



PROPERTY INFORMATION		
Title of Subdivision: <u>Cobbler's Valley Townhomes</u>		
585 Pear Street, Harrisonburg VA		008-E-2A
Property Address(es)		Tax Map Parcel(s)/ID(s)
2.18 Acres	22 LOTS	R-8
Total Acreage	Number of Lots Proposed	Zoning Classifications
PROPERTY OWNER INFORMATION		
Cobblers Valley Development Inc.		540.908.0428
Property Owner Name		Telephone
2389 Grace Chapel Rd.		dennis@skylineroofingonline.com
Street Address		E-Mail
Rockingham	VA	22801
City	State	Zip
OWNER'S REPRESENTATIVE INFORMATION (if applicable)		
Valley Engineering, PC		540.434.6365
Owner's Representative		Telephone
4901 Crowe Dr.		csnyder@valleyesp.com
Street Address		E-Mail
Mount Crawford	VA	22841
City	State	Zip
SURVEYOR INFORMATION		
Valley Engineering, PC		540.434.6365
Name		Telephone
4901 Crowe Dr.		jsimmons@valleyesp.com
Street Address		E-Mail
Mount Crawford	VA	22841
City	State	Zip

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): 10-2-42(C) & 10-2-43

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.



05/02/2024

PROPERTY OWNER

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

_____ Date Form Received

_____ Form Received By

Total Fees Due: \$ 640
Application Fee:
w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 plus \$20.00 per lot

**CHECKLIST FOR PLAT OF PROPERTIES MEETING SEC. 10-2-23
PRELIMINARY PLAT – REQUIREMENTS AND CONTENTS**

The preliminary plat, marked as such, shall be presented to the planning commission to scale and meeting the Rockingham County Clerk of Court's Land Recordation Standards (<https://www.rockinghamcountyva.gov/331/Land-Records-Division>) with any supporting data, showing the following:

- ✓ Proposed subdivision name, location, acreage and land use.
- ✓ Date, north point and graphic scale.
- ✓ Names and addresses of the owners of the property, including the existing mortgagee, the subdivider and the designer of the layout.
- ✓ Location and names of adjoining subdivisions or names of the owners of adjoining lands.
- ✓ Topography: contours at two-foot intervals unless grade is fifteen (15) percent or more, in which case contours shall be at five-foot intervals.
- ✓ Existing and proposed streets, easements and other rights-of-way within and adjoining the subdivision including right-of-way and roadway widths, approximate grades and proposed street names.
- ✓ Location of existing and proposed utilities adjacent to the tract to be subdivided, including size and elevation.
- ✓ Location of building setback lines and zoning district lines.
- ✓ Lot lines, lot and block numbers and approximate dimensions. If proposed subdivision is a residential planned unit development structures and approximate dimensions shall be shown.
- ✓ Proposed method of water supply, drainage provisions, sanitary sewer layout or other accepted sanitary plan and methods of flood control where applicable. Connections with existing facilities, sizes of proposed facilities and any accessory structure shall also be shown.
- ✓ Draft of homeowners' association agreements or protective covenants, if any, whereby the subdivider proposed to regulate land use in the subdivision and otherwise protect the proposed development.
- ✓ The location of existing watercourses and other geographic features.
- ✓ Preliminary location of stormwater management best management practice (BMP) boundary areas.
- ✓ A vicinity sketch or key map at a scale of two hundred (200) feet to the inch shall be shown on or accompany the preliminary plat. This map shall relate the subdivision to existing landmarks and show how streets, alleys and other significant proposals connect or relate to existing facilities in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire area.
- ✓ The fee for filing a preliminary plat without a variance shall be one hundred seventy-five dollars (\$175.00) plus twenty dollars (\$20.00) per lot, or if filing a preliminary plat with a variance the fee shall be two hundred dollars (\$200.00) plus twenty dollars (\$20.00) per lot, made payable to the city. The fee shall be paid upon the filing of the plat with the city.

In addition, if the preliminary plat requires a traffic impact analysis (TIA) review by the Virginia Department of Transportation (VDOT), then all additional fees for that review shall be made payable to the Virginia Department of Transportation. If the preliminary plat requires a TIA review, only by the city, then one thousand dollars (\$1,000.00) shall be made payable to the city. The preliminary plat application shall not be considered accepted until the TIA has been reviewed.



