



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Preliminary Subdivision
Plat Application

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION

Title of Subdivision: Greendale Green Subdivision

1255 Greendale Road

Property Address(es)

9.19

Total Acreage

13
14 (in Phase 1)

Number of Lots Proposed

97-A-10 & 97-B-7

Tax Map Parcel(s)/ID(s)

R-1

Zoning Classifications

PROPERTY OWNER INFORMATION

McBride, Henry T Jr. and Lola H.

Property Owner Name

1583 Ridgedale Road

Street Address

Harrisonburg

City

VA

State

22801

Zip

571-228-5105

Telephone

tal@mcbrideenergy.com

E-Mail

OWNER'S REPRESENTATIVE INFORMATION (if applicable)

Blackwell Engineering, PLC

Owner's Representative

566 East Market Street

Street Address

Harrisonburg

City

VA

State

22801

Zip

540-432-9555

Telephone

ed@blackwellengineering.com

E-Mail

SURVEYOR INFORMATION

Blackwell Engineering, PLC

Name

566 East Market Street

Street Address

Harrisonburg

City

VA

State

22801

Zip

540-432-9555

Telephone

ed@blackwellengineering.com

E-Mail

VARIANCES

- No variances requested. (Continue to next section.)
- Variance requested. **If a variance is requested, please provide the following information:**

I (we) hereby apply for a variance from:

- The Harrisonburg Subdivision Ordinance section(s): _____
- The Harrisonburg Design and Construction Standards Manual section(s): _____

which requires:

The attached letter shall describe why the applicant believes 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.)

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 certify that the information supplied on this application and on the attachments provided (plats 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.

Henry J. McBrady, Jr. by Henry J. McBrady III (PA) 5/3/21

PROPERTY OWNER

DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement 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 prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

5/7/21
Date Form Received
Form Received By

Total Fees Due: \$ 395 paid ✓
Application Fee:
w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 plus \$20.00 per lot



BLACKWELL ENGINEERING, PLC

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

May 5, 2021

BE# 2886

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

Subject: Proposed Use & Reasons for Seeking Preliminary Subdivision Plat Approval
(Greendale Green Subdivision)

To Whom it May Concern,

The reason for this project is the construction of a residential subdivision and the improvement of Greendale Road. The site is located on Greendale Road, east of Ramblewood Drive and west of the Harrisonburg City limits. There will be approximately 11 single family lots. The lot that is being subdivided has a footprint that is in both the City of Harrisonburg and Rockingham County. At this time, all of the proposed development and subdivision will be entirely within the City of Harrisonburg.

There are currently existing City water and City sewer utilities in the Greendale Road corridor, west of the proposed lots. The existing water and sewer would be extended to serve the proposed project site.

Please call me if you have any questions or need more information to perform your review.

Cordially,

Jeff Oswald, P.E.
Civil Engineer



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information			
Consultant Name:	Blackwell Engineering, PLC		
Telephone:	540-432-9555		
E-mail:	joswald@blackwellengineering.com		
Owner Name:	McBride, Henry T. Jr. and Lola H.		
Telephone:	571-228-5105		
E-mail:	tal@mcbrideenergy.com		
Project Information			
Project Name:	Greendale Green Subdivision		
Project Address:	1255 Greendale Road		
TM #:	97-A-10 & 97-B-7		
Existing Land Use(s):	Vacant		
Proposed Land Use(s): (if applicable)	Single Family Dwellings		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input checked="" type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	11 Lot Subdivision along Greendale Road		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	8		
PM Peak Hour Trips:	11		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jakeb van Feldt

Date: 5/4/21

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Single-family detached housing	210	Dwelling Units	11	8	11
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					8	11
8	Existing #1	Vacant				0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					8	11

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.