

March 10, 2015

Kurt Hodgen, City Manager  
City of Harrisonburg  
345 S. Main Street  
Harrisonburg, VA 22801

Dear Kurt,

The Harrisonburg City School Board on June 3, 2014, unanimously voted to build an elementary school on the 10.8 acres of land located at 776 Garbers Church Road in Harrisonburg. We look forward to working with the City and to having a new school opened by Fall 2017.

If any other information is needed, please don't hesitate to let me know.

Sincerely,



Scott R. Kizner, Ph.D.  
Superintendent of Schools

SRK/II

# GARBERS CHURCH ROAD SITE: NEW ELEMENTARY SCHOOL

## EXISTING SITE CONDITIONS

The site is a 10.8 acre, rectangular tract of land lying lengthwise along Garbers Church Road. The site is currently undeveloped – having only a single driveway, a couple of large garden plots, and a handful of trees; the majority of the site is simply a grassy lawn. The City’s Heritage Oaks Golf Course neighbors the property to the north and east – with a portion of the paved driveway to the driving range actually cutting across the NE corner of the parcel. Across Garbers Church Road, to the west, are the athletic facilities of Harrisonburg High School. The site lays like a rolling ridge-top, draining to the west out to Garbers Church Rd or to the east out to the driving range; in both cases, the runoff eventually then moves southward after leaving the site.

## SITE LAYOUT

The goal of this project is to develop an elementary school to serve 750 students. The proposed site concept plan is only in its beginning stages of development – with no conceptual plan yet in place. The following are elements that are known at this time. The plan will arrange its key elements along the north-south face of the property fronted by Garbers Church Road. The school building will be fairly central to the site, with a multi-purpose athletic field(s) and parking to the north and/or south. The bus loop will mostly likely be stretched along the front of the school parallel to Garber Church Rd. Along the rear of the building and site – away from the busyness of the road frontage – is the most likely home for the outdoor program elements, including lawn space, paved play, recreational playground facilities, outdoor learning areas, and a interconnecting walkways.

## RECREATION

The proposed site concept plan once developed will likely provide a rectangular multi-use play field that may even serve dual purpose for diamond-sports. The focus of the concept plan will be the recreational needs of elementary school children during the typical school days – for physical education and for recess needs – rather than the more structured recreational needs of the City’s recreation department. Additionally, the plan will likely provide for hard-surface play areas suitable to basketball, four-square, etc. Numerous other outdoor spaces that are less structured and less purpose-built are desired for the site plan to supplement outdoor recreation and education.

## TRANSPORTATION

Garbers Church Road is classified by VDOT as an Urban Collector Road; and it is this road that provides the only public-road frontage for the site. There is also the driveway into the Heritage Oaks Golf Course immediately to the north of the site; this could possibly provide some additional / alternative access into the site. The concept plan will likely seek two access points along Garbers Church Road – a primary vehicular entrance for both cars and buses and a secondary access point to serves as the bus exit and the entrance/exit for service vehicles. This type of arrangement is an attempt to separate – the greatest extent possible – the various types of traffic (cars, buses, service trucks) while having to still comply with VDOT’s Access Management Regulations that dictate the spacing of entrances along a roadway based upon the roadway classification.

## UTILITIES

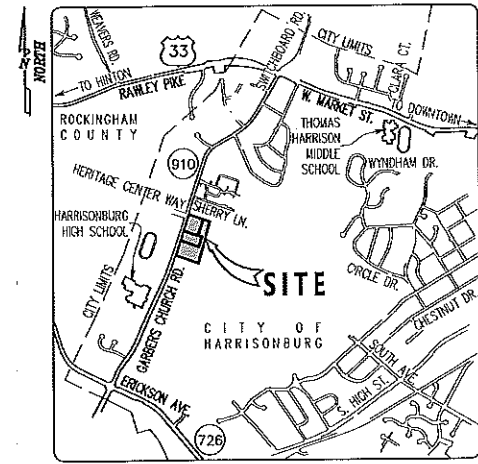
All of the necessary utilities for serving the new elementary school are readily available along Garbers Church Road. There is a 16" water line with ample pressure and flow. There is an 8" sanitary sewer line running southward along the western side of the road and having a couple of cross-street lines extended over to serve the school site. Additionally, there are power and communication utilities running overhead along the road as well. Finally there is already storm drainage infrastructure along Garbers Church Road as well – draining across (under) the road to the western side where it flows southward with ditches and storm drain piping.

