Date Application Received: __10-5-17__

Total Fees Due: $235 + 25
Date Paid: __10/5/17, 10/6/17__
740.

Application for Preliminary Subdivision Plat Approval
City of Harrisonburg, Virginia

www.harrisonburgva.gov/subdividing-property

Fee:	w/o Variance Request	$175.00 plus $20.00 per lot
	Variance Request	$200.00 plus $20.00 per lot

I, __Acorn, Lc__ , hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

Section 1. Property Owner Information
Property Owner's Name: Acorn, Lc
Street Address: 3586 Horizon Way   Email:
City: Harrisonburg   State: VA   Zip: 22802
Telephone: Work   Fax   Mobile

Section 2. Owner Representative Information
This person will serve as the Primary Point of Contact. Leave this section blank if the property owner is the Point of Contact.

(Engineer)/Surveyor/Real Estate Agent/Developer/Other (circle one) Name: Dick Blackwell, PE

Street Address: 566 East Market St.   Email: dick@blackwellengineering.com
City: Harrisonburg   State: VA   Zip: 22801
Telephone: Work 540-432-9555   Fax   Mobile

Section 3. Additional Contacts
Developer: Ken Kline
Telephone: 476-0411   Email:

(Surveyor)/Engineer: Surveyor - Benner & Associates
Telephone: 434-0267   Email:

Section 4. Description of Property
Title of Subdivision: Acorn LC Subdivision, LC
Location (Street Address): Acorn Drive (between N. Liberty St. and Mt. Clinton Pike)   Sheet: 44   Block: C   Lot: 2
Total Acreage: 54.454   Number of Lots Proposed: 3   Zoning Classification: M-1

-Continues on back-

Last Updated: 9/11/2017

Section 5. Variances

[ ] No variances requested (continue to section 5)

[✓] Variance requested. **If variance is requested, please provide the following information:**

I (we) hereby apply for a variance from Section ___10-2-61 (a), 10-2-66, and 10-2-67___ of the City of Harrisonburg Subdivision Ordinance and/or Section _____ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):

Requirements to make street improvements per DCSM standards at the subdividers expense.

I (we) believe 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):

At this time only two (2) lots are being carved out of the parent tract. Right of way is being dedicated and grass strip and sidewalk shall be constructed. When further lots are carved out, all street improvements along that section, whether Acorn Dr., North Liberty St. or Mt. Clinton Pike shall be constructed.

Section 6. 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 also certify that the information contained herein is true and accurate.

Signature: _____   Signature: _____
            Property Owner   *Applicant if different from owner*

Section 7: Required Attachments

[✓] Letter explaining Proposed Use

[✓] Plat of properties meeting requirements of Subdivision Ordinance Section 10-2-23

[✓] TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Preliminary Subdivision Plat application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrsionburgva.gov/traffic-impact-analysis.

BLACKWELL ENGINEERING, PLC

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

TO: Ms. Thanh Dang   Thanhd@ci.harrisonburg.va.us
            City Planner -City of Harrisonburg
            409 South Main Street
            Harrisonburg, VA 22801

FROM: Dick Blackwell   dick@blackwellengineering.com

DATE: November 29, 2017   BE: 2555

SUBJECT: Acorn Industrial Park- Ken Kline

Ms. Dang,

Acorn, LC is requesting to subdivide and create two 1.5± acre lots fronting along Acorn Dr. These two lots are being created out of a parent tract of nearly 81± acres of which approximately 53± acres are in the City of Harrisonburg. This division results in three parcels.

In creating these lots, an additional 2-ft. of right of way shall be dedicated along Acorn Dr. and N. Liberty St. This shall be done for the entire length owned by Acorn, LC on both Acorn Dr. and N. Liberty St. In addition, a 10-ft. utility easement shall be added along both Acorn Dr. and N. Liberty St. and a 20-ft. public sanitary sewer easement parallel to Acorn Dr. along the frontage of the two 1.5± acre lots. Additional right of way of 4-ft. and a 10-ft. public utility easement shall be dedicated along Mt. Clinton Pike.
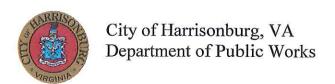
A public 8" water main is located in Acorn Dr. and an 8" public sanitary sewer crosses Acorn Dr. and runs north through the proposed Lot 2. To serve Lot 1 with sanitary sewer, it is proposed to install an 8" sanitary sewer through Lot 2 and through Lot 1. This public sanitary sewer will also provide future service to the remainder of acreage west and north of Lot 1. This sewer is proposed to be designed and constructed prior to the final plat.

It is proposed that the installation of any necessary street lane widening as well as curb, gutter and sidewalks where such infrastructure does not exist shall be constructed with future site development along Acorn Dr., N. Liberty St. and Mt. Clinton Pike. Therefore, it is requested that variances from Section 10-2-61(a), 66 and 67 be granted for all frontages except for Lots 1 & 2. Lots 1 & 2 frontage improvements will be constructed or bonded prior to the approval of the final plat.

Cordially,

Dick Blackwell Dlh
Richard L. Blackwell, Jr., 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

Contact Information	
Consultant Name: Telephone: E-mail:	Blackwell Engineering 432.9555 dick@blackwellengineering.com
Owner Name: Telephone: E-mail:	Acorn, Lc

Project Information	
Project Name:	Acorn Park
Project Address: TM #:	
Existing Land Use(s):	Crops
Proposed Land Use(s): (if applicable)	Light Industrial
Submission Type:	Comprehensive Site Plan ○ Special Use Permit ○ Rezoning ○ Preliminary Plat ✓
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	

Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	28
PM Peak Hour Trips:	30

(reserved for City staff)

TIA required?   Yes _____   No ✗
Comments:

Accepted by: _I_a_____   Date: 10/5/17

Revised Date: May 2017

Peak Hour Trip Generation by Land Use

Row	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	110	Sq ft floor	15,000	13.8–14	15
2	Proposed #2	110	sq ft floor	15,000	14	15
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips	███████				
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips	███████				
15	Final Total (Total New – Total Existing)	███████			28	30

Instructions

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

1. 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.

2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).

3. 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.

4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).

5. 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.

Revised Date: May 2017