April 30, 2024

Thanh Dang, Assistant Director
City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

Subject: Variance Request - Preliminary Plat

Dear Ms. Dang,

This letter accompanies the submitted preliminary plat & application for parcel 8-E-2A located at 585 Pear Street. Our client is seeking preliminary plat approval for the project at hand. The subject parcel was previously rezoned to R8-C and approved for special use by permit. By agent of our client, we request variance from the following:

Subdivision Ordinance Section 10-2-42(C) – Blocks and lots.

Defined as: *“Frontage. All lots shall front on a public street and no lot shall embrace any portion of a street or alley.”*

Subdivision Ordinance Section 10-2-43 – Easements.

Defined as: *“A ten-foot-wide utility easement shall be provided along front lot lines or any lot line adjacent to a public right-of-way. In addition, easements at least ten (10) feet wide, centered on the side or rear lot lines, shall be provided for utilities and drainage. Easements may also be required in, along or adjacent to natural watercourses as drains for sanitary sewers and water diversion purposes.”*

We believe that variance for the above should be granted based on the following:

10-2-42(C): The requirement of lots to front public streets would comprise the previously approved density due to the necessary requirements associated with public street design. Furthermore, the proposed private street section is consistent with that of the adjacent Rockingham County development(s) providing for a comparable, interconnected layout.

10-2-43: A public general utility easement is proposed primarily along outer lying lots lines & road frontage rather than the required 10' interior perimeter around individual lots per 10-2-43 as it would encumber easements associated with water and sewer service laterals.

Regards,
Valley Engineering, PC

A handwritten signature in blue ink, appearing to read "Kaleb R. Orndorff".

Kaleb R. Orndorff
Engineer II



CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

November 29, 2023

Carl Snyder, Jr., PE
Valley Engineering.
4901 Crowe Dr
Mount Crawford, VA 22841

RE: Cobbler Valley Traffic Impact Analysis – Rezoning of TM# 8-E-2A

Mr. Snyder,

The land use and number of units described in the rezoning application, when combined with the number of units proffered for the portion of the development located in Rockingham County are consistent with the number of trips analyzed in the Traffic Impact Analysis (TIA) accepted by the Department of Public Works in February of 2018 and updated in August of 2022. Therefore, Public Works does not require a TIA Determination Form to be completed for the current rezoning application.