## STORMWATER MANAGEMENT

The site plan, when developed, will need to address where and in what manner the stormwater management will be provided. Ultimately, however, it must address the regulations pertaining to (1) quantity, (2) quality, and (3) where we discharge the drainage. There is already storm drainage infrastructure (ditches and pipes) along Garbers Church Road heading to the south; this may utilized for discharge of the drainage after the onsite stormwater management goals have been achieved. Additionally, since the City owns the golf course property on the eastern side of the parcel, there may exist opportunities for coordinating storm drainage solutions into the golf course property. None of these options have yet to be explored, but they do provide a level of confidence that the site development can address the drainage and SWM needs of the project.

# TOPOGRAPHIC SURVEY OF TAX PARCELS 117-D-1, 117-D-2 & 117-D-6

## SITUATED ALONG GARBERS CHURCH ROAD, ROUTE 910 CITY OF HARRISONBURG, VIRGINIA



VICINITY MAP:  
SCALE: 1"=±2000'

### NOTES:

- THIS SURVEY WAS PREPARED FOR: YMO ARCHITECTS
- CURRENT OWNERS & LEGAL REFERENCES:  
CITY OF HARRISONBURG  
D.B. 2078 PG. 738; PLAT IN D.B. 1588 PG. 190; TAX PARCEL NO. 117-D-1  
INST. NO. 2007-0010672; TAX PARCEL NO. 117-D-2  
CITY OF HARRISONBURG, VIRGINIA  
D.B. 2078 PG. 755 W/PLAT AT PG. 753; TAX PARCEL NO. 117-D-6
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THE TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC. AND INCORPORATED WITH AERIAL MAPPING PROVIDED BY VIRGINIA RESOURCE MAPPING (VRM), PURCELLVILLE, VA, VRM JOB NO. Y14-0084, WHICH WAS BASED ON IMAGERY OBTAINED ON OCTOBER 9, 2014.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1084, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION AND FROM PHOTOGRAMMETRIC MAPPING PREPARED UNDER DIRECT AND RESPONSIBLE CHARGE OF JOSEPH M. KOVACH, VIRGINIA SURVEYOR PHOTOGRAMMETRIST LIC. NO. 56. THE IMAGERY AND ORIGINAL FIELD DATA WAS OBTAINED DURING OCTOBER, 2014. THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.
- CONTOUR INTERVAL=1 FT.
- PROPERTY LINES, AS SHOWN HEREON, ARE BASED ON RECORD INFORMATION AND ARE FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO'S. 51165003830 & 51165003840, EFFECTIVE DATE OF FEBRUARY 6, 2008. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- SUBJECT PROPERTY IS SERVED BY PUBLIC WATER, SEWER AND PUBLIC STREETS/ROADS.
- NOTES REGARDING UTILITIES:

GAY AND NEEL, INC. AND THE LAND SURVEYOR WHOSE NAME AND SEAL IS AFFIXED HERETO, ASSUMES NO LIABILITY FOR THE LOCATION, INCLUSION, OMISSION, EXISTENCE, OPERATIONS OF, INTERRUPTIONS OF OPERATIONS OR REPAIRS TO ANY UTILITY STRUCTURE OR FACILITY, ABOVE, OR BELOW GROUND, EITHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. GAY AND NEEL, INC. CONTACTED MISS UTILITY'S "POSITIVE RESPONSE SYSTEM" ON 10/08/14, WAS ISSUED TICKET NO. OF B428101278-008, AND WAS GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:

TICKET #B428101278-008  
COMCAST - NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA  
HARRISONBURG ELECTRIC - NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA  
HARRISONBURG CITY WATER & SEWER - INSTALLATION RECORDS, MAPS OR OTHER DOCUMENTS HAVE BEEN PROVIDED  
HARRISONBURG CITY UTILITIES - NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA  
VERIZON - MARKED

LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. VISIBLE UTILITY STRUCTURES WERE LOCATED IN ACCORDANCE WITH C/ASCE 38-02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL 'C', WHICH IS DEFINED IN C/ASCE 38-02 AS FOLLOWS:

UTILITY QUALITY LEVEL 'C': INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

ADDITIONAL UNDERGROUND UTILITY FEATURES DEPICTED HEREON MAY BE BASED ON SURFACE EVIDENCE AND/OR C/ASCE STD. 38-02 QUALITY LEVEL 'D', DEFINED THEREIN AS FOLLOWS:

UTILITY QUALITY LEVEL 'D': INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

SURFACE MARKINGS PROVIDED BY MISS UTILITY RESPONDERS MAY NOT CORRELATE TO C/ASCE STD. 38-02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON.

48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "MISS UTILITY" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA.

INVERT ELEVATIONS, AS SHOWN HEREON, ARE LISTED IN A CLOCKWISE DIRECTION FROM THE OUTLET PIPE.

