

# Freeman Station (2014)

## Rezoning – R-3C Proffer Amendment





S HIGH ST

WEST AVE

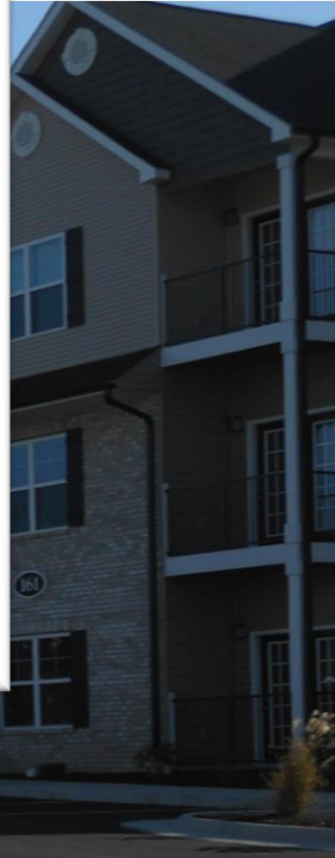
PEAR ST

HOWARD LN

AMHERST CT

SHARON ST







June 4, 2008

Adam Fletcher  
Senior Planner, City of Harrisonburg  
409 South Main Street  
Harrisonburg, Virginia 22801

**Re: Conditional Zoning Proffers**

Dear Mr. Fletcher:

I hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission. The proffers are listed below.

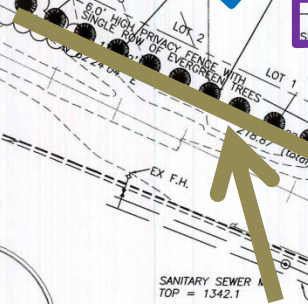
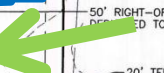
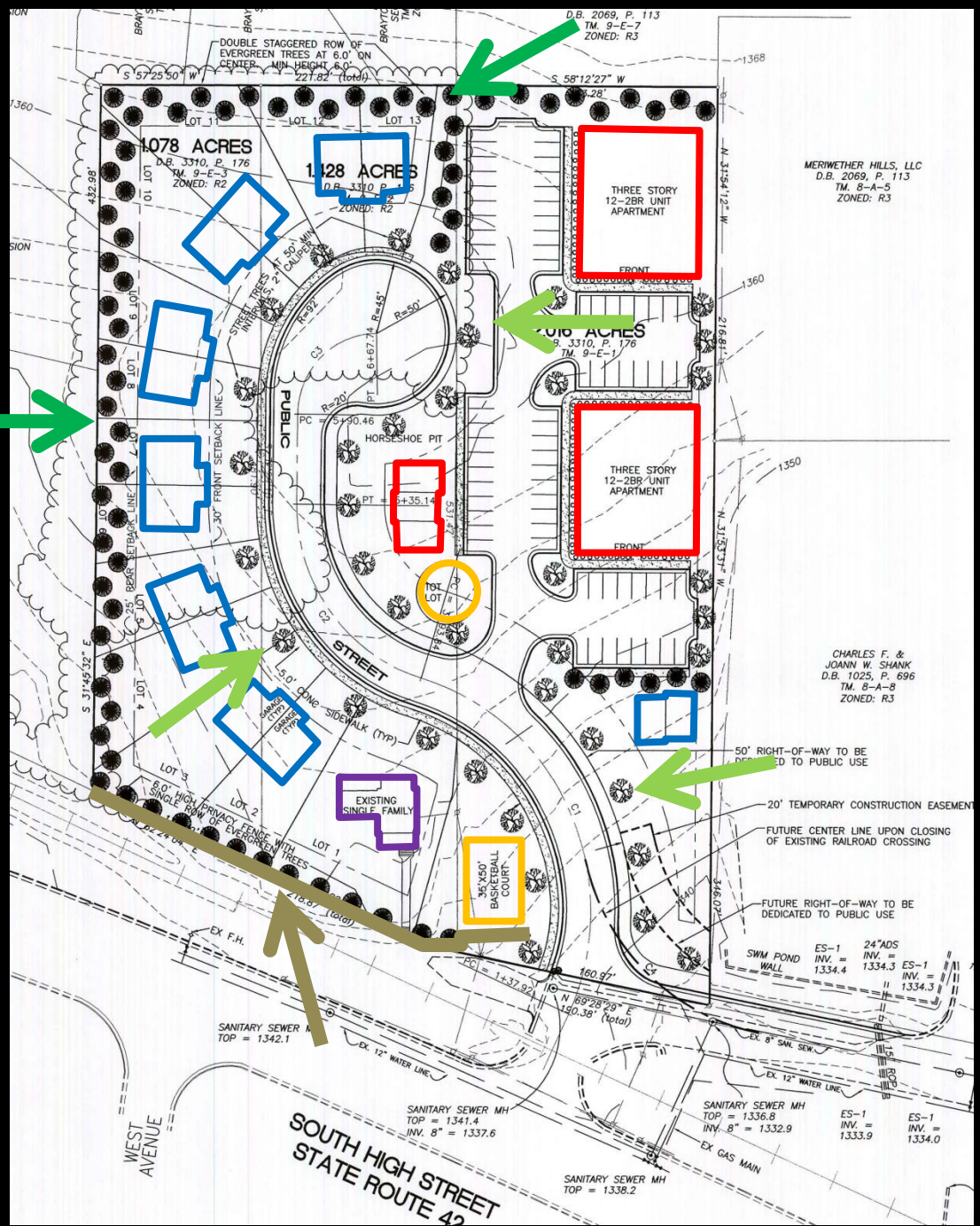
1. The concept plan prepared by Hamrick Engineering, P.C. dated June 10, 2008 is proffered except for the location of street trees which may vary due to necessary sight distance easements.
2. Occupancy will be limited to two unrelated people or a single family.
3. Each duplex unit will have three parking spaces. One in the garage and two in the driveway.

