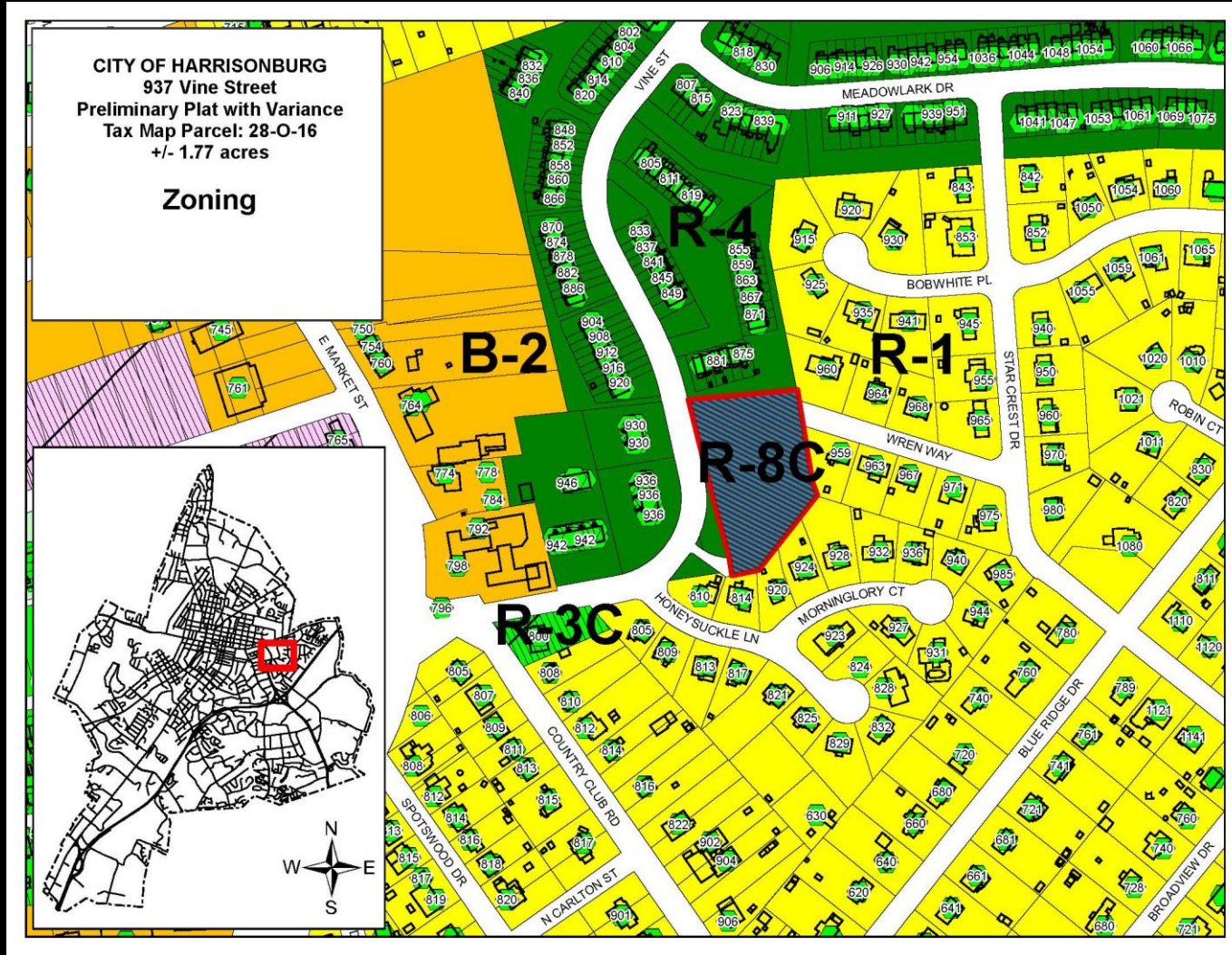


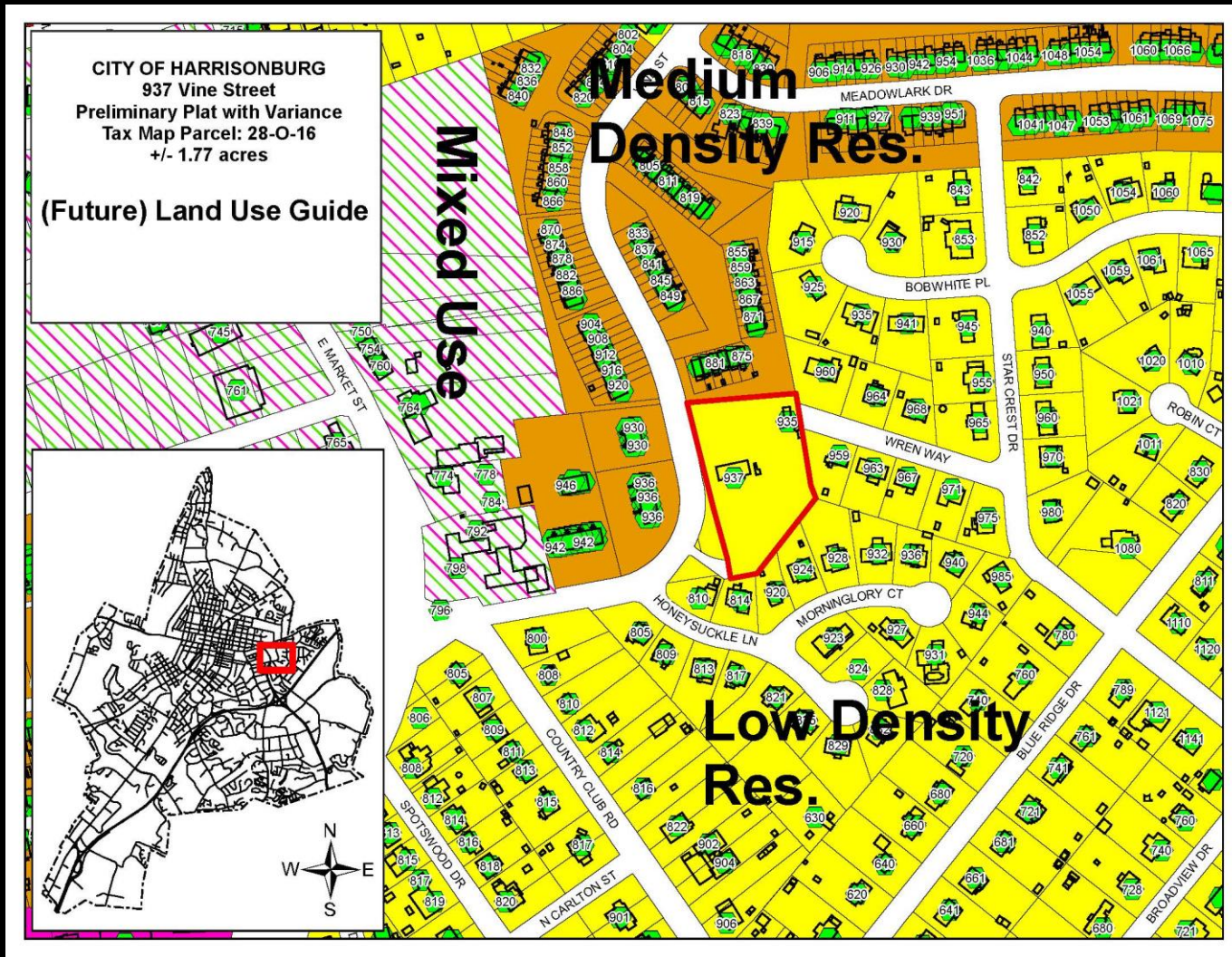
Preliminary Plat with Variances

937 Vine Street (Arez Subdivision)



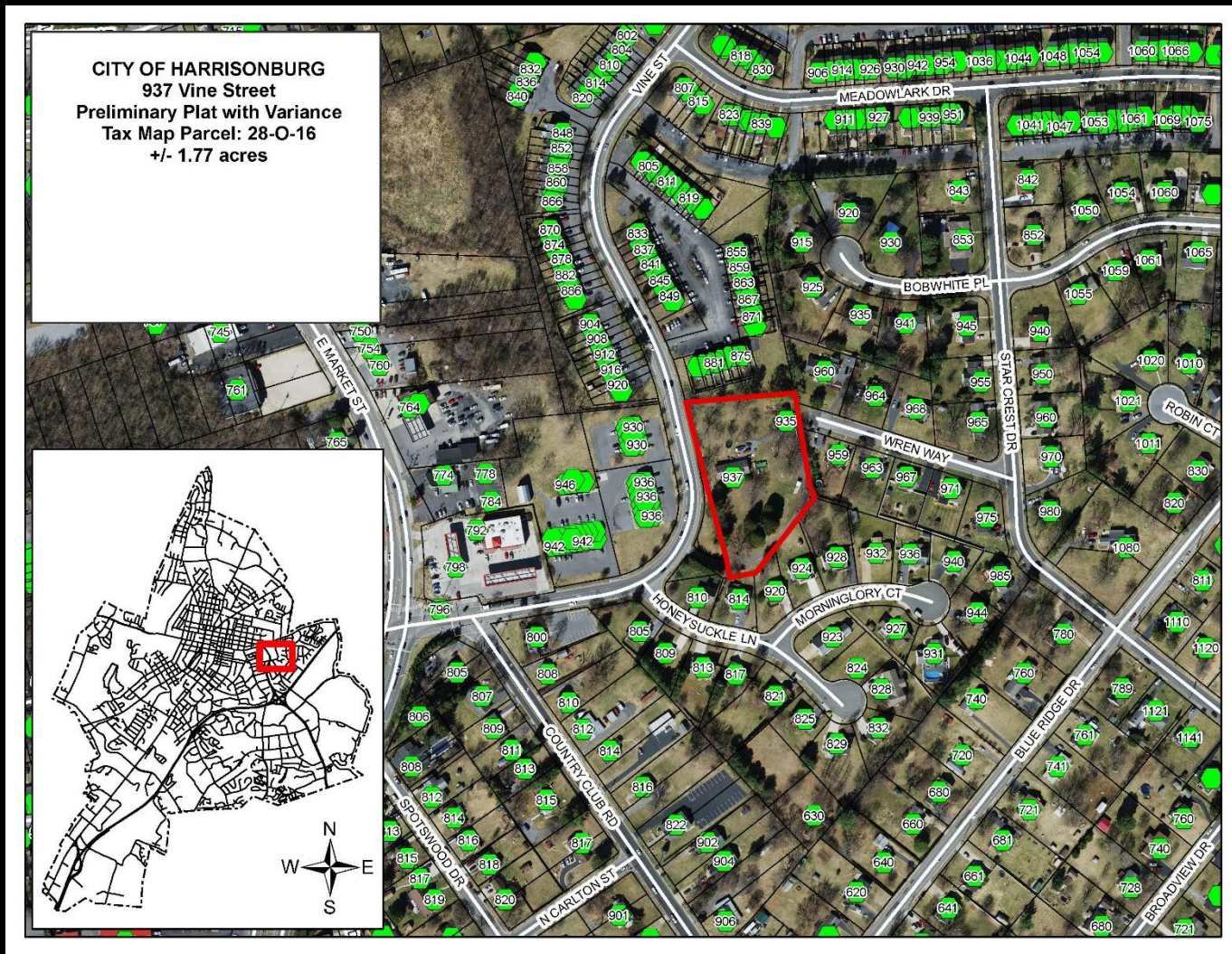
Preliminary Plat with Variances

937 Vine Street (Arez Subdivision)

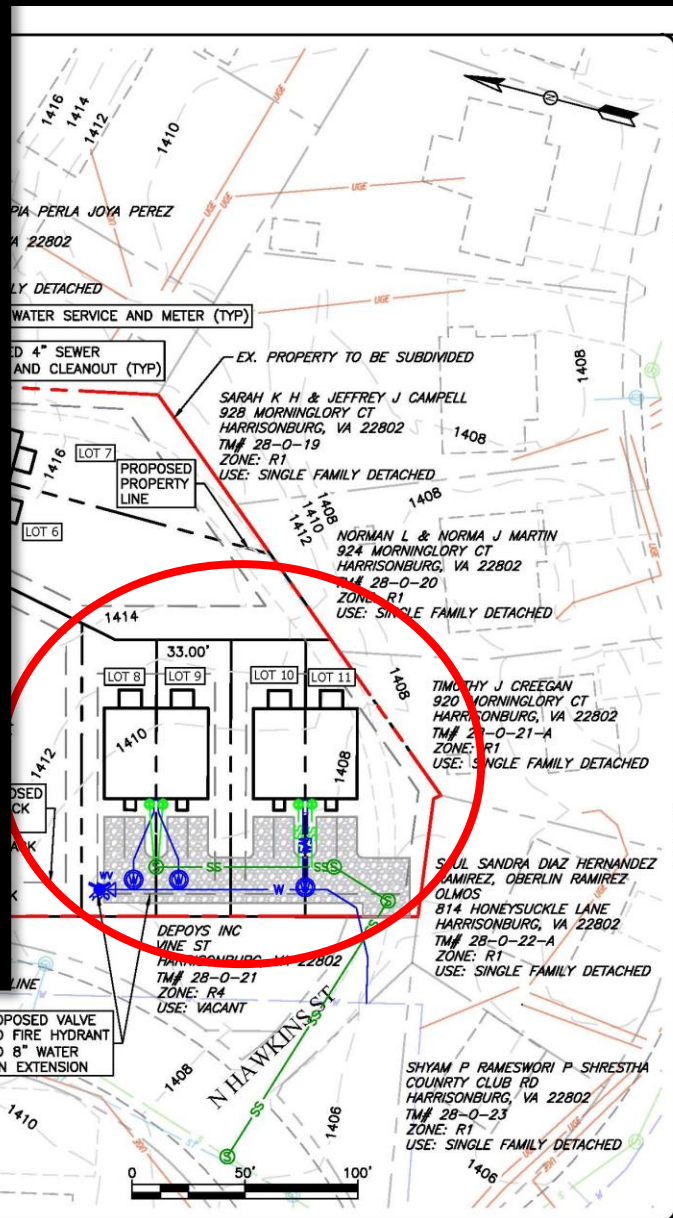
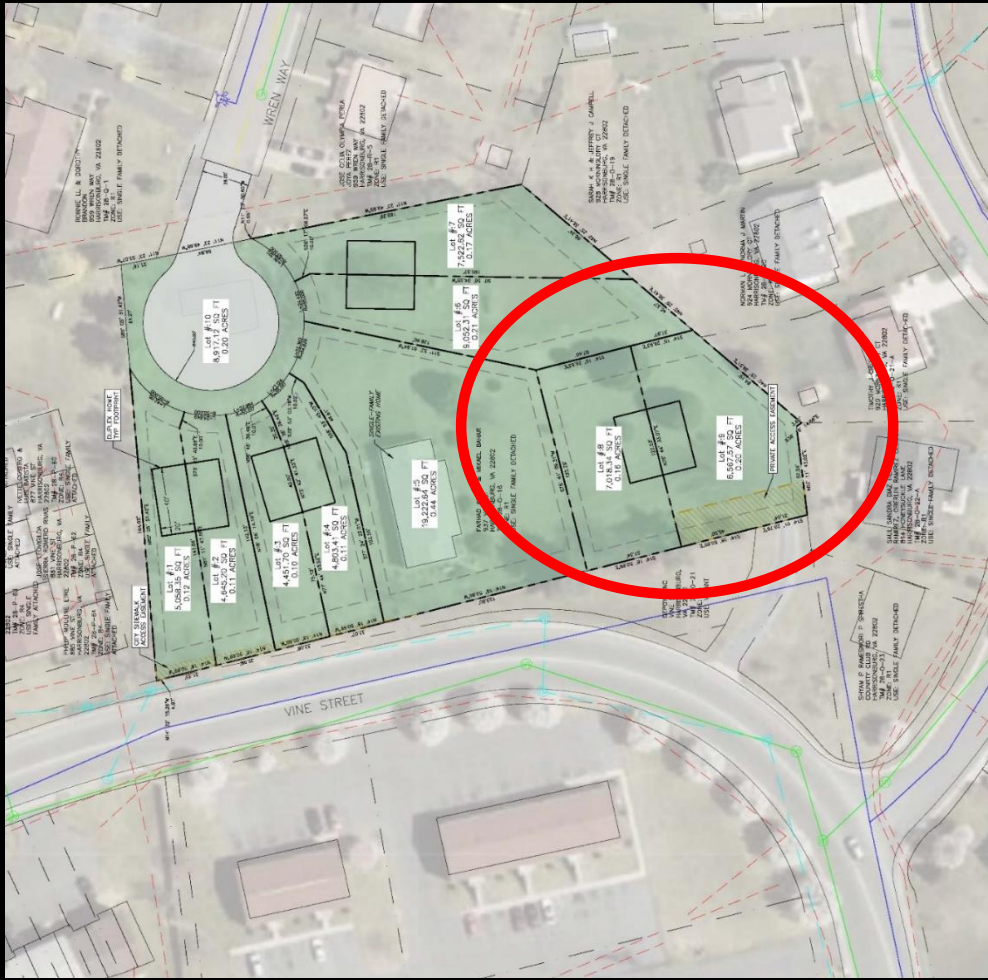


Preliminary Plat with Variances

937 Vine Street (Arez Subdivision)







