

Total Fees Due: \$ 240 <sup>170 - 7/11/18</sup> <sub>70 - 9/7/18</sub>  
Application Fee:  
w/o Variance Request \$170.00 plus \$20.00 per lot  
Variance Request \$200 plus \$20 per lot

Date Application & Fee Received: 9/7/18  
Received by: THD

## Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

[www.harrisonburgva.gov/subdividing-property](http://www.harrisonburgva.gov/subdividing-property)

### Section 1. Description of Property

Title of Subdivision: Stone Suites  
Location (Street Address): 1340 South Main St. Sheet: 18 Block: R Lot: 22, 22A, 23, 24, 24A  
Total Acreage: 1.319 Number of Lots Proposed: 2 Zoning Classification: R-5

### Section 2. Property Owner Information

Name: Marusstodd Properties, LLC  
Street Address: 190 Mosby Road Email: \_\_\_\_\_  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work \_\_\_\_\_ Fax \_\_\_\_\_ Mobile \_\_\_\_\_

### Section 3. Property Owner Representative Information (if applicable)

Name: Richard Blackwell, Jr.  
Street Address: 566 E. Market St. Email: dick@blackwellengineering.com  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work 540-432-9555 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

### Section 4. Surveyor Information

This person prepared the plat.

Name: Benner & Associates  
Street Address: 8 Pleasant Hill Rd. Email: \_\_\_\_\_  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work 540-434-0267 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

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### Section 5. Variances

No variances requested (continue to section 6)

Variance requested. **If variance is requested, please provide the following information:**

I (we) hereby apply for a variance from Section(s) 10-2-61<sup>(a)</sup>, 10-2-66, 10-2-41<sup>(a)</sup> and 10-2-45 of the City of Harrisonburg Subdivision Ordinance and or Section(s) \_\_\_\_\_ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):

Construction of roadway improvements be accomplished when the project is constructed and that a reduced width and right of way requirements be allowed for Edgelawn Dr.

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I (we) believe a variance should be granted based on the following “unnecessary hardship” which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance):

Edgelawn Drive is not a normal city street. The present ROW is only 20ft. wide. In reviewing the futre improvement, Public Works has requested the developer to dedicate 11.5 ft of free simple right of way and 7.5 ft of publice sidewalk easemnt along Edgelwan Drive from the centerline. This is the reason for the 10-2-41 and 10-2-45n variances being necessary. It is requested that variances 10-2-61(a), 10-2-66 and 10-2-67 be granted to allow roadway construction to coincide with construction of the project and not at the time of the subdivision of the property.

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### Section 6. Certification

The City of Harrisonburg’s preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

*I have read the ordinance requirements. I also certify that the information supplied on this application and on the attachments provided (m 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.*

Signature:   
Property Owner

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### Section 7: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirements of Subdivision Ordinance Section 10-2-23 – see checklist
- 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 Department prior to submitting the Preliminary Subdivision Plat application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).





# BLACKWELL ENGINEERING, PLC

566 E. MARKET STREET • HARRISONBURG, VIRGINIA 22801 • (540) 432-9555 FAX (540) 434-7604

SENT VIA E-MAIL

TO: Ms. Thanh Dang      Thanhd@ci.harrisonburg.va.us  
City Planner -City of Harrisonburg

FROM: Dick Blackwell      dick@blackwellengineering.com

DATE: September 10, 2018

BE: 2477

SUBJECT: Stone, Giles: Stone Suites {S Main} – Preliminary Plat

Ms. Dang,

The property located in the 1300 block of South Main rezoned in 2017 from R-1 & R-3 to R-5 contained several properties along with new and vacated lot lines the following variances are being requested for the following reasons:

- 10-2-41(a) (1) (2) (3) & 10-2-66

The subdivider is requesting not to dedicate the standard right-of-way for Edgelawn Drive; standard city streets have 50-ft of right-of-way. The existing Edgelawn Drive., although listed as a City street, only has 20-ft. of right-of-way and has existed for decades serving only five or six houses. Upon reviewing the standard requirements for a city street, city staff determined that other than a slight widening, curb and gutter, and sidewalk, it is desirable to leave the street similar to present conditions.