Thank you for your consideration.

Sincerely,



Randy Cosner



## GENERAL NOTES

1. STORMWATER MANAGEMENT WILL BE PROVIDED MEETING ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. EACH DUPLEX UNIT WILL HAVE A SINGLE STALL GARAGE AND TWO PARKING SPACES IN THE DRIVEWAY.
3. THE PRIVACY FENCE AT THE REAR OF LOTS 1 THROUGH 3 ALONG THE RAILROAD AND ADJACENT TO THE BASKETBALL COURT SHALL BE CONSTRUCTED OF WOOD OR VINYL.
4. UTILITY EASEMENTS WILL BE GRANTED TO ALL PUBLIC UTILITIES AS NECESSARY.
5. THE TYPICAL STREET SECTION SHALL COMPLY WITH CITY STANDARDS. THE HORIZONTAL GEOMETRY SHALL BE AS SHOWN.
6. THE TOT LOT AMENITIES SHALL BE 2-SPRINGER ANIMALS, 1-JUNIOR SWING, AND 1-SAND BOX.
7. THE EXISTING SINGLE FAMILY DWELLING MAY IN THE FUTURE BE DEMOLISHED AND REPLACED WITH A DUPLEX BUILDING.
8. RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT WILL BE DEDICATED IN THE FUTURE AS SHOWN IF THE EXISTING RAILROAD CROSSING IS ABANDONED.





October 7, 2014

Adam Fletcher  
Senior Planner, City of Harrisonburg  
409 South Main Street  
Harrisonburg, Virginia 22801

**Re: Conditional Zoning Proffers**

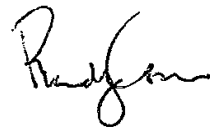
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I hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission. The proffers are listed below.