ALL ADJACENT PROPERTIES PART OF REHERD ACRES SUBDIVISION

<p>PROPERTY TO BE SUBDIVIDED 937 VINE ST HARRISONBURG, VA 22802</p> <p>TM# 28-0-16 1.77 Ac ZONE: R-B USE: SMALL LOT RESIDENTIAL</p>	<p>PROPOSED SUBDIVISION NAME: AREZ SUBDIVISION</p> <p>OWNER & SUBDIVIDER & MORTGAGEE: FARHAD KOYEE & MIKAEL BAHAR 324B HEBRON CT ROCKINGHAM, VA 22801</p>
--	---

PROPOSED VALVE AND FIRE HYDRANT AND 8" WATER MAIN EXTENSION



<p>Revisions</p> <p>8/31/2023 Per City</p>	<p>Project: CE202326</p> <p>Sheet: 1 of 2</p>
<p>Date: 7/27/2023</p> <p>Scale: 1" = 50'</p> <p>Designer: GLC, PE</p> <p>Drafter: GLC, PE</p> <p>Reviewer: GLC, PE</p>	<p>SITE LAYOUT</p> <p>Arez Subdivision Farhad Koyee 937 Vine Street Harrisonburg, VA 22802</p>
<p>PRELIMINARY</p>	
<p>COLMAN ENGINEERING, PLLC</p> <p>1123 South High Street Harrisonburg, VA 22801 PH: (540) 246-3712 Email: contact@colmanengineering.com www.colmanengineering.com</p>	