Regards,

Timothy Mason
Public Works - Transportation Systems Specialist

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
L2	N66° 20' 55"E	98.94'	C1	17° 27' 09"	20.00'	6.09'	6.07'	N14° 55' 12"W
L3	S77° 24' 18"E	21.17'	C2	0° 59' 01"	460.00'	7.90'	7.90'	N23° 09' 35"W
L4	S25° 17' 12"E	22.73'	C3	2° 29' 36"	460.00'	20.02'	20.02'	S21° 25' 17"E
L5	S66° 20' 55"W	117.65'	C4	2° 29' 59"	460.00'	20.07'	20.07'	S18° 55' 29"E
L6	N25° 17' 12"W	20.02'	C5	2° 20' 10"	460.00'	18.76'	18.75'	S16° 30' 24"E
L7	S66° 21' 20"W	119.00'	C6	50° 47' 59"	15.00'	13.30'	12.87'	S40° 44' 19"E
L8	N25° 17' 12"W	19.99'	C7	26° 41' 22"	15.00'	6.99'	6.92'	N79° 28' 59"W
L9	S66° 20' 55"W	121.23'	C8	64° 01' 18"	40.01'	44.71'	42.42'	N60° 48' 43"W
L10	N25° 17' 12"W	37.27'	C9	64° 01' 18"	40.01'	44.71'	42.42'	N60° 48' 43"W
L11	N69° 21' 12"E	121.01'	C10	7° 55' 47"	41.06'	5.68'	5.68'	S24° 40' 39"E
L12	S25° 15' 18"E	36.12'	C11	21° 51' 50"	40.00'	15.26'	15.17'	S09° 42' 53"E
L13	S69° 21' 12"W	90.62'	C13	4° 41' 59"	440.01'	36.09'	36.08'	N10° 58' 02"W
L14	N24° 27' 53"W	20.04'	C14	2° 36' 16"	440.02'	20.00'	20.00'	N07° 18' 54"W
L15	S69° 21' 12"W	91.56'	C15	2° 36' 26"	440.00'	20.02'	20.02'	S04° 42' 33"E
L16	S20° 38' 48"E	14.34'	C16	2° 36' 55"	440.00'	20.08'	20.08'	S02° 05' 53"E
L17	N23° 29' 16"W	20.02'	C17	6° 19' 31"	330.44'	36.48'	36.46'	S02° 43' 24"E
L18	S69° 21' 12"W	92.55'	C18	5° 04' 16"	310.29'	27.46'	27.45'	S08° 31' 53"E
L19	S20° 38' 48"E	20.00'	C19	3° 42' 29"	310.00'	20.06'	20.06'	S12° 55' 19"E
L20	N22° 30' 42"W	20.01'	C20	3° 41' 54"	309.93'	20.00'	20.00'	S16° 37' 29"E
L21	S69° 21' 12"W	93.20'	C21	4° 13' 34"	310.43'	22.90'	22.89'	S20° 35' 22"E
L22	S20° 38' 48"E	20.00'						
L23	N21° 32' 10"W	20.00'						
L24	S69° 21' 12"W	93.51'						
L25	S20° 38' 48"E	20.00'						
L26	N20° 33' 39"W	20.00'						
L27	S69° 21' 12"W	93.48'						
L28	S20° 38' 48"E	20.00'						
L29	N19° 35' 07"W	20.00'						
L31	S69° 21' 12"W	95.99'						
L31	S20° 38' 48"E	5.10'						
L34	N69° 21' 12"E	63.80'						
L37	S82° 43' 33"W	122.97'						
L38	S07° 15' 14"E	36.00'						
L39	S82° 43' 51"W	125.31'						
L40	S07° 18' 37"E	20.00'						
L41	N82° 43' 45"E	125.31'						
L42	N07° 16' 26"W	20.00'						
L43	N82° 43' 45"E	124.41'						
L44	N07° 16' 24"W	20.00'						
L45	N82° 43' 45"E	122.60'						
L46	N07° 16' 22"W	24.54'						
L47	N25° 30' 24"W	24.86'						
L48	N72° 41' 16"E	72.89'						
L49	N25° 30' 24"W	35.38'						
L50	N72° 41' 16"E	103.04'						
L51	N25° 30' 24"W	20.21'						
L52	N72° 41' 16"E	98.62'						
L53	N25° 30' 25"W	20.21'						
L54	N72° 41' 16"E	95.50'						
L55	N25° 30' 24"W	44.43'						
L56	S59° 32' 55"W	92.91'						
L57	N84° 00' 28"E	40.16'						

R-8 LOT REQUIREMENTS (SEC. 10-3-59.5.)

UNIT TYPE:	TOWNHOUSES
MINIMUM LOT AREA:	1,800 SF PER UNIT
MINIMUM LOT WIDTH:	18'
MINIMUM LOT DEPTH:	60'
FRONT YARD DEPTH:	10'
SIDE YARD DEPTH:	10' (15' WHEN MORE THAN 4 UNITS GROUPED)
REAR YARD DEPTH:	20'
MAXIMUM HEIGHT / STORIES ALLOWED:	40' / 3

AREA TABULATION:

TH LOTS =	1.35 ACRES (LOTS 1-21)
COMMON AREA =	0.83 ACRES (LOT 22)



LOT#	SQ.FT.	ACRE
1	4018	0.09
2	2365	0.05
3	2399	0.06
4	4181	0.10
5	3589	0.08
6	1818	0.04
7	1841	0.04
8	1857	0.04
9	1867	0.04
10	1869	0.04
11	1880	0.04
12	3598	0.08
13	4478	0.10
14	2507	0.06
15	2498	0.06
16	2471	0.06
17	4765	0.11
18	3625	0.08
19	2014	0.05
20	1939	0.04
21	3144	0.07
22	36155	0.83

