



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Preliminary Subdivision  
Plat Application**

[www.harrisonburgva.gov/subdividing-property](http://www.harrisonburgva.gov/subdividing-property)

**PROPERTY INFORMATION**

Title of Subdivision: Minor Subdivision located on the East Side of Rocco Avenue

204 Rocco Ave 10-C-5-A  
Property Address(es) Tax Map Parcel(s)/ID(s)

11.01 2 R-5C  
Total Acreage Number of Lots Proposed Zoning Classifications

**PROPERTY OWNER INFORMATION**

Park Apartments C/O Great Eastern Companies (434) 296-4100  
Property Owner Name Telephone  
2615 Hydraulic Road david@southern-classic.com  
Street Address E-Mail  
Charlottesville VA 22905  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION (if applicable)**

Susan Fitak (804) 748-9011 ext 227  
Owner's Representative Telephone  
1 Park West Circle, Suite 108 sfitak@cctownes.com  
Street Address E-Mail  
Midlothian VA 23114  
City State Zip

**SURVEYOR INFORMATION**

Maynard J. Tinsman (804) 748-9011 ext 238  
Name Telephone  
1 Park West Circle, Suite 108 jtinsman@cctownes.com  
Street Address E-Mail  
Midlothian VA 23114  
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):

Subdivision code 10-2-42 section C for not having public street frontage & 10-2-43

The Harrisonburg Design and Construction Standards Manual section(s):

which requires:

Access easement to be provided, see plat

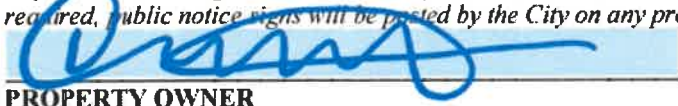
1

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.*



PROPERTY OWNER

11/7/24

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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

10/4/24

Date Form Received

mtr

Form Received By

Total Fees Due: \$ 240

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.
- N/A 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.
- N/A 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.
- N/A 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.
- N/A 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.
- N/A The location of existing watercourses and other geographic features.
- N/A 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.
- N/A 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.



# GREAT EASTERN MANAGEMENT COMPANY

Meg Rupkey, CZO  
Planner, City of Harrisonburg

Re: Park Apartments Subdivision Application  
100-200 Rocco Ave  
Harrisonburg, Va 22801

Dear Mrs Rupkey,

The owners of Park Apartments LLC request the Variance to allow a subdivision of the existing Park Apartments LLC property. The request is to facilitate the financing of the FCC (Church) parking lot and the new 56 apartments and required site improvements in Phase 2.

Sincerely

David Mitchell  
Construction Manager, Great Eastern Mgt. Co  
Park Apartments, LLC Managing Partner