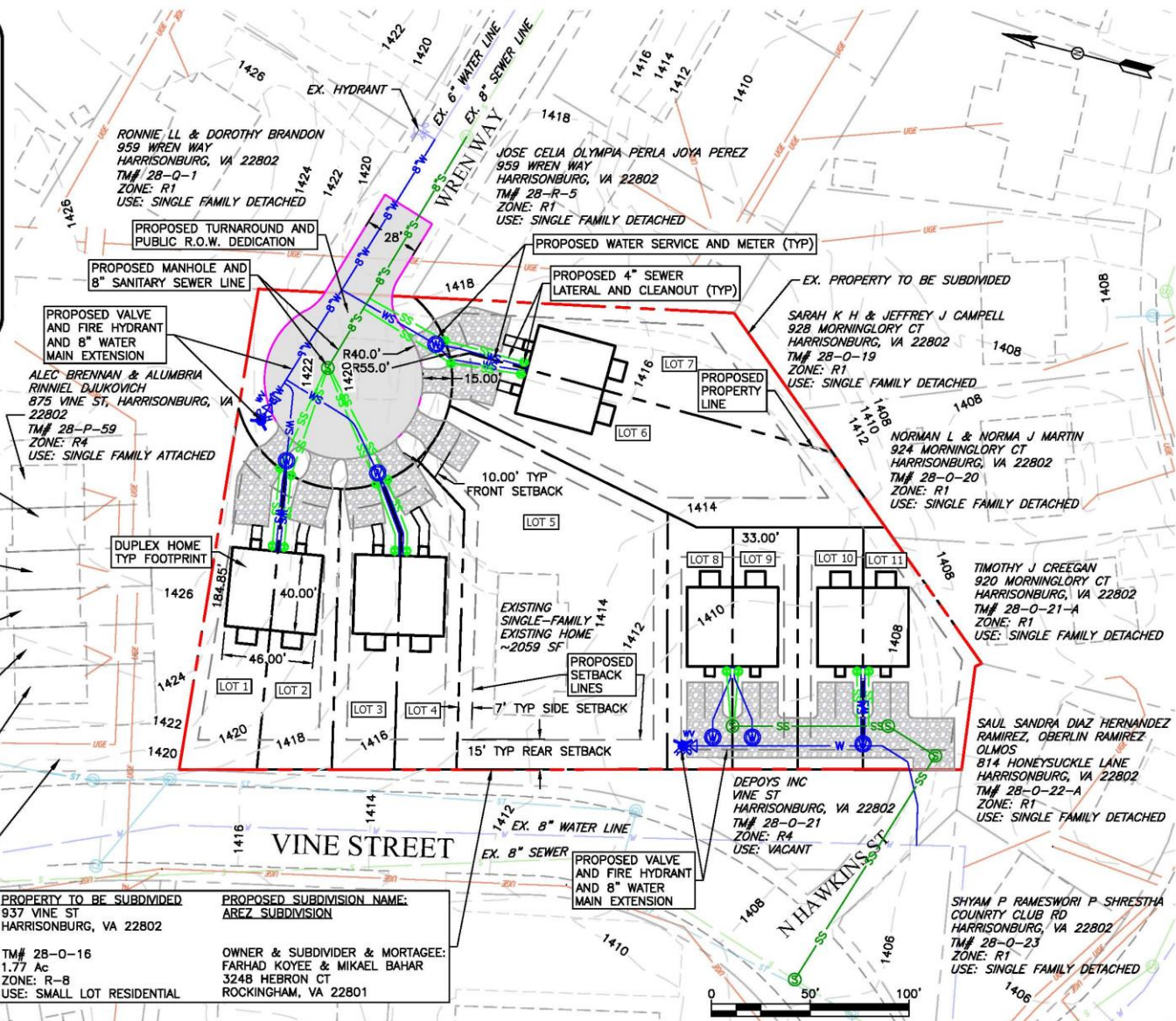
VICINITY MAP
1" = 2000'

- NETTE COSTRO & LUIS BATISTA**
877 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-60
ZONE: R4
USE: SINGLE FAMILY ATTACHED
 - ATHEL B COLLINS & PAMELA F FURR**
879 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-61
ZONE: R4
USE: SINGLE FAMILY ATTACHED
 - JOSE LEONIGILDA SIERRA ROMERO-RIVAS**
881 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-62
ZONE: R4
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 - DAVID R & SONIA R ARBOGAST**
883 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-63
ZONE: R4
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 - PHILIP MOULINE ETRÉ**
885 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-64
ZONE: R4
USE: SINGLE FAMILY ATTACHED
- ALL ADJACENT PROPERTIES PART OF REHERD ACRES SUBDIVISION

PROPERTY TO BE SUBDIVIDED
937 VINE ST
HARRISONBURG, VA 22802

PROPOSED SUBDIVISION NAME:
AREZ SUBDIVISION

OWNER & SUBDIVIDER & MORTGAGEE:
FARIHAD KOYEE & MIKAEL BAHAR
324B HEBRON CT
ROCKINGHAM, VA 22801



Project: CE202326
Sheet: 1 of 2

Revisions: 8/31/2023 Per City

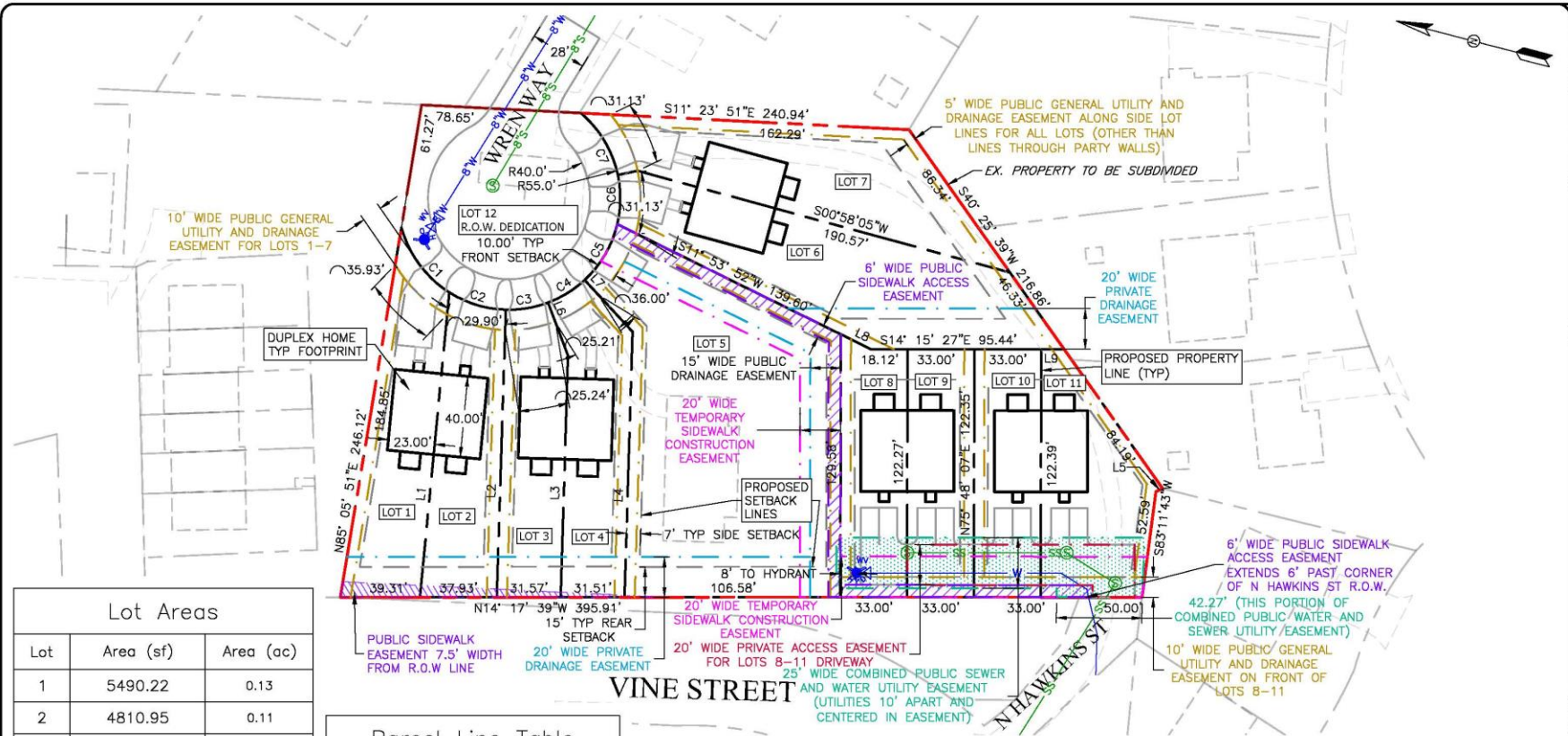
Date: 7/27/2023
Scale: 1" = 50'
Designer: GLC, PE
Drafter: GLC, PE
Reviewer: GLC, PE