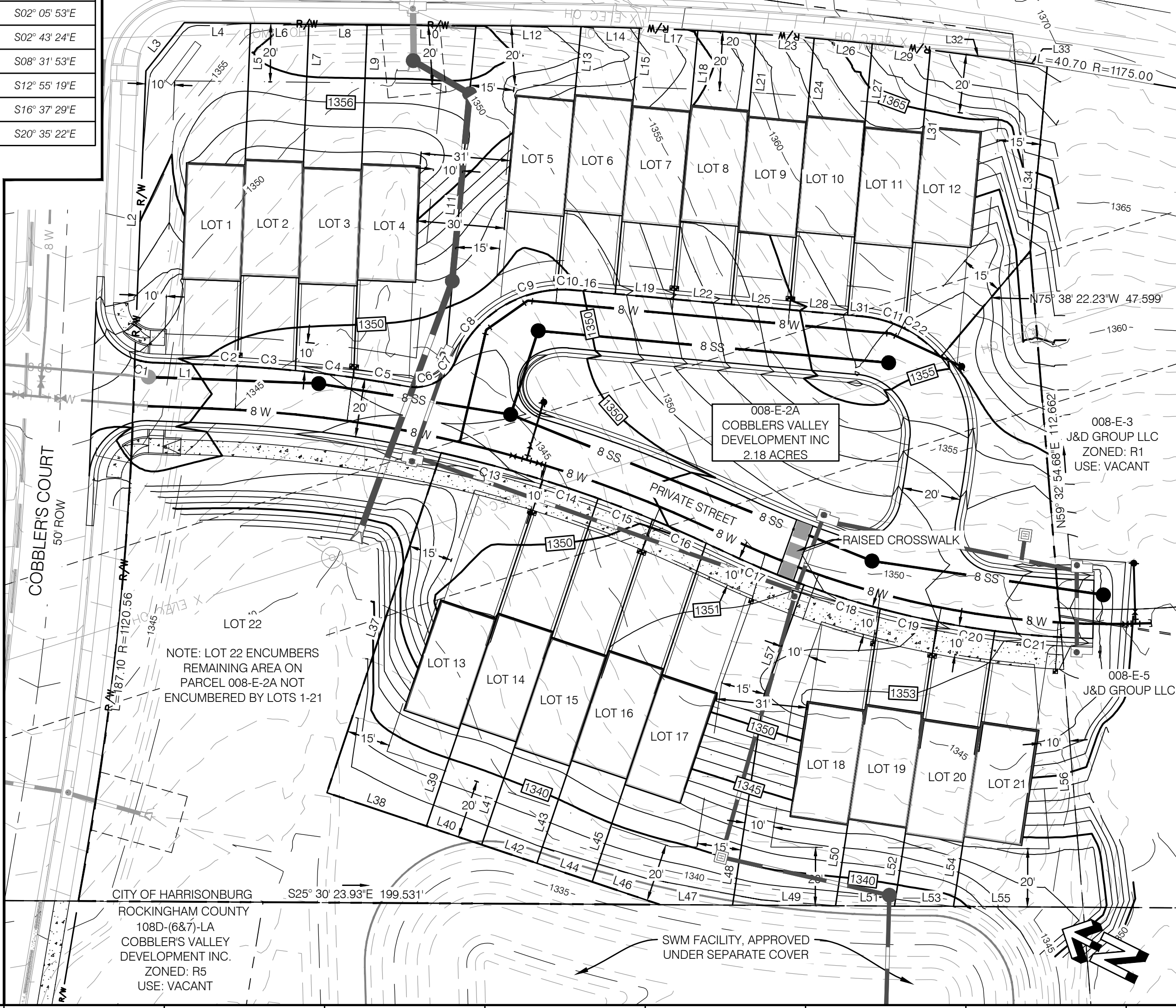
VARIANCE REQUEST:
SUBDIVISION ORDINANCE

10-2-42(C) STREETS NOT FRONTING ON A PUBLIC STREET.

10-2-43
DEVIATE FROM PUBLIC GENERAL UTILITY REQUIREMENTS

DESIGNER:
VALLEY ENGINEERING, PC
CONTACT: CARL SNYDER JR., P.E.
4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841