### ABBREVIATIONS:

- AVE.=AVENUE
- BLDG.=BUILDING
- C&G=CURB AND GUTTER
- CI=CONSTRUCTION INSTITUTE
- CONC.=CONCRETE
- CO=SEWER CLEAN OUT
- CT=CURB
- D.B.=DEED BOOK
- DR.=DRIVE
- DWLG.=DWELLING
- ELEV.=ELEVATION
- END=END OF INFORMATION
- EP=EDGE OF PAVEMENT
- F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.E.S.=FLARED END SECTION
- FH=FIRE HYDRANT
- F.I.R.M.=FLOOD INSURANCE RATE MAP
- F/L=FLOWLINE
- FT.=FOOT/FEET
- G&N=GAY AND NEEL, INC.
- INC.=INCORPORATED
- INST.=INSTRUMENT
- INVERT=INVERT IN
- INVERT OUT
- LANE=LANE
- LIC.=LICENSE
- L.L.C.=LIMITED LIABILITY COMPANY/CORPORATION
- LP=LIGHT POLE / LAMP POST
- L.S.=LAND SURVEYOR
- L.S.A.=LANDSCAPED AREA
- MH=MANHOLE
- M.=MILES(S)
- M.P.H.=MILES PER HOUR
- NAD=NORTH AMERICAN DATUM
- NAVD=NORTH AMERICAN VERTICAL DATUM
- NO./#=NUMBER
- N/F=NOW OR FORMERLY
- OHU=OVERHEAD UTILITY LINE
- PER.=PEDESTAL
- PG./PGS.=PAGE/PAGES
- PVC=POLYVINYLCHLORIDE PIPE
- QL=QUALITY LEVEL
- RCP=REINFORCED CONCRETE PIPE
- RD.=ROAD
- R/W=RIGHT-OF-WAY
- S.=SOUTH
- ST.=STREET
- STY.=STORY
- UTL.=UTILITY POLE
- UTI.=UTILITY
- W.=WITH
- WM=WATER METER
- WV=WATER VALVE
- +.=PLUS OR MINUS

### LEGEND:

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- SOIL ROAD
- EXISTING CURB & GUTTER
- EXISTING EDGE OF PAVEMENT
- OHU — OVERHEAD UTILITY LINE
- 15" S — EXISTING SANITARY SEWER
- 18" CMP — EXISTING STORM SEWER
- EXISTING FENCE LINE
- EXISTING BUILDING
- CONCRETE AREA
- UNDERGROUND COMMUNICATION LINE
- W — EXISTING WATER LINE
- 2100 — MAJOR CONTOUR LINE
- 2102 — MINOR CONTOUR LINE
- DEPRESSED CONTOUR
- PAINTED/PARKING STRIPE
- + — EXISTING SIGN
- o — PROPERTY CORNER
- o LP — LIGHT POLE
- o — UTILITY POLE
- o WV — WATER VALVE
- o FH — FIRE HYDRANT
- o — MANHOLE
- o — GUY WIRE
- o CO — SEWER CLEAN OUT
- o WM — WATER METER
- o — UTILITY PEDESTAL
- o — BENCH MARK
- o 2156.34 x — SPOT ELEVATION
- o — POLE/POST
- o — SIGN
- o — TREE

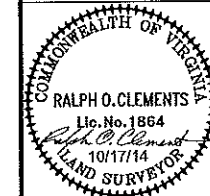
**GAY AND NEEL, INC.**  
ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING

1260 Radford Street  
Christiansburg, Virginia 24073

Phone: (540) 381-6011  
Fax: (540) 381-2773

Email: info@gayandneel.com  
Web: www.gayandneel.com

TOPOGRAPHIC SURVEY OF  
TAX PARCELS 117-D-1,  
117-D-2 & 117-D-6  
SITUATED ALONG GARBERS CHURCH ROAD, ROUTE 910  
CITY OF HARRISONBURG, VIRGINIA



REVISIONS:	
PROJECT TEAM:	
PM	ROC
TECH	MTM
CREW	DWS, SCL
GENJOB NO.:	ISSUE DATE:
2563.00	10/17/14
SHEET NUMBER	
1 OF 2	

GRID NORTH  
 VIRGINIA STATE PLANE COORDINATE SYSTEM  
 (NORTH ZONE AND 85 (NA2011) EPOCH 2010.00)