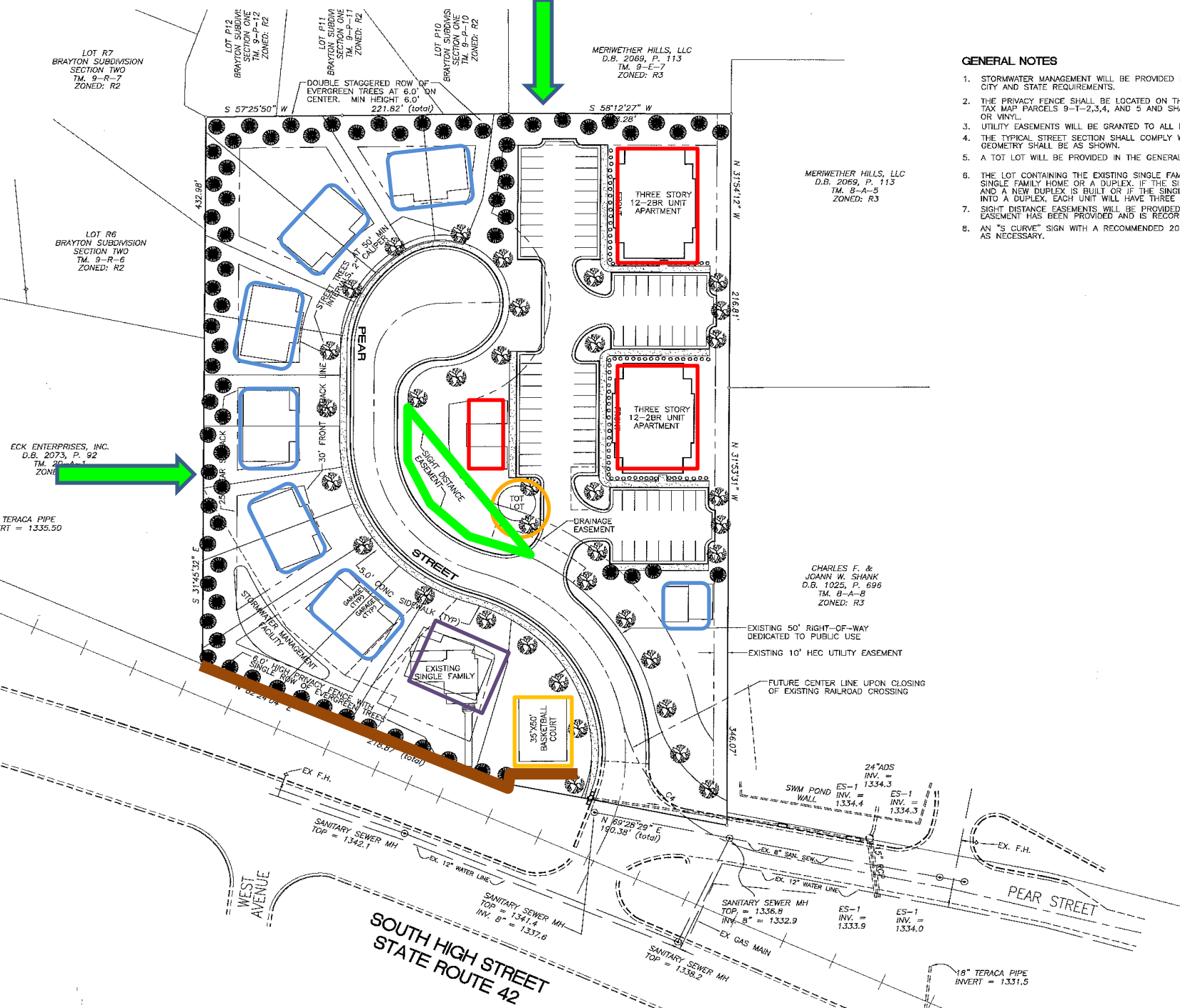
1. The concept plan prepared by Hamrick Engineering, P.C. dated October 7, 2014 is proffered except for the location of the street trees which may vary due to necessary site distance easements.
2. Occupancy will be limited to two unrelated people or a single family.
3. Tax map parcel numbers 9-T-4 through 9-T-15 will have three off-street parking spaces.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Cosner". The signature is fluid and cursive, with the first name "Randy" being more prominent than the last name "Cosner".

