

March 3, 2022

Department of Community Development
City of Harrisonburg
Harrisonburg, Virginia 22801



Proffer Statement

In connection with the rezoning request for the +/-2.32-acre portion of the parcel identified as tax map parcel 39-P-1, the following is proffered:

Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.

Additionally, we proffer:

- A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
- The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
- A 6' ft tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property.
- Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
- The development will contain one area, totaling 500 s.f., of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, and gazebo, and exercise area.

286 East Market Street
Harrisonburg, Virginia 22801
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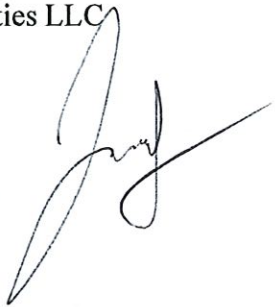
ARCHITECTURE & PLANNING RESOURCES

- The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of 10-ft. of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of 10-ft. of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than 5 feet on center and 6 feet in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.

Thank you and your staff for your consideration.

Sincerely,
Turkey Properties LLC

J.A. Rodrigues

A handwritten signature in black ink, appearing to read 'J.A. Rodrigues', written over the printed name.