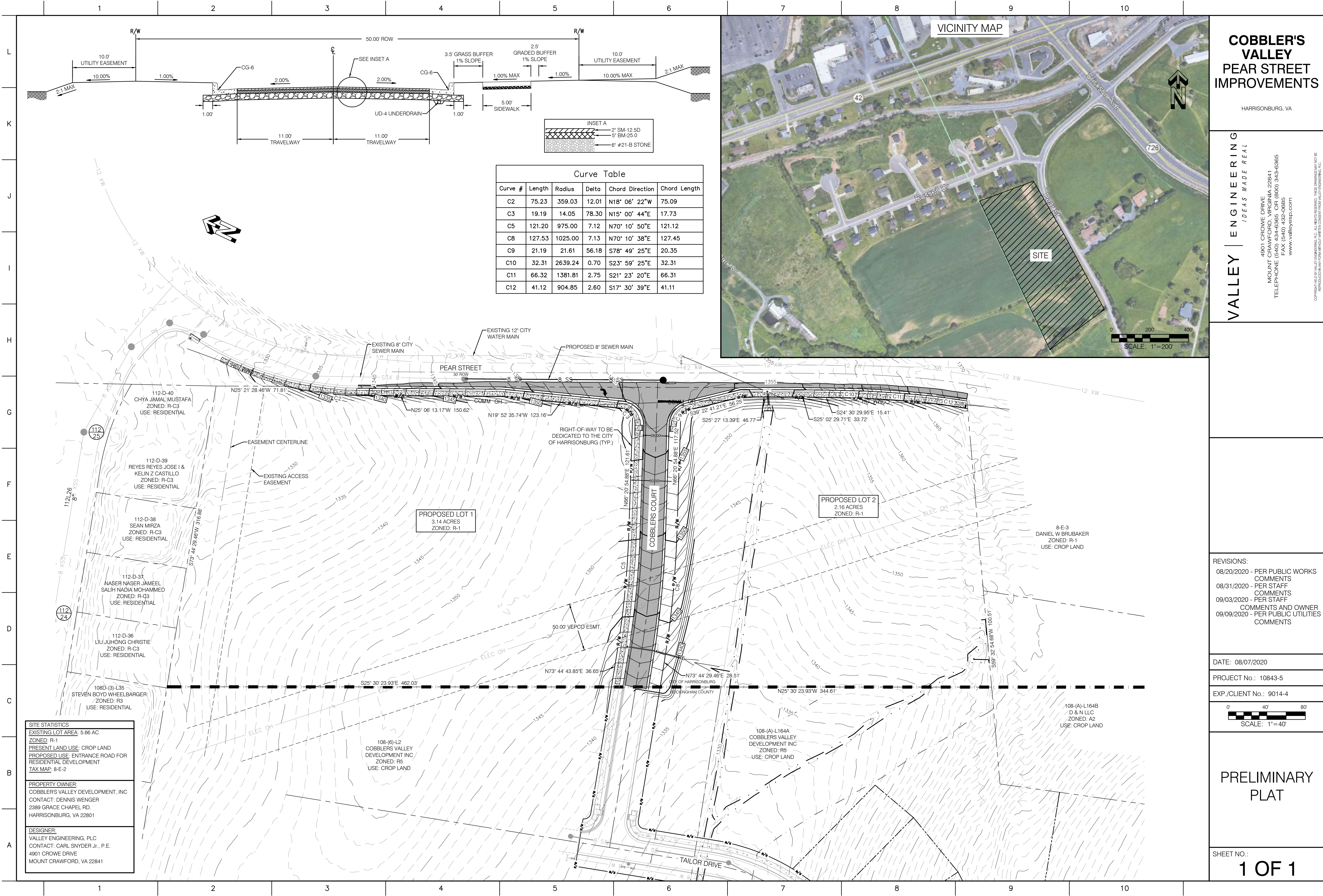
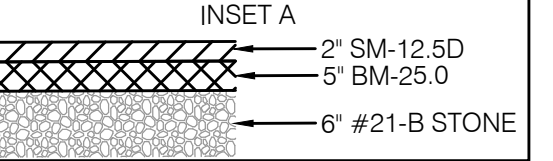