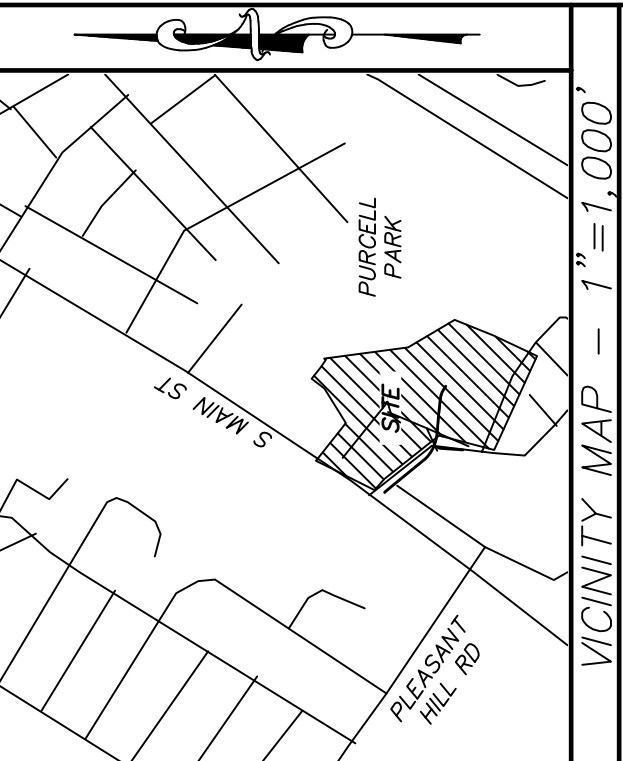
**NOTES**

1. THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE REPORT FROM TITLE ALLIANCE PARTNERS OF VIRGINIA, LLC No. 806-000357, EFFECTIVE DECEMBER 3, 2019.
2. A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" & "X" AS SCALED FROM COMMUNITY PANEL No. 51165C0392D, DATED FEBRUARY 6, 2008.
3. INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 13, 2020.
4. NO IMPROVEMENTS SHOWN.
5. IRON REBARS TO BE SET (IRS) AT THE END OF CONSTRUCTION FOR THE PARCELS.
6. THE PRELIMINARY PLAT ILLUSTRATES PUBLIC WATER EASEMENTS, PUBLIC SEWER EASEMENTS, AND PUBLIC GENERAL UTILITY EASEMENTS THAT ARE REQUIRED BY THE PROPOSED SUBDIVISION AND FOR THE DEVELOPMENT OF NEW PARCEL 2. UNLESS VARIANCES ARE APPROVED, PUBLIC GENERAL UTILITY EASEMENTS REQUIRED BY SECTION 10-2-43 SHALL BE DEDICATED WITH THE SUBDIVISION.

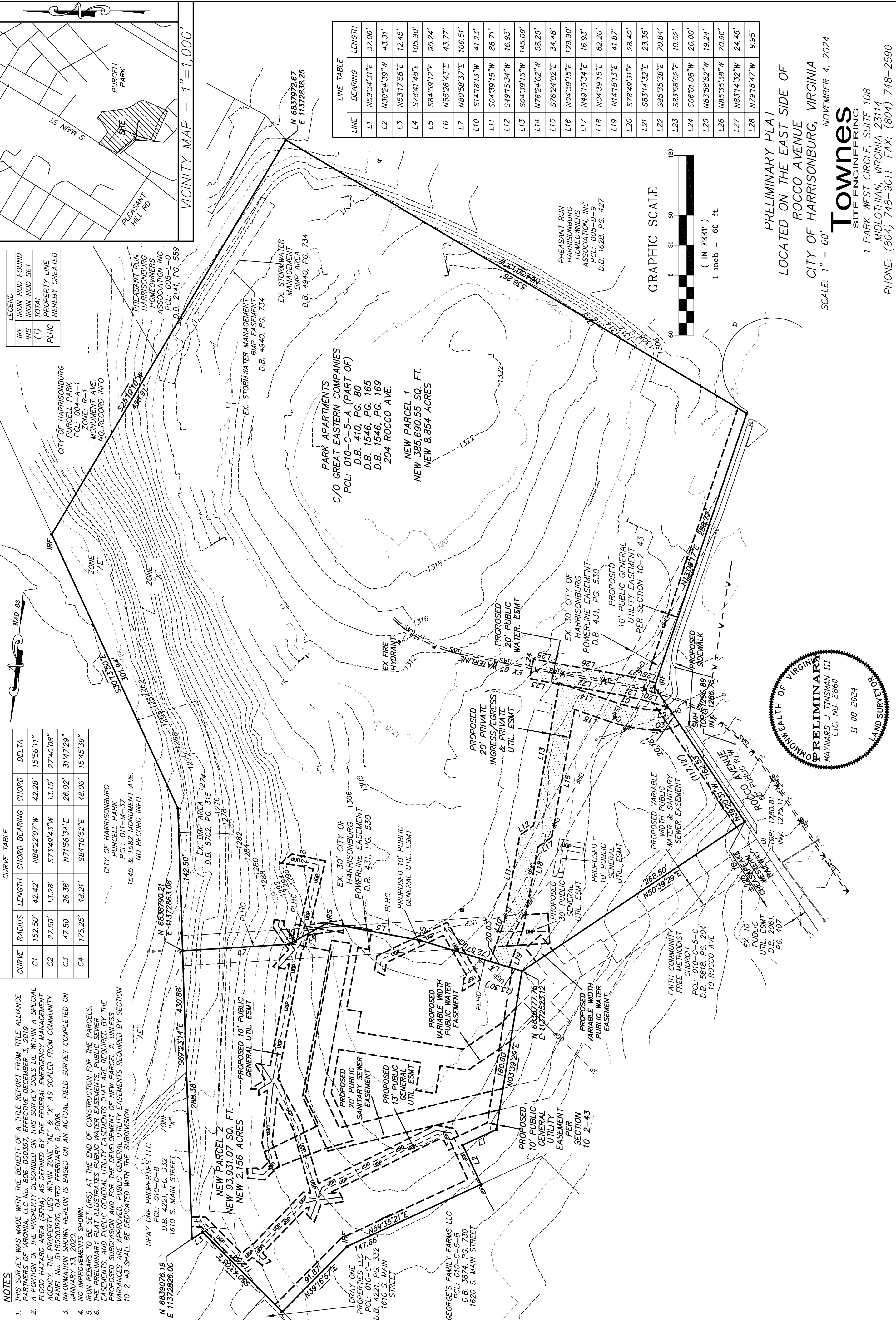
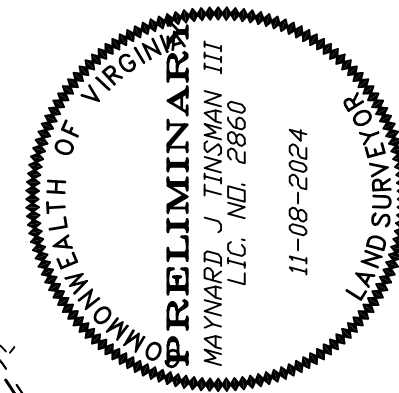
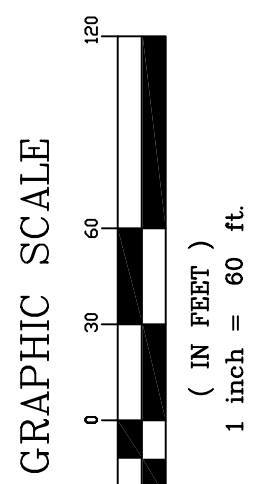
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	152.50'	42.42'	N84°22'07"W	42.28'	15°56'11"
C2	27.50'	13.28'	S73°49'43"W	13.15'	27°40'08"
C3	47.50'	26.36'	N71°56'34"E	26.02'	31°47'29"
C4	175.25'	48.21'	S84°16'52"E	48.06'	15°45'39"