- 10-2-45

For the above reasons, the subdivider is requesting not to dedicate all 25-ft of right-of-way on the frontages of property on Edgelawn Drive. Although not changing the major character of the existing street, the City Public Works Department has requested that 2.5ft of right of way and 7.5ft of public sidewalk easement be provided. The 2.5ft would allow for curb and gutter with 10ft existing to the center line of the street, thus 20ft of pavement when the other side of the street is developed. The 7.5 easement would allow for a 2ft grass strip between the back of curb and a 5ft sidewalk with 0.5ft behind the sidewalk.

- 10-2-61 & 10-2-67

The subdivider is requesting not to construct improvements along Edgelawn Drive and East Weaver Avenue or submit a form of surety at the time of subdivision. The subdivider understands that the property owner/developer will be required to construct improvements at their expense along Edgelawn Drive and East Weaver Drive during site development.

Cordially,

*Rich Blackwell* <sup>Dlh</sup>

Richard L. Blackwell, Jr., P.E.

VA PE License #0402005742

Agent for owner, Giles Stone

Cc Owner: Giles Stone <ministorit@aol.com>

# SUBDIVISION AND LOT LINE VACATION OF THE MARUSSTODD PROPERTIES, LLC

CITY OF HARRISONBURG, VIRGINIA  
SEPTEMBER 5, 2018

## OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AND LOT LINE VACATION AS SHOWN ON THIS PLAT, CONTAINING 65,069 SQUARE FEET, MORE OR LESS, AND DESIGNATED AS SUBDIVISION AND LOT LINE VACATION OF THE MARUSSTODD PROPERTIES, LLC, THE DEDICATION OF THE 316 SQ. FT. PUBLIC RIGHT-OF-WAY, AND THE 10' GENERAL PUBLIC UTILITY EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER THEREOF.

THE SAID 65,069 SQUARE FEET OF LAND HEREBY SUBDIVIDED AND VACATED IS THE LAND CONVEYED TO MARUSSTODD PROPERTIES, LLC BY GILES R. STONE AND DONNA S. STONE BY DEED DATED NOVEMBER 6, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 4335, PAGE 513.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MARUSSTODD PROPERTIES, LLC

BY: \_\_\_\_\_

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF \_\_\_\_\_, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ ON BEHALF OF MARUSSTODD PROPERTIES, LLC.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
REGISTRATION NO.

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL

THIS SUBDIVISION AND LOT LINE VACATION KNOWN AS SUBDIVISION AND LOT LINE VACATION OF THE MARUSSTODD PROPERTIES, LLC IS APPROVED BY THE UNDERSIGNED PURSUANT TO SECTION 10-2-8 OF THE HARRISONBURG CITY CODE AND MAY BE ADMITTED TO RECORD.

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

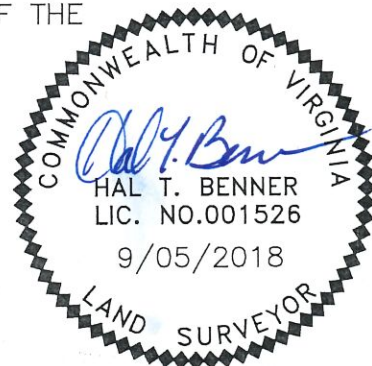
\_\_\_\_\_  
DATE

## SURVEYOR'S CERTIFICATE

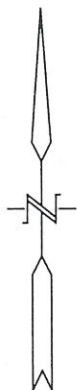
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 5th DAY OF SEPTEMBER, 2018.

