

Preliminary Plat with Variances (Cobbler's Valley Pear Street Improvements)



Requested Variances

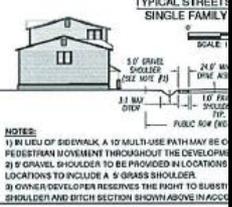
1. Section 10-2-41 (a) – Narrower Street width
2. ~~DCSIM Sections 3.3.3.1 and 3.6.4.1 – To not build sidewalk on both sides of the public street.~~







DUE TO HEIGHT RESTRICTIONS WITHIN PROPOSED EASEMENT, A DOUBLE ROW OF EVERGREEN SHRUBS SHALL BE PLANTED WITHIN THIS SECTION OF BUFFER. FINAL SHRUB LOCATION TO BE APPROVED BY VEP/CO.

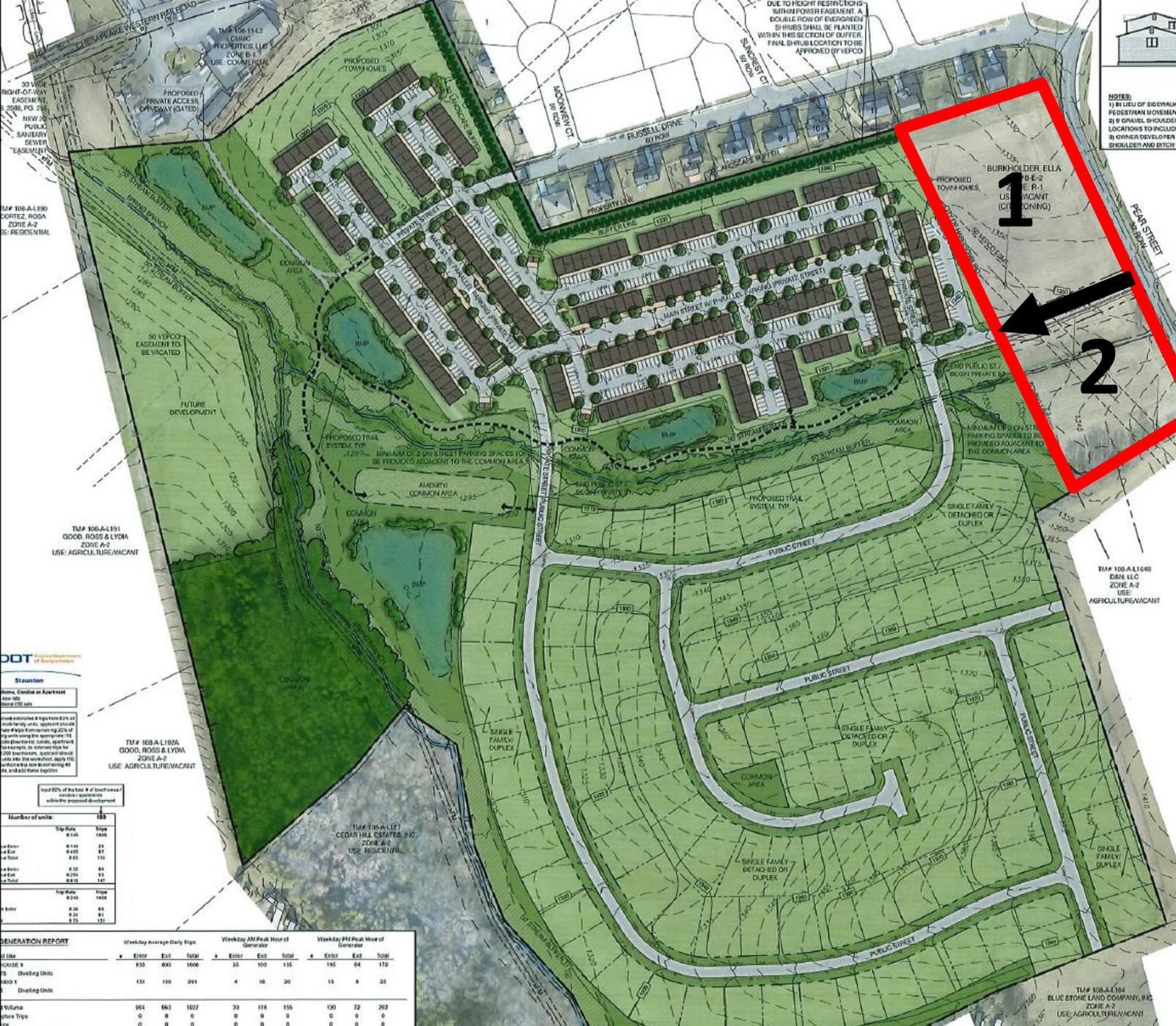


DEVELOPMENT

PARCEL ID #S:
 TOTAL SITE AREA:
 AREA IN CITY OF H:
 TOTAL AREA WITH:
 PROPOSED USE:
 EXISTING ZONING:
 PROPOSED ZONING:
 PROPOSED UNITS:
 - SINGLE FAMILY
 - TOWNHOME UNIT
 PROPOSED RES:
 COMMON AREA RE:
 COMMON AREA PR:

NOTES:

- PUBLIC WATER & SEWER USES. LOCATION OF FIRE OTHER APPURTENANCES SHOWN ON THE FINAL PLAN.
- PRESENT LAND USE: AGRICULTURE/VACANT
- STORM WATER FACILITY APPLICABLE FEDERAL SECTORM CONTROL, PLS IN ACCORDANCE WITH THE VIRGINIA EROSION CONTROL PLAN OF ROCKINGHAM AND FIELD INSPECTION GEOLOGIC DATA.
- BASED UPON THE IMPROVEMENT PLAN OF ROCKINGHAM AND FIELD INSPECTION GEOLOGIC DATA.
- INTERNAL STREETS SHALL BE MAINTAINED. STREET PUBLIC. ALL STREETS A SURFACED AND MAINTAINED.
- NO LAND SHOWN HEREIN IS FLOOD PLAIN.
- FIRE ACCESS LINES SHALL BE ACCORDED DURING THE CONSTRUCTION STAGE.
- VEGETATED BUFFER AREAS SHALL BE ACCORDED DURING THE CONSTRUCTION STAGE.
- LOT LINES DEPICTED ON THIS PLAN ARE SUBJECT TO CHANGE. PROVIDE SINGLE FAMILY DETACHED OR DUPLEX. WIDTHS MAY VARY AS LONG AS MAXIMUM ALLOWED OR STREET NETWORK IS IN ACCORDANCE WITH THE VIRGINIA EROSION CONTROL PLAN OF ROCKINGHAM AND FIELD INSPECTION GEOLOGIC DATA.
- BMP LOCATIONS SHOWN ARE SUBJECT TO CHANGE.