SITE LAYOUT
Arez Subdivision
Farihad Koyee
937 Vine Street
Harrisonburg, VA 22802

PRELIMINARY

COLMAN ENGINEERING, PLLC
1123 South High Street | Harrisonburg, VA 22801 | PH: (540) 246-3712
Email: contact@colmanengineering.com | www.colmanengineering.com

Preliminary Platting Plotset: 8/31/2023 By: CE-3



Lot Areas

Lot	Area (sf)	Area (ac)
1	5490.22	0.13
2	4810.95	0.11
3	4385.56	0.10
4	4761.22	0.11
5	16842.57	0.39
6	9052.31	0.21
7	7522.62	0.17
8	4089.28	0.09
9	4036.56	0.09
10	4038.18	0.09
11	5322.56	0.12
12	8917.88	0.20

Parcel Line Table

Line #	Length	Direction
L1	151.04	S81° 11' 47.55"W
L2	141.87	N77° 29' 46.16"E
L3	119.17	N77° 26' 16.91"E
L4	130.93	N77° 26' 16.91"E
L5	3.60	S38° 16' 14.69"E
L7	34.82	N32° 53' 03.19"E
L8	16.56	S11° 53' 51.94"W
L9	11.31	S14° 15' 26.93"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.68	55.00	42.38	N39° 17' 24"E	39.76
C2	29.54	55.00	30.78	N2° 42' 50"E	29.19
C3	21.33	55.00	22.22	N23° 47' 06"W	21.20
C4	21.33	55.00	22.22	N46° 00' 20"W	21.20
C5	32.37	55.00	33.72	N73° 58' 28"W	31.90
C6	24.43	55.00	25.45	S76° 26' 28"W	24.23
C7	36.32	55.00	37.84	S44° 47' 46"W	35.67



Project: CE202326

Revisions: 8/31/2023 Per City

Date: 7/27/2023

Scale: 1" = 50'

Designer: GLC, PE

Drafter: GLC, PE

Reviewer: GLC, PE

Sheet: 2

of 2

PROPERTY DIMENSIONS AND EASEMENTS

Arez Subdivision

Farhad Kooye

937 Vine Street

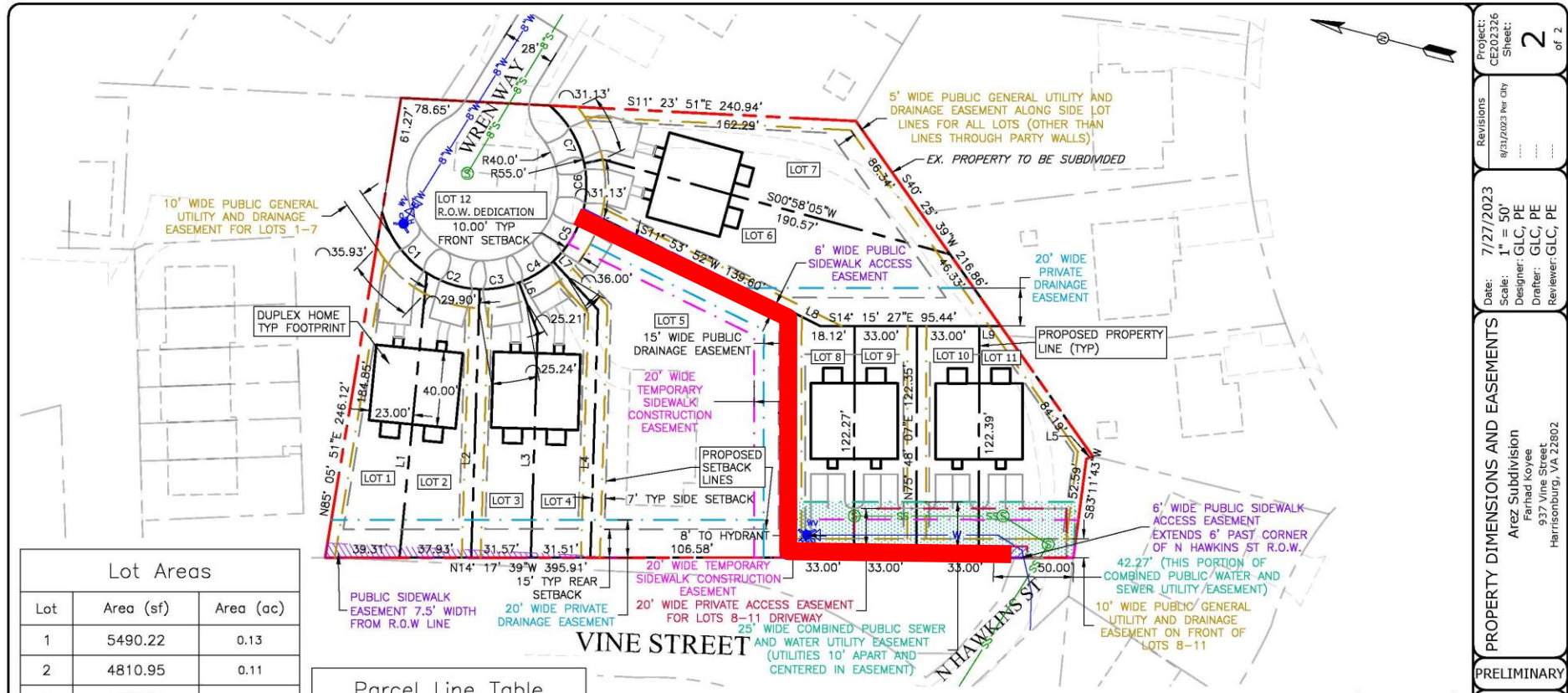
Harrisonburg, VA 22802

PRELIMINARY

1123 South High Street | Harrisonburg, VA 22804 | Ph: (540) 246-3712

Email: contact@colmanengineering.com | www.colmanengineering.com

COLMAN
ENGINEERING P.L.L.C.