**BENNER & ASSOC., INC.**  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 072717  
DRAWING: 072717.dwg  
CRD: 072717

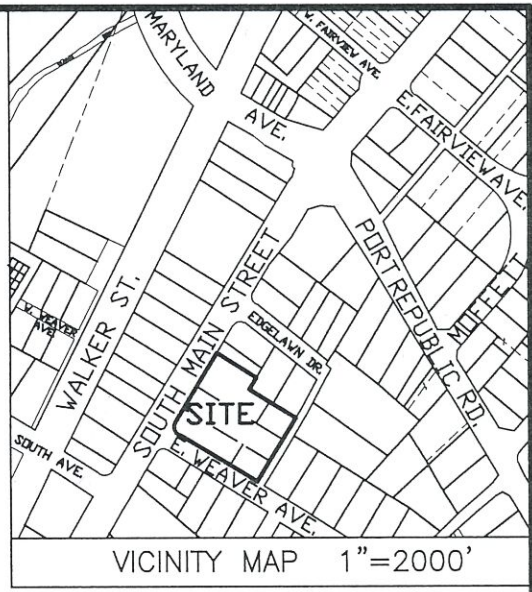




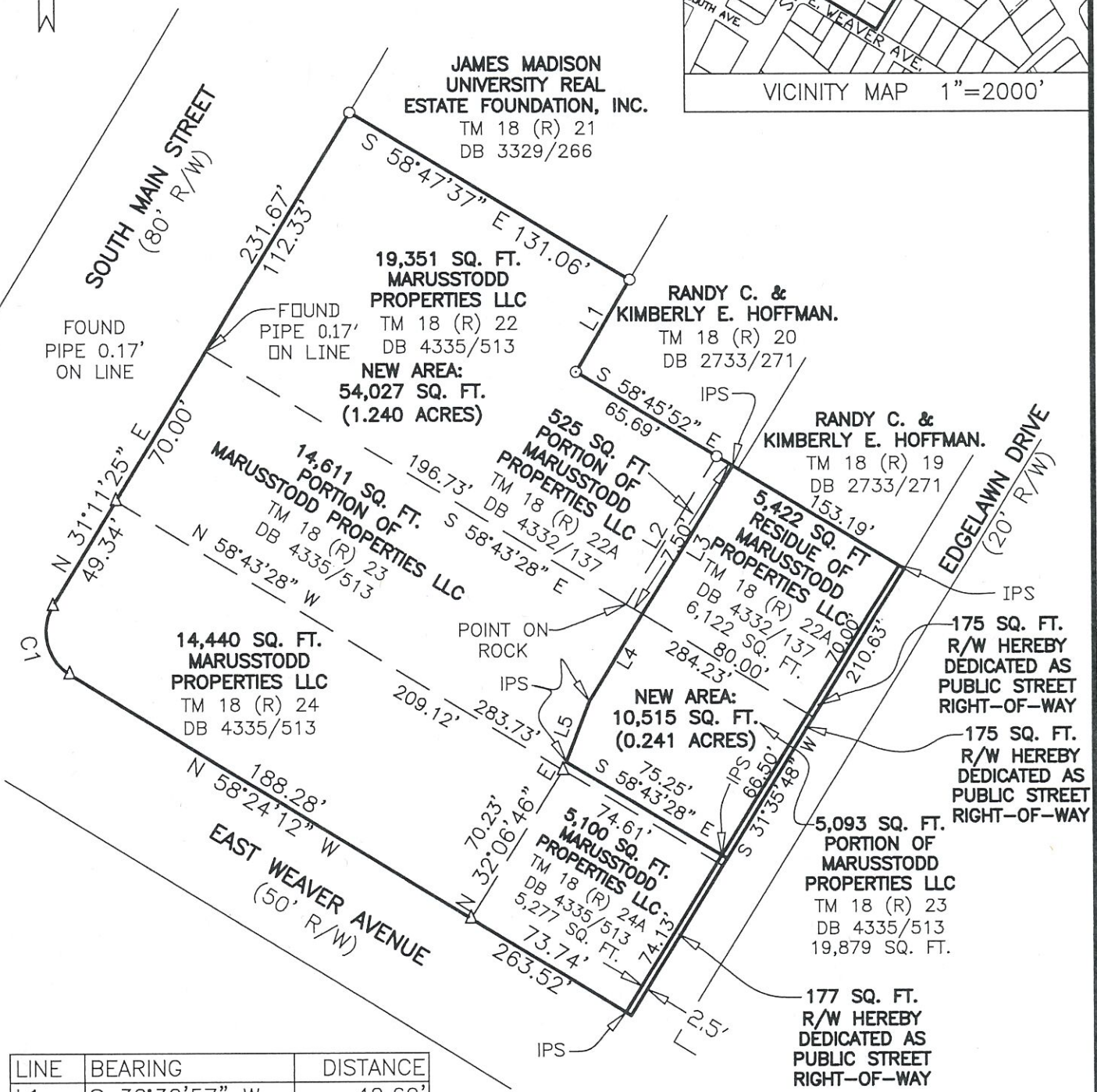


VA. GRID NORTH

SCALE: 1"=60'  
 ○ = FOUND PIN  
 ⊙ = FOUND PIPE  
 Δ = POINT  
 IPS = IRON PIN SET  
 — = PROPERTY LINE HEREBY VACATED



**JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION, INC.**  
 TM 18 (R) 21  
 DB 3329/266

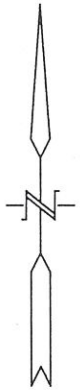


| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 30°32'57" W | 42.60'   |
| L2   | S 31°35'48" W | 69.94'   |
| L3   | S 31°35'49" W | 69.94'   |
| L4   | S 31°35'49" W | 40.73'   |
| L5   | S 21°09'03" W | 26.18'   |

| CURVE | RADIUS | ARC    | CHORD  | CHORD BRG     | DELTA ANGLE |
|-------|--------|--------|--------|---------------|-------------|
| C1    | 20.00' | 30.99' | 27.98' | N 13°36'23" W | 88°46'52"   |

