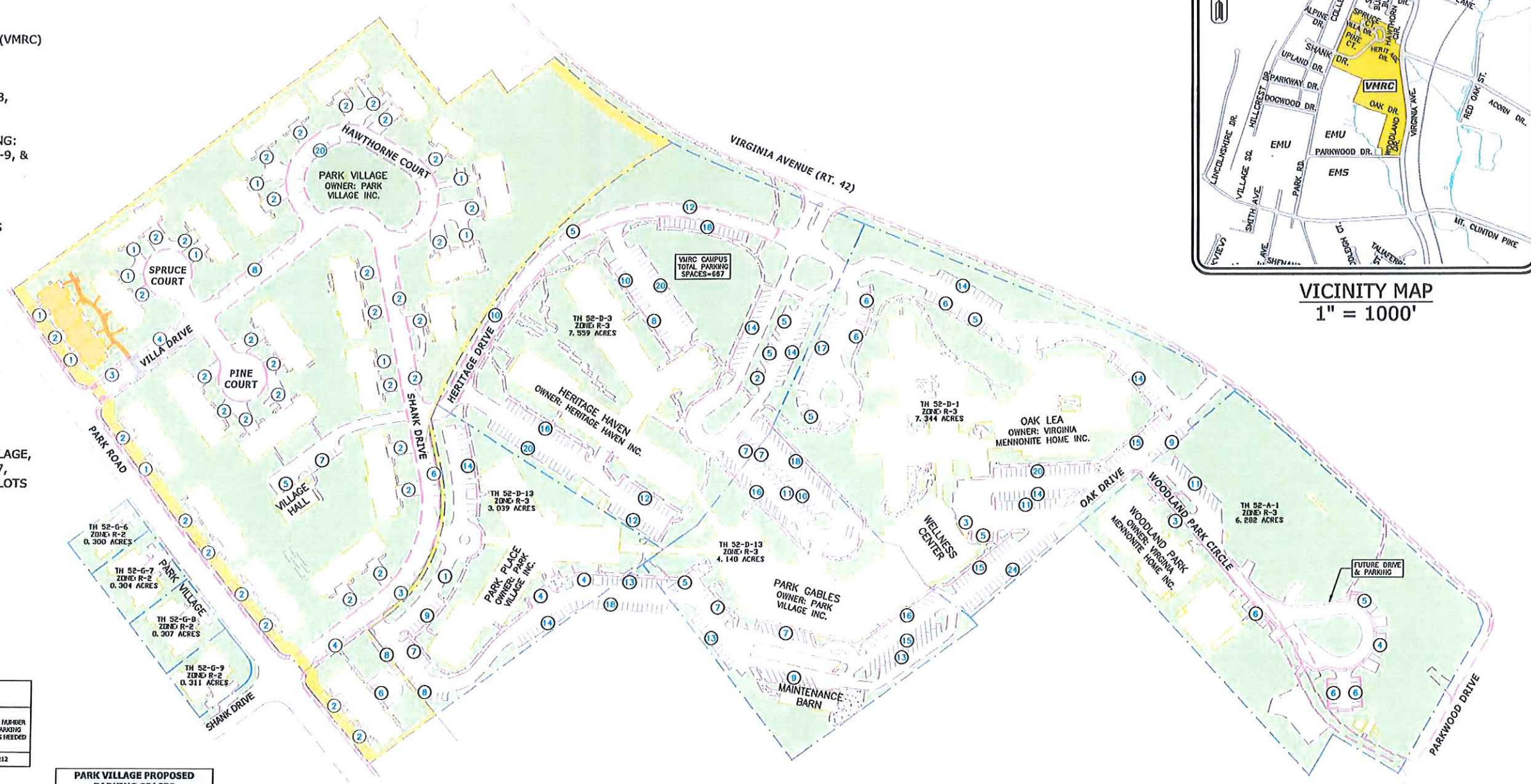
CONSOLIDATED LOTS PER RIGHT-OF-WAY CLOSING:
TAX MAP: 52-D-4, -52-D-6, 52-D-7, 52-D-8, 52-D-9, &
52-D-10

PARK VILLAGE INC.: 21.743 ACRES
HERITAGE HAVEN, INC.: 7.559 ACRES
VIRGINIA MENNONITE HOME, INC.: 13.626 ACRES

TOTAL AREA = 42.947 ACRES

PROPOSED AMENDMENTS:

THE PROPOSED AMENDMENTS APPLY TO PARK VILLAGE, INC. CONSOLIDATED LOTS 52-D-4, 52-D-6, 52-D-7, 52-D-8, 52-D-9, & 52-D-10 (NOT INCLUDING THE LOTS EAST OF PARK ROAD)
ZONE: R-3 (13.334 ACRES)
CLOSED RIGHT-OF-WAY (2.864 ACRES)
TOTAL AREA = 16.198 ACRES

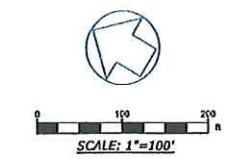


PARK VILLAGE PARKING NEEDS WITHOUT AMENDMENT				
DWELLING UNITS	NUMBER OF UNITS	NUMBER OF PARKING SPACES NEEDED	VILLAGE HALL	TOTAL NUMBER OF PARKING SPACES NEEDED
1 BEDROOM	7	11	AREA (SF) 3,467	1
2 BEDROOM	75	113	RATE (SPACES PER 250 SF)	14
PARKING SPACES REQUIRED =		124	PARKING SPACES REQUIRED =	212

PARK VILLAGE PARKING NEEDS PER AMENDMENT REQUEST				
DWELLING UNITS	NUMBER OF UNITS	NUMBER OF PARKING SPACES NEEDED	VILLAGE HALL	TOTAL NUMBER OF PARKING SPACES NEEDED
1 BEDROOM	7	7	AREA (SF) 3,467	1
2 BEDROOM	75	113	RATE (SPACES PER 250 SF)	14
PARKING SPACES REQUIRED =		120	PARKING SPACES REQUIRED =	133

PARK VILLAGE PROPOSED PARKING SPACES	
TYPE OF PARKING	NUMBER OF PARKING SPACES PROVIDED
GARAGE	75
DRIVEWAY	78
PARKING LOTS	18
PRIVATE STREETS	51
TOTAL PARKING SPACES =	223

NOT TO SCALE



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ZONE: R-3 (13.334 ACRES)
CLOSED RIGHT-OF-WAY (2.864 ACRES)
TOTAL AREA = 16.198 ACRES

PROPOSED REDUCTION ON SETBACK REQUIREMENTS:

- REDUCE FRONT SETBACK TO TWENTY FEET (20') ALONG PARK ROAD AND VIRGINIA AVENUE
- REDUCE SIDE SETBACKS TO FIVE FEET (5') AROUND THE PARK VILLAGE SECTION

