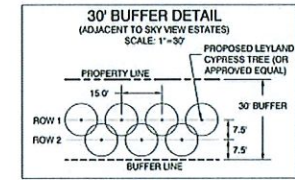


DEVELOPMENT DATA:

PARCEL ID #S: 108 (A) L189, 108 (B) L2, 108 (A) L164 A, 108 (A) L188

TOTAL SITE AREA: 80.96 AC.
AREA IN CITY OF HARRISONBURG: 5.85 AC.
TOTAL AREA WITHIN LIMIT OF REZONING: 75.11 AC.

PROPOSED USE: RESIDENTIAL
EXISTING ZONING: A-2
PROPOSED ZONING: R-5
PROPOSED UNITS: 400 UNITS TOTAL MAX.
- SINGLE FAMILY/DUPLEX LOTS: 175
- TOWNHOME UNITS: 225
PROPOSED DENSITY: 5.33 UNITS PER AC.
COMMON AREA REQ. (20%): 15.02 AC.
COMMON AREA PROVIDED: 15.02 AC. MIN.



- NOTES:**
- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED UNITS. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
 - PRESENT LAND USE: AGRICULTURE/VACANT.
 - STORM WATER FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
 - BASED UPON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA. AVAILABLE GEOLOGIC MAPS AND FIELD INSPECTIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA".
 - INTERNAL STREETS SERVING TOWNHOME UNITS TO BE PRIVATELY OWNED & MAINTAINED. STREETS SERVING SINGLE FAMILY AND DUPLEX LOTS TO BE PUBLIC. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.
 - NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.
 - FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHAL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.
 - VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.
 - LOT LINES DEPICTED ON THIS PLAN ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE. THE OWNER/DEVELOPER RESERVES THE RIGHT TO PROVIDE SINGLE FAMILY AND/OR DUPLEX LOTS IN THE AREAS DESIGNATED ON THE MASTER PLAN AS "SINGLE FAMILY DETACHED OR DUPLEX". LOT WIDTHS MAY VARY AS LONG AS DENSITY DOES NOT INCREASE ABOVE MAXIMUM ALLOWED (QUANTIFIED IN DEVELOPMENT DATA ABOVE) AND STREET NETWORK IS IN GENERAL CONFORMANCE WITH THE MASTER PLAN.
 - BMP LOCATIONS SHOWN HEREIN ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE.



ADJACENT LANDOWNERS			
SYBL	TM #	OWNER	ZONE/LAND USE
①	108D-5-124	KHADER, ALIAS & ANSAM	R-3-RESIDENTIAL
②	108D-5-125	TOLMAN, LILA	R-3-RESIDENTIAL
③	108D-4-127	LEVCHUCK, IVAN	R-3-RESIDENTIAL
④	108D-4-128	GATSUTSIN, ANATOLY & YEKATERINA	R-3-RESIDENTIAL
⑤	108D-4-129	DERROW, JULIA	R-3-RESIDENTIAL
⑥	108D-4-130	LEDESMA, LEONEL	R-3-RESIDENTIAL
⑦	108D-3-131	SITES, RONALD	R-3-RESIDENTIAL
⑧	108D-3-132	TRABOSH, MICHAEL & MORGOLD, SHARON	R-3-RESIDENTIAL
⑨	108D-3-133	SHIFFLETT, JAMIE & CARRIE	R-3-RESIDENTIAL
⑩	108D-3-134	SANDO, FARIS & THAIRAH	R-3-RESIDENTIAL
⑪	108D-3-135	WHEELBARGER, STEVEN	R-3-RESIDENTIAL

COBBLER'S VALLEY

ROCKINGHAM COUNTY, VA

VALLEY ENGINEERING

IDEAS MADE REAL

4901 CROWE DRIVE
MOUNT CRAWFORD, VA 22841
TELEPHONE (540) 434-6385 OR (800) 343-6385
WWW.VALLEYENG.COM

Case #REZ18-057

Approved: 10/24/2018

Rockingham County Board of Supervisors

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS:

03-28-2018: PER COUNTY COMMENTS
03-30-2018: PER COUNTY COMMENTS
04-03-2018: REVISED BUFFERS
05-24-2018: ADDED BUFFER DETAIL AND ENHANCED PLANTINGS
07-10-2018: PER COUNTY COMMENTS
08-01-2018: PROPER REVISION

DATE: 02-28-2018

PROJECT No.: 10843-5

EXP./CLIENT No.: 90144

SCALE: 1"=100'

MASTER PLAN

SHEET NO.: RZ-2



Staunton

Townhome, Condo or Apartment
20% + 10% New Unit
20% + 10% Existing ITE rate

This worksheet estimates # trips from 82% of proposed multi-family units. Applicant should also estimate # trips from remaining 20% of multi-family units using the appropriate ITE land use code (townhome, condo, apartment, etc.). For example, to estimate trips for proposed 200 townhomes, applicant should input 160 units into this worksheet, apply ITE #200 Townhome trip rate to remaining 40 units, and add these together.

Input 80% of the total # of townhomes / condos / apartments within the proposed development

Number of units: 160			
Weekday	Trip Rate	Trips	
Daily	8.145	1400	
AM Peak Hour Enter	0.145	20	
AM Peak Hour Exit	0.085	87	
AM Peak Hour Total	0.05	113	
PM Peak Hour Enter	0.52	84	
PM Peak Hour Exit	0.255	53	
PM Peak Hour Total	0.815	147	
Saturday			
Daily	8.245	1454	
Monday PM Enter	0.38	89	
Monday Exit	0.34	61	
Monday Total	0.73	151	

TRIP GENERATION REPORT

ITE Land Use		Weekday Average Daily Trips			Weekday AM Peak Hour of Generator			Weekday PM Peak Hour of Generator		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
210 SFHOUSE 1		633	633	1066	35	100	135	115	64	179
175 Dwelling Units										
230 CONDO 1		131	130	261	4	16	20	15	8	23
45 Dwelling Units										
Unadjusted Volume		664	663	1027	39	116	155	130	72	202
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		664	663	1027	39	116	155	130	72	202