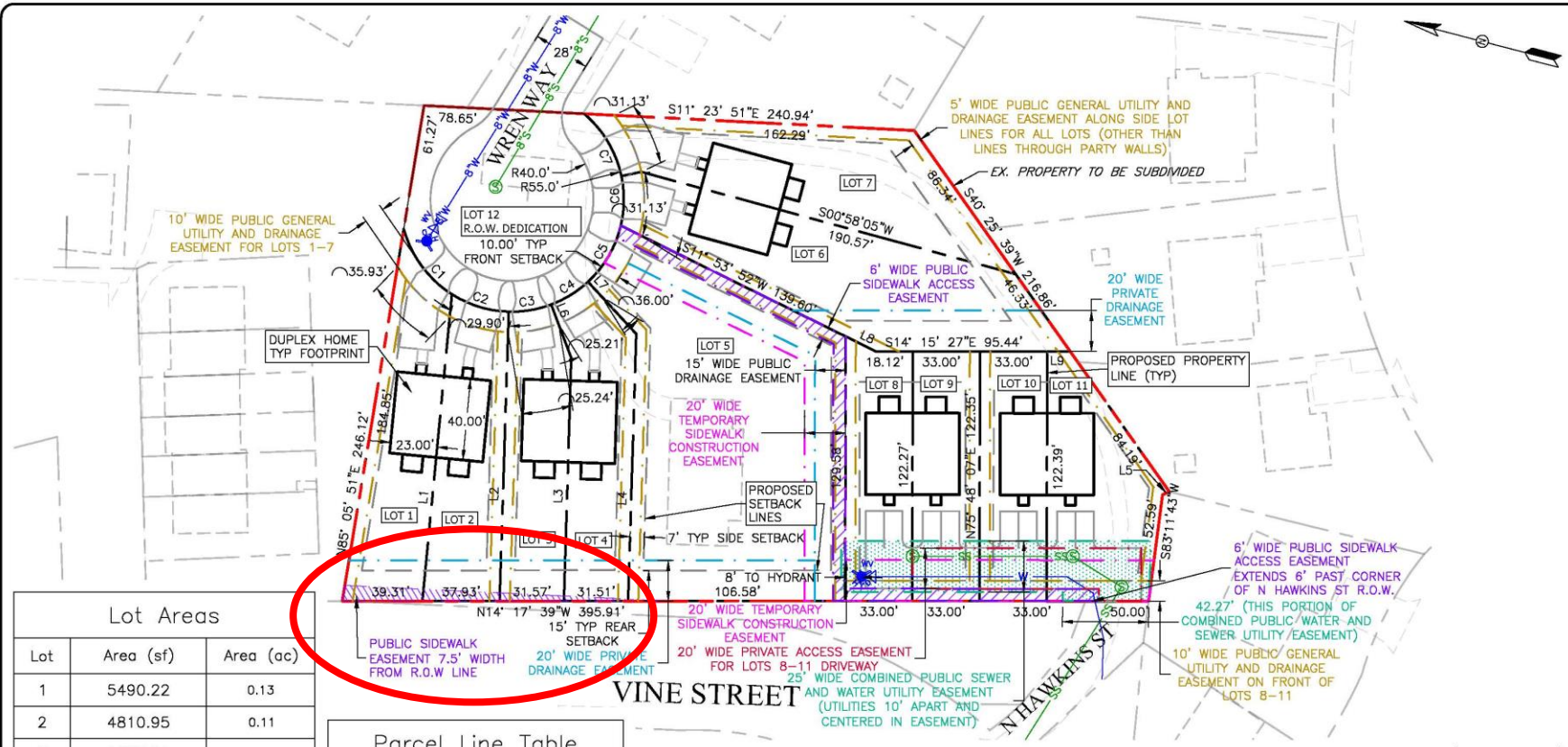
Lot Areas		
Lot	Area (sf)	Area (ac)
1	5490.22	0.13
2	4810.95	0.11
3	4395.56	0.10

Parcel Line Table

Parcel Line Table			Curve Table		
Lot	Area (sf)	Area (ac)	Delta	Chord Direction	Chord Length
11	5322.56	0.12	L8	16.56 S11° 53' 51.94"W	24.43
12	8917.88	0.20	L9	11.31 S14° 15' 26.93"E	36.32
			C6	24.43 55.00	25.45
			C7	36.32 55.00	37.84

1. A 6-ft wide pedestrian access easement will be provided between Wren Way and the property line closest to Vine street [sic].

Project: CE202326
 Sheet: 2 of 2
 Revisions: 8/31/2023 Per City
 Date: 7/27/2023
 Scale: 1" = 50'
 Designer: GLC, PE
 Drafter: GLC, PE
 Reviewer: GLC, PE
 PROPERTY DIMENSIONS AND EASEMENTS
 Arez Subdivision
 Farhad Koyee
 937 Vine Street
 Harrisonburg, VA 22802
 PRELIMINARY
COLMAN ENGINEERING, P.L.L.C.
 1123 South High Street | Harrisonburg, VA 22804 | Ph: (540) 246-3712
 Email: contact@colmanengineering.com | www.colmanengineering.com



Lot Areas		
Lot	Area (sf)	Area (ac)
1	5490.22	0.13
2	4810.95	0.11
3	4395.56	0.10

Parcel Line Table		
Lot	Area (sf)	Area (ac)
11	5322.56	0.12
12	8917.88	0.20

Parcel Line Table		
Lot	Area (sf)	Area (ac)
L8	16.56	0.0004
L9	11.31	0.0003

Curve Table			
Delta	Chord Direction	Chord Length	
42.38	N39° 17' 24"E	39.76	
30.78	N2° 42' 50"E	29.19	
22.22	N23° 47' 06"W	21.20	
22.22	N46° 00' 20"W	21.20	
33.72	N73° 58' 28"W	31.90	
33.72	N73° 58' 28"W	31.90	
25.45	S76° 26' 28"W	24.23	
37.84	S44° 47' 46"W	35.67	

2. A sidewalk access easement will be provided along the western property boundary closest to Vine Street, 7.5-ft from back of curb.

Project: CE202326
8/31/2023 Per City

Sheet: 2
of 2

Revisions

7/27/2023

Date: 7/27/2023
Scale: 1" = 50'
Designer: GLC, PE
Drafter: GLC, PE
Reviewer: GLC, PE

PROPERTY DIMENSIONS AND EASEMENTS

Arez Subdivision
Farhad Koyee
937 Vine Street
Harrisonburg, VA 22802

PRELIMINARY

1123 South High Street | Harrisonburg, VA 22804 | PH: (540) 246-3712
EMAIL: contact@colmanengineering.com | www.colmanengineering.com

COLMAN
ENGINEERING, P.L.L.C.