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 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
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SCALE: 1"=60'

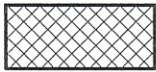
○ = FOUND PIN

⊙ = FOUND PIPE

△ = POINT

IPS = IRON PIN SET

SBL = SET BACK LINE



= 10' GENERAL PUBLIC UTILITY EASEMENT  
HEREBY DEDICATED TO PUBLIC USE

DETAIL OF  
NEW AREA:  
10,515 SQ. FT.

JAMES MADISON  
UNIVERSITY REAL  
ESTATE FOUNDATION, INC.  
TM 18 (R) 21  
DB 3329/266

RANDY C. &  
KIMBERLY E. HOFFMAN.  
TM 18 (R) 20  
DB 2733/271

RANDY C. &  
KIMBERLY E. HOFFMAN.  
TM 18 (R) 19  
DB 2733/271

NEW AREA:  
54,027 SQ. FT.  
(1.240 ACRES)  
ZONE R-5C

NEW AREA:  
10,515 SQ. FT.  
(0.241 ACRES)  
ZONE R-1

7.5' PUBLIC SIDEWALK  
EASEMENT  
HEREBY DEDICATED TO  
PUBLIC USE.

TOTAL OF 527 SQ. FT.  
R/W HEREBY DEDICATED  
AS PUBLIC STREET  
RIGHT-OF-WAY

7.5' PUBLIC SIDEWALK  
EASEMENT  
HEREBY DEDICATED TO  
PUBLIC USE.

