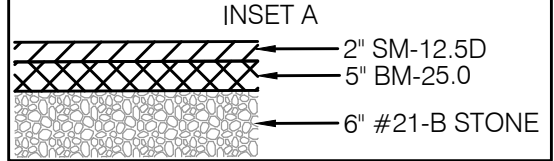




**SITE STATISTICS**  
EXISTING LOT AREA: 5.66 AC  
ZONED: R-1  
PRESENT LAND USE: CROP LAND  
PROPOSED USE: ENTRANCE ROAD FOR RESIDENTIAL DEVELOPMENT  
TAX MAP: 8-E-2

**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  
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COMPANY AND INDIVIDUAL ENGINEERS, P.E., ARE PROFESSIONALS. THESE DRAWINGS MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM VALLEY ENGINEERING, P.C.

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
- 09/28/2020 - PER OWNER COMMENTS

DATE: 08/07/2020

PROJECT No.: 10843-5

EXP./CLIENT No.: 9014-4

SCALE: 1"=40'

## PRELIMINARY PLAT

SHEET NO.:  
**1 OF 1**