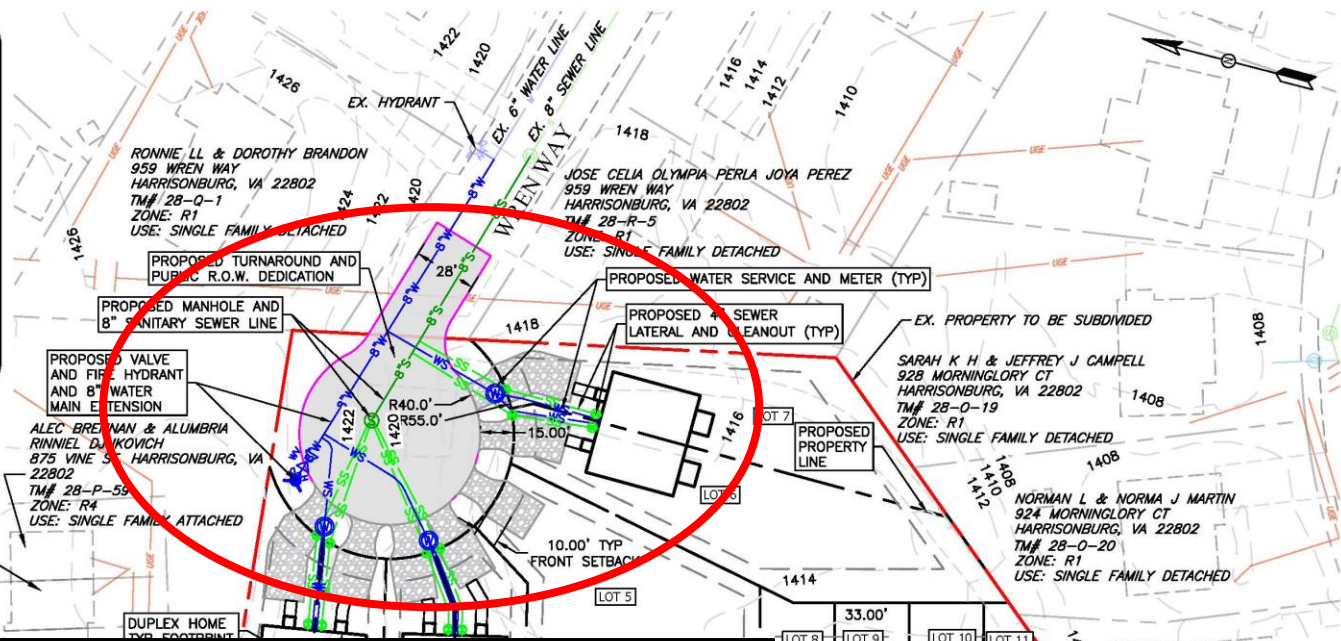


VICINITY MAP
1" = 2000'

NETTE COSTRO & LUIS BATISTA
877 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-60
ZONE: R4
USE: SINGLE FAMILY ATTACHED

ATHEL B COLLINS & PAMELA F FURR
879 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-61

4. At the time of development, the property owner shall construct an acceptable turnaround at the end of Wren Way. The turnaround may include a cul-de-sac or another design accepted and approved by City staff. The property owner shall also dedicate the necessary land for public right-of-way to include the turnaround, and along the south side of the turnaround, the property owner shall dedicate an additional 7.5-ft. width of land as public right-of-way for future sidewalk. The property owner will not be responsible for constructing the sidewalk.



RONNIE LL & DOROTHY BRANDON
959 WREN WAY
HARRISONBURG, VA 22802
TM# 28-Q-1
ZONE: R1
USE: SINGLE FAMILY DETACHED

JOSE CELIA OLYMPIA PERLA JOYA PEREZ
959 WREN WAY
HARRISONBURG, VA 22802
TM# 28-R-5
ZONE: R1
USE: SINGLE FAMILY DETACHED

PROPOSED TURNAROUND AND
PUBLIC R.O.W. DEDICATION

PROPOSED WATER SERVICE AND METER (TYP)

PROPOSED VALVE
AND FIRE HYDRANT
AND 8" WATER
MAIN EXTENSION

PROPOSED SEWER
LATERAL AND CLEANOUT (TYP)

ALEC BRENNAN & ALUMBRIA
RINNIEL DUKOVICH
875 VINE ST, HARRISONBURG, VA
22802
TM# 28-P-59
ZONE: R4
USE: SINGLE FAMILY ATTACHED

SARAH K H & JEFFREY J CAMPBELL
928 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-O-19
ZONE: R1
USE: SINGLE FAMILY DETACHED

NORMAN L & NORMA J MARTIN
924 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-O-20
ZONE: R1
USE: SINGLE FAMILY DETACHED

TIMOTHY J CREEGAN
920 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-O-21-A
ZONE: R1
USE: SINGLE FAMILY DETACHED

SAUL SANDRA DIAZ HERNANDEZ
RAMIREZ, OBERLIN RAMIREZ
OLMOS
814 HONEYSUCKLE LANE
HARRISONBURG, VA 22802
TM# 28-O-22-A
ZONE: R1
USE: SINGLE FAMILY DETACHED

SHYAM P RAMESWORI P SHRESTHA
COUNTRY CLUB RD
HARRISONBURG, VA 22802
TM# 28-O-23
ZONE: R1
USE: SINGLE FAMILY DETACHED

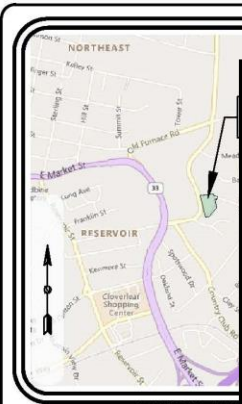
DEPOYS INC
VINE ST
HARRISONBURG, VA 22802
TM# 28-O-21
ZONE: R4
USE: VACANT



Project: CE202326	Date: 7/27/2023
Sheet: 1 of 2	Scale: 1" = 50'
Revisions: 8/31/2023 Per City	Designer: GLC, PE
	Drafter: GLC, PE
	Reviewer: GLC, PE
SITE LAYOUT	
Arez Subdivision Farhad Kooye 937 Vine Street Harrisonburg, VA 22802	
PRELIMINARY	
 COLMAN ENGINEERING, PLLC 1123 South High Street Harrisonburg, VA 22801 PH: (540) 246-3712 Email: contact@colmanengineering.com www.colmanengineering.com	

Subdivision Ordinance Variances

- **Sec. 10-2-42 (c) All lots shall front on a public street**
- Sec. 10-2-41 (a) Proposed streets shall conform to the standards and specifications outlined in the Design and Construction Standards Manual except that variances to the standards for streets, alleys, blocks, easements, sidewalks, and all such related features may be approved on a case-by-case basis by the city...
- Sec. 10-2-61 (a) - The subdivider is required to make all such improvements to streets, including grading, subgrade, surface, and curbs and gutters, in accord with the requirements of the city's DCSM.
 - **DCSM 3.1.10.3 - The minimum radius of the residential cul-de-sac shall be forty-five (45) feet to the face of the curb, with a fifty-five (55) foot radius on the right-of-way.**
 - **DCSM Section 3.3.3.1 - Requires sidewalks on both sides of all new public streets.**