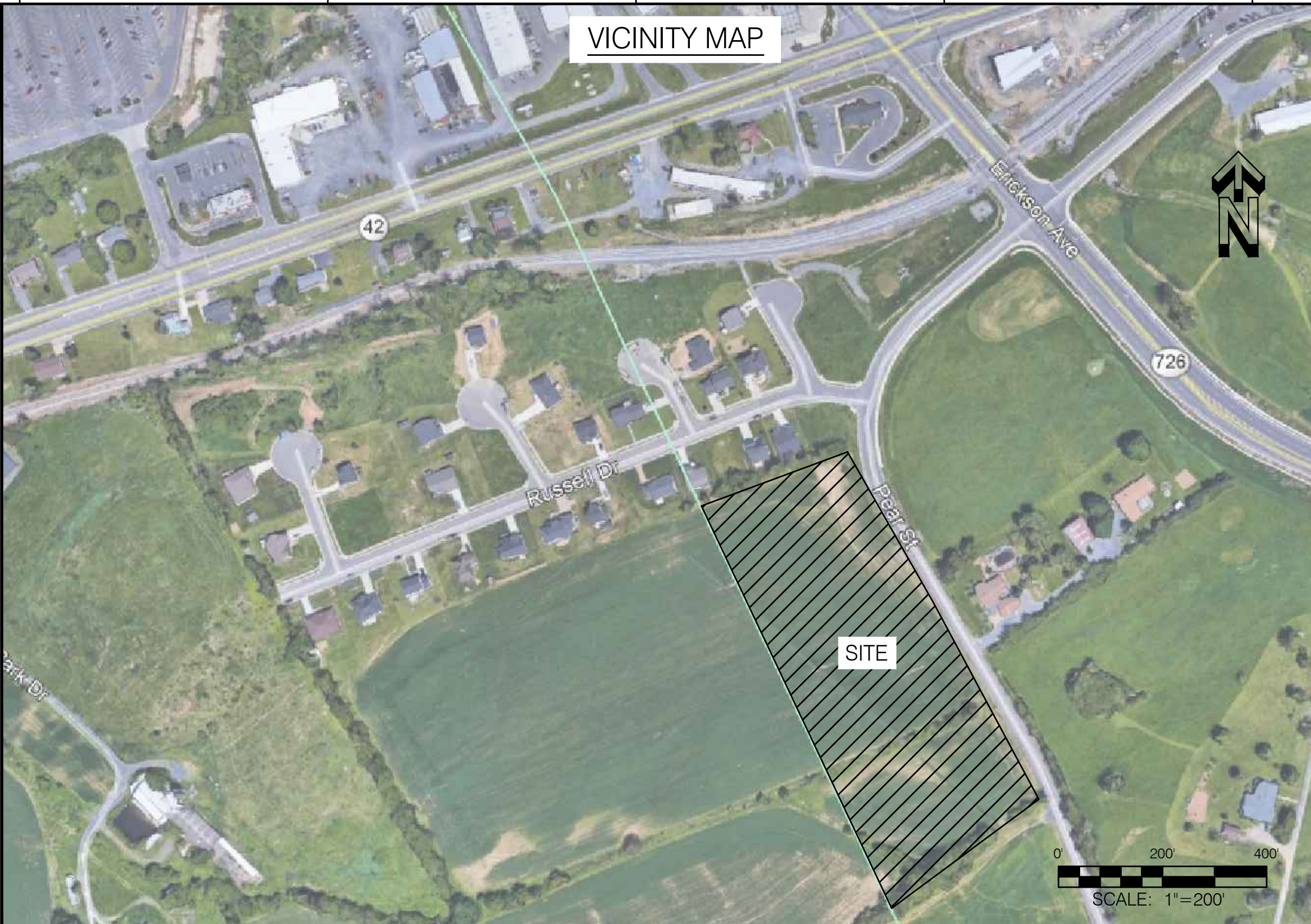
SITE STATISTICS
EXISTING LOT AREA: 5.66 AC
ZONED: R-1
PRESENT LAND USE: CROP LAND
PROPOSED USE: ENTRANCE ROAD FOR RESIDENTIAL DEVELOPMENT
TAX MAP: 8-E-2

PROPERTY OWNER:
COBBLERS VALLEY DEVELOPMENT, INC
CONTACT: DENNIS WENGER
2389 GRACE CHAPEL RD.
HARRISONBURG, VA 22801

DESIGNER:
VALLEY ENGINEERING, PLC
CONTACT: CARL SNYDER JR., P.E.
4901 CROWE DRIVE
MOUNT CRAWFORD, VA 22841



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	75.23	359.03	12.01	N18° 06' 22"W	75.09
C3	19.19	14.05	78.30	N15° 00' 44"E	17.73
C5	121.20	975.00	7.12	N70° 10' 50"E	121.12
C8	127.53	1025.00	7.13	N70° 10' 38"E	127.45
C9	21.19	21.61	56.18	S78° 49' 25"E	20.35
C10	32.31	2639.24	0.70	S23° 59' 25"E	32.31
C11	66.32	1381.81	2.75	S21° 23' 20"E	66.31
C12	41.12	904.85	2.60	S17° 30' 39"E	41.11



COBBLERS VALLEY
PEAR STREET
IMPROVEMENTS

HARRISONBURG, VA

VALLEY ENGINEERING
IDEAS MADE REAL

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
TELEPHONE (540) 434-6365 OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com

COMPANY AND INDIVIDUALS ARE NOT RESPONSIBLE FOR ANY REVISIONS OR ERRORS THAT MAY BE REPRODUCED FROM THIS PLAN WITHOUT THE WRITTEN CONSENT FROM VALLEY ENGINEERING, PLC.

REVISIONS:
08/20/2020 - PER PUBLIC WORKS COMMENTS
08/31/2020 - PER STAFF COMMENTS
09/03/2020 - PER STAFF COMMENTS AND OWNER
09/09/2020 - PER PUBLIC UTILITIES COMMENTS

DATE: 08/07/2020

PROJECT No.: 10843-5

EXP./CLIENT No.: 9014-4

0' 40' 80'

SCALE: 1"=40'

PRELIMINARY
PLAT

SHEET NO.:
1 OF 1