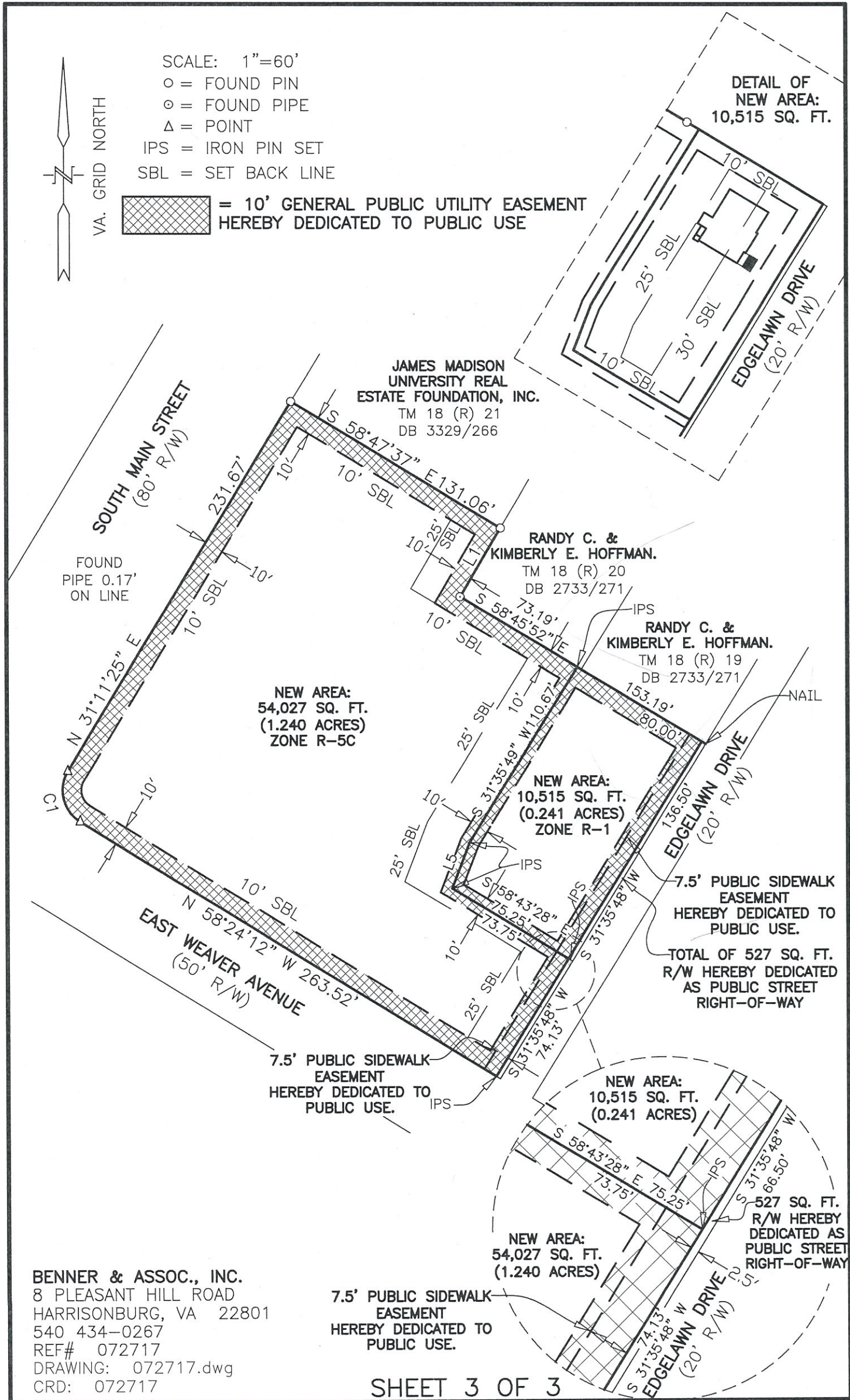
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(1.240 ACRES)

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(0.241 ACRES)

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R/W HEREBY  
DEDICATED AS  
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# City of Harrisonburg, Virginia

OFFICE OF THE PUBLIC WORKS DEPARTMENT  
320 EAST MOSBY ROAD  
HARRISONBURG, VIRGINIA 22801  
(540) 434-5928

STREET MAINTENANCE  
TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
REFUSE/ RECYCLING  
CENTRAL STORES

January 27, 2017

Dick Blackwell  
Blackwell Engineering, PLC  
Harrisonburg, VA

RE: Stone Suites TIA (Tax Map # 18-R-22, -22A, -23, -24, -24A)

Dear Mr. Roderick,

We have reviewed the revised Traffic Impact Analysis (TIA) for the proposed development of Stone Suites dated January 2017. The Public Works Department finds this TIA to be acceptable.

Thank you for your work on this TIA and promptness in providing revised submissions throughout the process.

Regards,

Ian Pike  
Transportation Systems Specialist