Randy Cosner



**GENERAL NOTES**

1. STORMWATER MANAGEMENT WILL BE PROVIDED MEETING ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. THE PRIVACY FENCE SHALL BE LOCATED ON THE NORTHERN PROPERTY LINE OF TAX MAP PARCELS 9-1-2,3,4, AND 5 AND SHALL BE CONSTRUCTED OF WOOD OR VINYL.
3. UTILITY EASEMENTS WILL BE GRANTED TO ALL PUBLIC UTILITIES AS NECESSARY.
4. THE TYPICAL STREET SECTION SHALL COMPLY WITH CITY STANDARDS. THE HORIZONTAL GEOMETRY SHALL BE AS SHOWN.
5. A TOT LOT WILL BE PROVIDED IN THE GENERAL AREA SHOWN.
6. THE LOT CONTAINING THE EXISTING SINGLE FAMILY DWELLING WILL CONTAIN EITHER A SINGLE FAMILY HOME OR A DUPLEX. IF THE SINGLE-FAMILY DWELLING IS REMOVED AND A NEW DUPLEX IS BUILT OR IF THE SINGLE FAMILY DWELLING IS CONVERTED INTO A DUPLEX, EACH UNIT WILL HAVE THREE OFF-STREET PARKING SPACES.
7. SIGHT DISTANCE EASEMENTS WILL BE PROVIDED AS REQUIRED. THE SITE DISTANCE EASEMENT HAS BEEN PROVIDED AND IS RECORDED IN DEED BOOK 4390, PAGE 774.
8. AN "S CURVE" SIGN WITH A RECOMMENDED 20 MPH SPEED LIMIT WILL BE PROVIDED AS NECESSARY.

MERIWETHER HILLS, LLC  
D.B. 2069, P. 113  
TM. 9-1-7  
ZONED: R3

MERIWETHER HILLS, LLC  
D.B. 2069, P. 113  
TM. 8-A-5  
ZONED: R3

CHARLES F. &  
JOANN W. SHANK  
D.B. 1025, P. 696  
TM. 9-A-8  
ZONED: R3

EXISTING 50' RIGHT-OF-WAY  
DEDICATED TO PUBLIC USE  
EXISTING 10' HEC UTILITY EASEMENT

FUTURE CENTER LINE UPON CLOSING  
OF EXISTING RAILROAD CROSSING

SWIM POND  
WALL  
ES-1 INV. = 1334.3  
ES-1 INV. = 1334.4  
ES-1 INV. = 1334.3  
ES-1 INV. = 1334.0

SANTARIY SEWER MH  
TOP = 1336.9  
INV. 8" = 1332.9  
ES-1 INV. = 1333.9  
ES-1 INV. = 1334.0

SANTARIY SEWER MH  
TOP = 1342.1  
INV. 8" = 1337.6

18" TERRACE PIPE  
INVERT = 1331.5

**SOUTH HIGH STREET  
STATE ROUTE 42**

**WEST AVENUE**

**PEAR STREET**

WEST AVENUE

SANTARIY SEWER MH  
TOP = 1342.1

SANTARIY SEWER MH  
TOP = 1341.4  
INV. 8" = 1337.6

SANTARIY SEWER MH  
TOP = 1336.9  
INV. 8" = 1332.9

ES-1 INV. = 1333.9  
ES-1 INV. = 1334.0

SANTARIY SEWER MH  
TOP = 1336.2

EX. F.H.

EX. F.H.

EX. 12" WATER LINE

EX. 12" WATER LINE

EX. 6" SAN. SEW.

EX. GAS MAIN

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

EX. F.H.

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