VICINITY MAP
1" = 200'

NETTE COSTRO & LUIS BATA
877 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-60
ZONE: R4
USE: SINGLE FAMILY ATTACHED

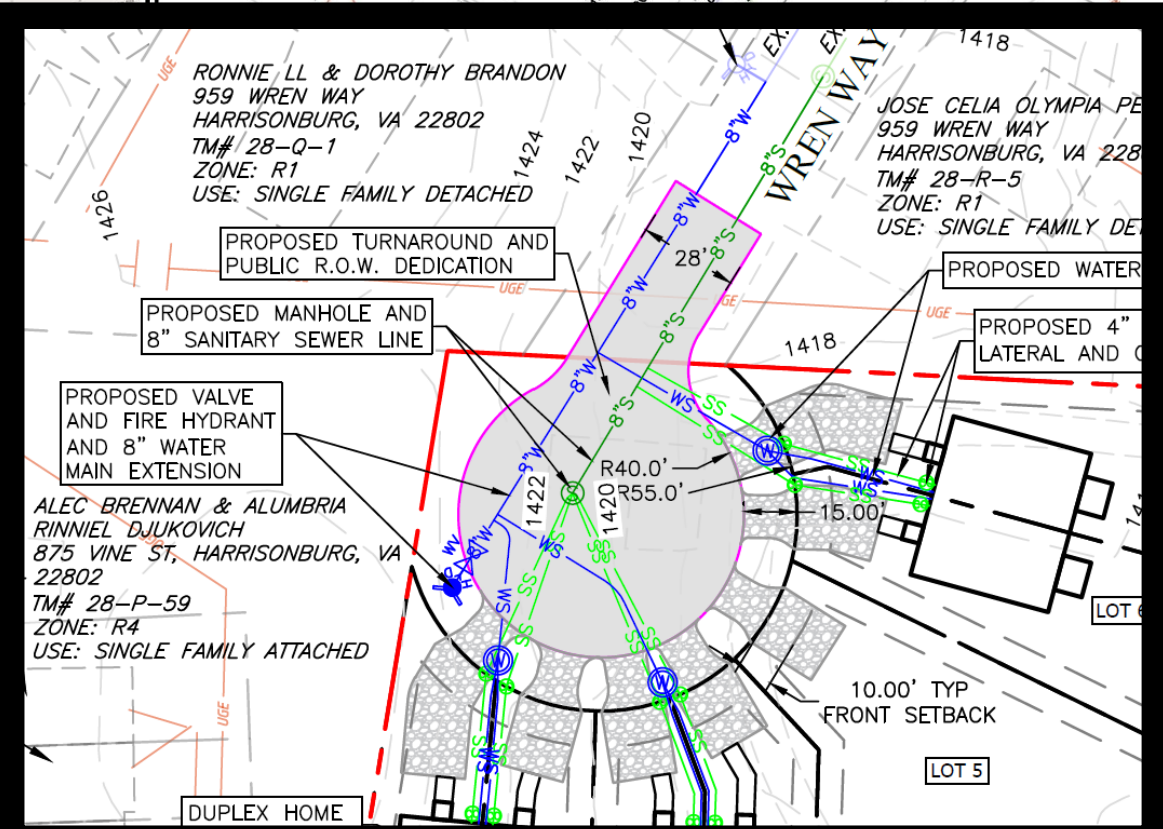
ATHEL B COLLINS & PAMELA
879 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-61
ZONE: R4
USE: SINGLE FAMILY ATTACHED

JOSE LEONIGILDA SIERRA ROMERO
881 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-62
ZONE: R4
USE: SINGLE FAMILY ATTACHED

DAVID R & SONIA R ARBOGAZ
883 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-63
ZONE: R4
USE: SINGLE FAMILY ATTACHED

PHILIP MOULINE ETRE
885 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-64
ZONE: R4
USE: SINGLE FAMILY ATTACHED

ALL ADJACENT PROPERTIES PART OF
REHERD ACRES SUBDIVISION



PROPERTY TO BE SUBDIVIDED
937 VINE ST
HARRISONBURG, VA 22802
TM# 28-0-16
1.77 Ac
ZONE: R-B
USE: SMALL LOT RESIDENTIAL

PROPOSED SUBDIVISION NAME:
AREZ SUBDIVISION
OWNER & SUBDIVIDER & MORTGAGEE:
FARHAD KOYEE & MIKAEL BAHAR
324B HEBRON CT
ROCKINGHAM, VA 22801

PROPOSED VALVE
AND FIRE HYDRANT
AND 8" WATER
MAIN EXTENSION



RONNIE LL & DOROTHY BRANDON
959 WREN WAY
HARRISONBURG, VA 22802
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959 WREN WAY
HARRISONBURG, VA 22802
TM# 28-R-5
ZONE: R1
USE: SINGLE FAMILY DETACHED

PROPOSED MANHOLE AND
8" SANITARY SEWER LINE

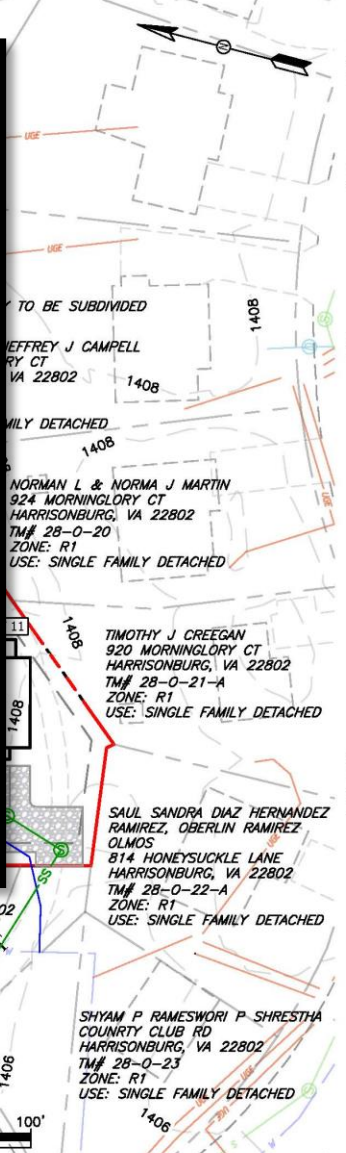
PROPOSED VALVE
AND FIRE HYDRANT
AND 8" WATER
MAIN EXTENSION

PROPOSED 4"
LATERAL AND

ALEC BRENNAN & ALUMBRIA
RINNIEL DJUKOVICH
875 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-59
ZONE: R4
USE: SINGLE FAMILY ATTACHED

DUPLEX HOME

10.00' TYP
FRONT SETBACK



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PRELIMINARY	
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Recommendation

Staff and Planning Commission (7-0)
recommends approval of the
preliminary plat with requested
variances