PROPERTY OWNER:
COBBLERS VALLEY DEVELOPMENT, INC.
CONTACT: DENNIS WENGER
2389 GRACE CHAPEL ROAD
ROCKINGHAM, VA 22801



CITY OF HARRISONBURG
ROCKINGHAM COUNTY
108D-(6&7)-LA
COBBLERS VALLEY DEVELOPMENT INC.
ZONED: R5
USE: VACANT

SWM FACILITY, APPROVED UNDER SEPARATE COVER

COBBLERS VALLEY TOWNHOMES

585 PEAR STREET
HARRISONBURG, VIRGINIA



4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyesp.com

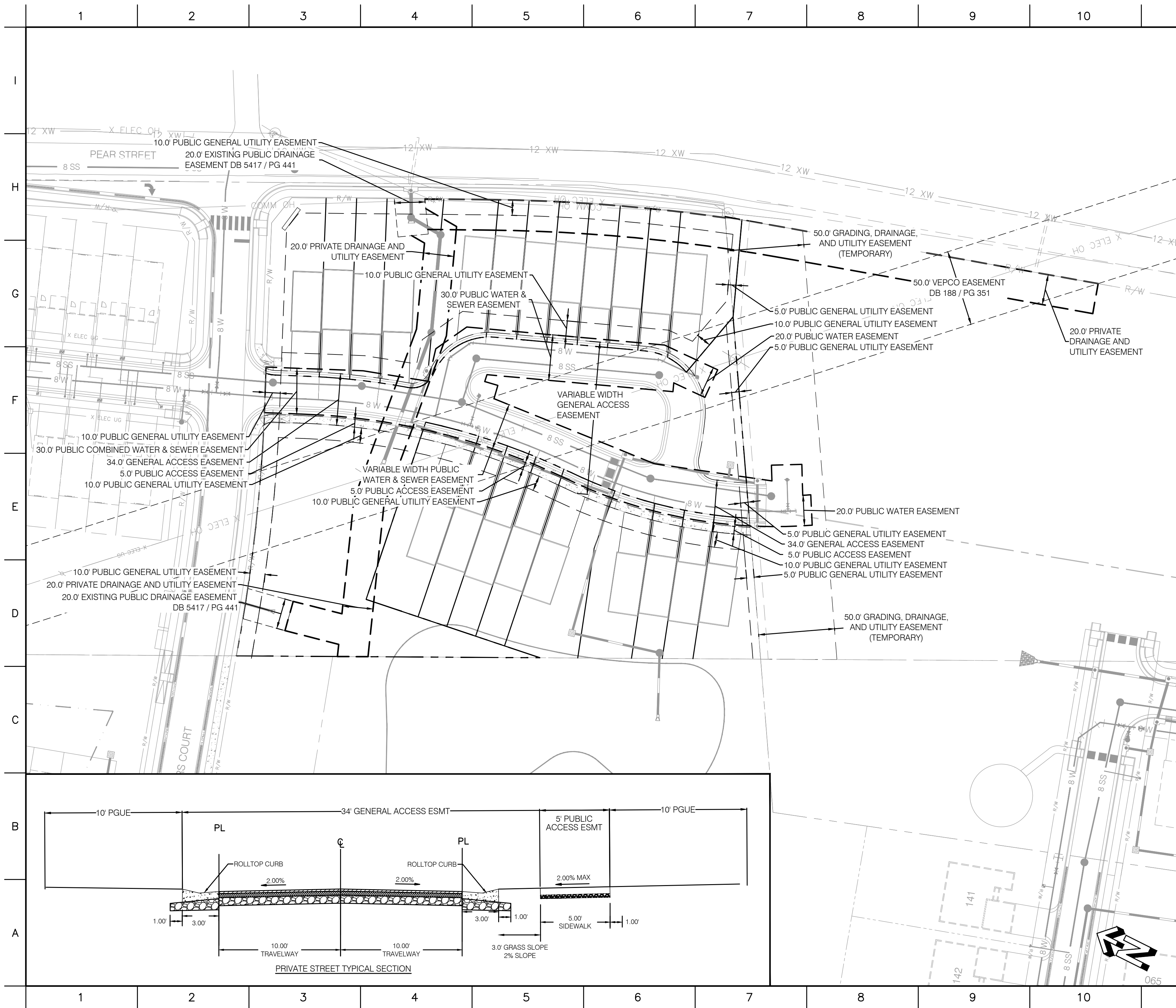
REVISIONS:
04/30/2024-PER CITY COMMENTS
05/02/2024-PER CITY COMMENTS

DATE: 04/02/2024
PROJECT No.: 10843-5
EXP./CLIENT No.: 9014-4



PRELIMINARY PLAT

SHEET NO.:
PP-CV1



COBBLER'S VALLEY TOWNHOMES

585 PEAR STREET
HARRISONBURG, VIRGINIA



4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyesp.com

REVISIONS:
04/30/2024-PER CITY COMMENTS
05/02/2024-PER CITY COMMENTS

DATE: 04/02/2024

PROJECT No.: 10843-5

EXP./CLIENT No.: 9014-4



EASEMENT PLAN

SHEET NO.:
PP-CV2

