

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: 17.2 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

PARKING SUMMARY:
 PARKING REQUIRED:
 - ONE (1) PARKING SPACE FOR EACH TOWNHOME UNIT
 TOTAL REQUIRED: 16 SPACES
 PARKING PROVIDED: 32 SPACES



REZONING PLAN
 PLEASANT HILL TOWNHOMES
 116 Pleasant Hill Road
 Harrisonburg, VA, 22801

Revisions:

No.	Description	Date

PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

SKETCH PLAN

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