LEGEND			
IRF	IRON ROD FOUND		
IRS	IRON ROD SET		
(T)	TOTAL		
PLHC	PROPERTY LINE HEREBY CREATED		

VICINITY MAP - 1"=1,000'



LINE	BEARING	LENGTH
L1	N59°34'31"E	37.06'
L2	N30°24'39"W	43.31'
L3	N53°17'58"E	12.45'
L4	S78°41'48"E	105.90'
L5	S84°59'12"E	95.24'
L6	N55°26'43"E	43.77'
L7	N80°58'37"E	106.51'
L10	S14°18'13"W	41.23'
L11	S04°39'15"W	88.71'
L12	S49°15'34"W	16.93'
L13	S04°39'15"W	145.09'
L14	N76°24'02"W	58.25'
L15	S76°24'02"E	34.48'
L16	N04°39'15"E	129.90'
L17	N49°15'34"E	16.93'
L18	N04°39'15"E	82.20'
L19	N14°18'13"E	41.87'
L20	S78°49'31"E	28.40'
L21	S83°14'32"E	23.35'
L22	S85°35'38"E	70.84'
L23	S83°56'52"E	19.52'
L24	S06°01'08"W	20.00'
L25	N83°58'52"W	19.24'
L26	N85°35'38"W	70.96'
L27	N83°14'32"W	24.45'
L28	N79°18'47"W	9.95'



PRELIMINARY PLAT  
LOCATED ON THE EAST SIDE OF  
ROCCO AVENUE,  
CITY OF HARRISONBURG, VIRGINIA

SCALE: 1" = 60'  
NOVEMBER 4, 2024

**Townes**  
SITE ENGINEERING  
1 PARK WEST CIRCLE, SUITE 108  
MIDLOTHIAN, VIRGINIA 23114  
PHONE: (804) 748-9011 FAX: (804) 748-2590



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.

<b>Contact Information</b>				
Consultant Name:	Brian Mitchell, P.E.			
Telephone:	Townes Site Engineering (804)748-9011 ext. 225			
E-mail:	bmitchell@cctownes.com			
Owner Name:	David Mitchell			
Telephone:	434-566-8299			
E-mail:	david@southern-classic.com			
<b>Project Information</b>				
Project Name:	Park Apts Rezoning			
Project Address:	TBD			
TM #:	TBD (currently 10 C 5, 10 C 5C, and 10 C 5A)			
Existing Land Use(s):	B-3 & R-3			
Proposed Land Use(s): (if applicable)	B-3 & R-5			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	See rezoning application for details. Proposal involves as many as 48 new residential units on the rezoned property, as shown in included diagram.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	22			
PM Peak Hour Trips:	27			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No X

**Comments:**

Rezoning application references future church expansion. This is excluded from this TIA determination form, as this expansion is not directly related to the rezoning request. The church expansion would add fewer than 10 additional trips in each peak hour. +

Accepted by: Johel Juan Flores

Date: 2/6/2020

### 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	Multifamily Housing (Low-Rise)	220	Dwelling Units	188	86	105
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					86	105
8	Existing #1	Multifamily Housing (Low-Rise)	220	Dwelling Units	140	64	78
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					64	78
15	Final Total (Total New – Total Existing)					22	27

**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.