DOT Original Station Number of Interpolation

Station

Home, Condo or Apartment

Max 100

Max 200

Max 300

Max 400

Max 500

Max 600

Max 700

Max 800

Max 900

Max 1000

Max 1100

Max 1200

Max 1300

Max 1400

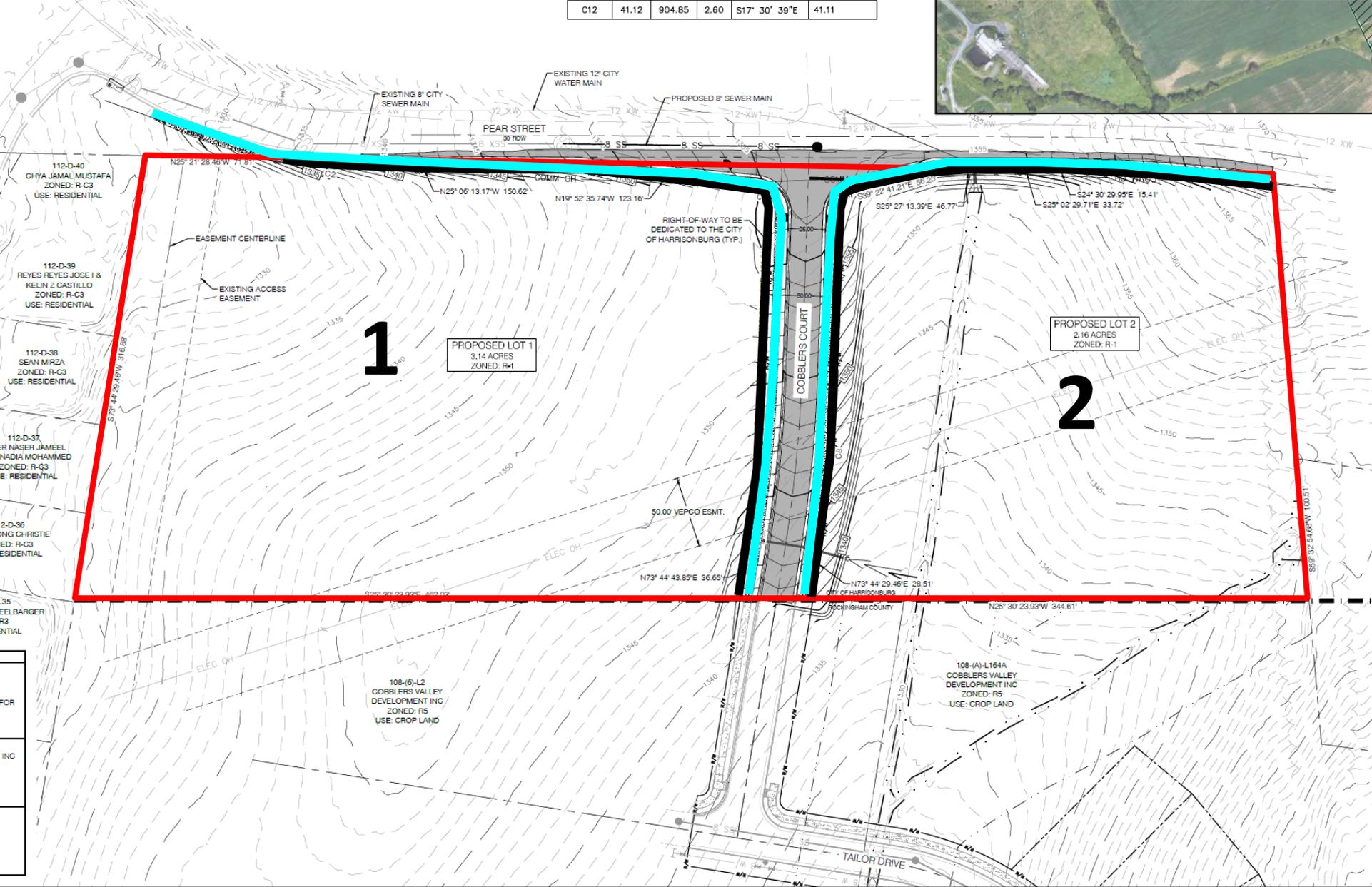
Max 1500

GENERATION REPORT

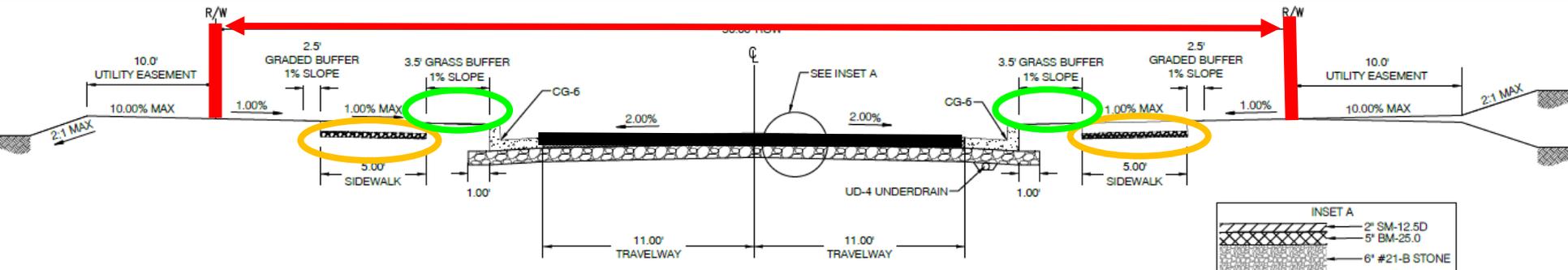
Activity	Weekly Average Daily Trips			Weekly AM Peak Hour of Generator			Weekly PM Peak Hour of Generator		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Public	833	693	1526	35	100	135	15	84	139
Residential	131	130	261	4	16	20	15	8	23
Volume	664	663	1327	39	116	155	30	92	162
Other Trips	0	0	0	0	0	0	0	0	0
Trips	0	0	0	0	0	0	0	0	0
Trips to Adjacent Streets	994	663	1657	39	116	155	30	92	162

S/R/L	TM#	AD
(1)	100-0-121	ED/PC
(2)	100-0-122	TO/AM
(3)	100-0-127	LE/CH
(4)	100-0-128	OU/SH
(5)	100-0-129	DE/FR
(6)	100-0-130	LE/SH
(7)	100-0-131	SITES
(8)	100-0-132	FR/SD
(9)	100-0-133	SH/FF
(10)	100-0-134	SA/CO
(11)	100-0-135	W-EE

C12	41.12	904.85	2.60	S17° 30' 39"E	41.11
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Variance to Section 10-2-41 (a) of the Subdivision Ordinance – Narrower Street width



Recommendation

Staff and Planning Commission recommend approval (7-0) of the preliminary plat and the Subdivision Ordinance variance request for the narrower street width.