HERITAGE OAKS GOLF COURSE

TAX PARCEL 117-F-4  
 CITY OF HARRISONBURG  
 D.B. 1605 PG. 181

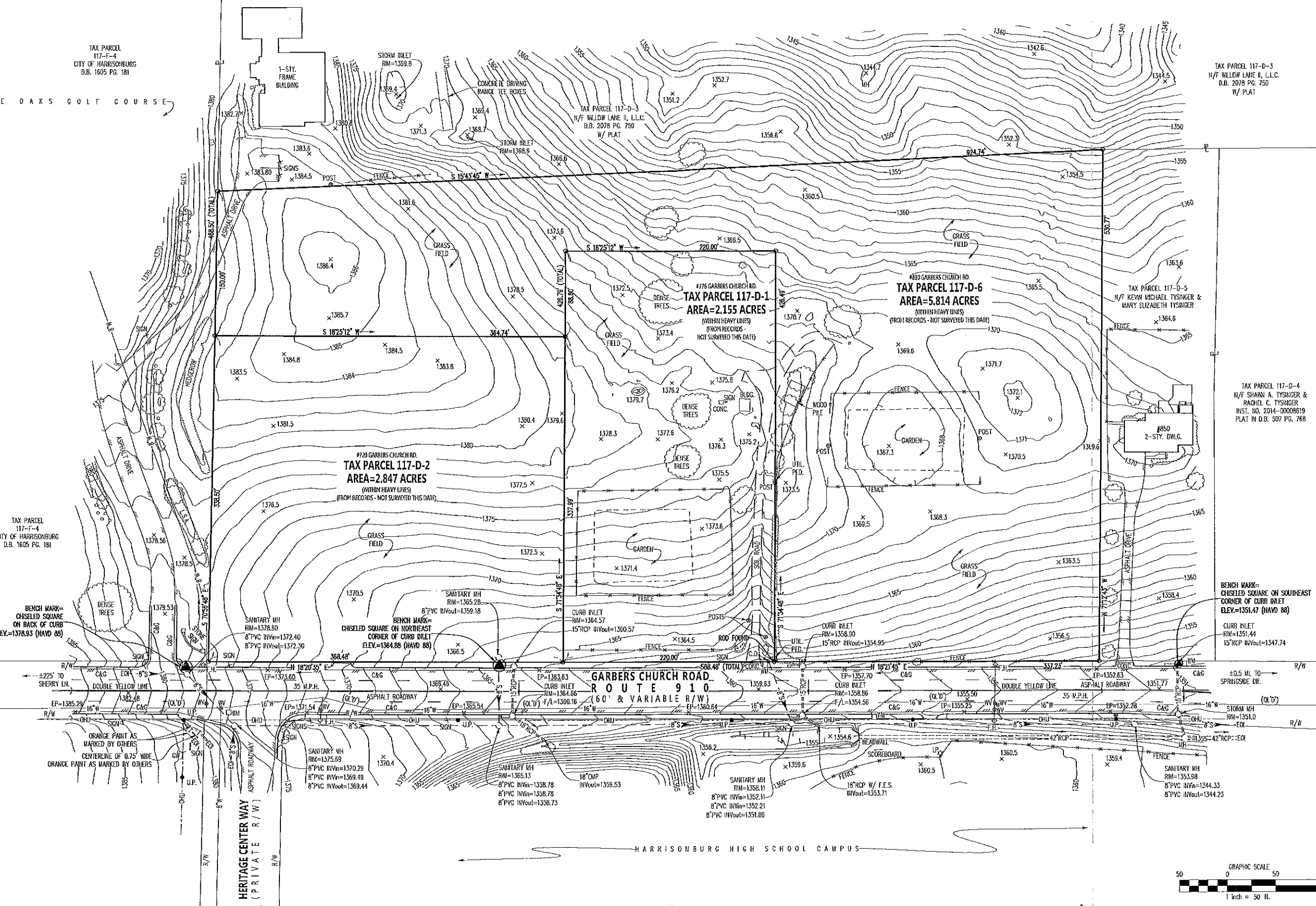
TAX PARCEL 117-D-3  
 N/F WILLOW LAKE II, L.L.C.  
 D.B. 2078 PG. 750  
 W/ PLAT

HERITAGE OAKS GOLF COURSE

TAX PARCEL 117-F-4  
 CITY OF HARRISONBURG  
 D.B. 1605 PG. 181

BENCH MARK=  
 CHISELED SQUARE  
 ON BACK OF CURB  
 ELEV.=1378.93 (HAYD 88)

BENCH MARK=  
 CHISELED SQUARE ON SOUTHEAST  
 CORNER OF CURB INLET  
 ELEV.=1351.47 (HAYD 88)



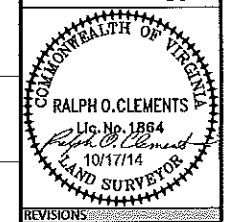
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 117-D-2 & 117-D-6  
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REVISIONS	

PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	DWS, SCL
GN JOB NO.	ISSUE DATE
2563.00	10/17/14
SHEET NUMBER	2 OF 2