Community Development
Rezoning Report
REZ16-331

Planning Commission
December 6, 2016

Board of Supervisors
December 14, 2016

Applicant	MLK Preston Lake, LLC
Tax Map Id	125-(18)- L2 (portion)
Present Zoning	Planned Residential District (R-5)
Proposed Zoning	Planned Residential District (R-5)
Location	East of Stone Spring Rd (Rt 280) approximately 0.3 miles south of Spotswood Trl (Rt 33)
Acreage	12.21
Election District	3
Comprehensive Plan	Community Residential

Staff Recommendation:	Approval	November 30, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In December 2005, the Board approved a master plan for a traditional neighborhood development southwest of the intersection of Massanetta Springs Road (Rt. 687) and Spotswood Trail (U. S. 33) submitted by Preston Lake, LLC, a subsidiary of the Hine Group, LLC. This property was comprised of 124.64 acres rezoned from A-2 (General Agricultural) to R-5 (Planned Residential) and 20.94 acres rezoned from A-2 (General Agricultural) to PCD (Planned Commercial Development). The Residential Neighborhood, zoned R-5, included 346 townhouses and 120 single-family detached houses for a density of 3.74 units per gross acre.

In September 2007, the Board approved an amendment to the master plan that increased the density and revised the layout in the Residential Neighborhood. The single-family detached houses were reconfigured to allow an additional 8 detached houses, bringing the density to 3.80 units per gross acre. The orientation of the southernmost section of townhouses was also changed to not directly face the Massanetta Springs Conference Center.

In 2013, the Residential Neighborhood was purchased by MLK Preston Lake, LLC. MLK Preston Lake, LLC amended the master plan in three ways. First, three adjacent parcels to the southwest along Boyers Road, totaling 11.58 acres, were added to the master plan and rezoned to R-5. Second, two of the internal streets, Clubhouse Hill Road and Charleston Boulevard, were extended and realigned to serve the above referenced parcels. Third, two new product types were added to the master plan, multifamily housing and four-unit attached homes, called “quads”. This increased the total number of units to 819 and the density of the development to 5.87 units per gross acre.

In 2015, The Board approved a series of amendments to the master plan that did not impact the use or the density of the project. First, a round-about located at the intersection of Preston Lake Boulevard and Charleston Boulevard and an alley between Marion Square and Charleston Boulevard were removed. Second, several banks of townhomes were converted to an alternate design type without a detached garage, and a new unit type, duplex, replaced six single-family detached units located south of Boyers Road and east of Preston Lake Boulevard.

PROPOSED MASTER PLAN REVISIONS

The applicant has requested to amend the Master Plan showing one large multi-family building, 15 quad-plex buildings, and 6 duplex units converted into 12 smaller multi-family buildings and 6 townhouse units. The applicant also requests

to allow more flexibility for undeveloped parcels currently restricted to single-family detached units to allow single-family detached units or duplex units.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Community Residential.

ZONING AND EXISTING LAND USE

No additional comments have been submitted by the Zoning Administrator.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2)	Home sites
East	General Business District (B-1)	Undeveloped
South	Planned Residential District (R-5)	Preston Lake
West	Medium Density Residential District (R-2)	Home sites

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

As presented, the total unit count for the development will not exceed what was presented under the previous master plan. Project water and sewer flows should not be affected by the proposed rezoning. Water and sewer capacity is available with mainline extensions being installed by the applicant as future phases are developed. Any water mains installed under Stone Spring Road to serve the proposed multi-family unit on the north side need to have crosses installed in the roadway right of way with 16” branches for future extensions.

PUBLIC FACILITIES

Fire & Rescue

The property is located within the Hose Company #4 Port Republic Road sub-station and the Harrisonburg Volunteer Rescue Squad’s respective first due

areas. Our office has no concerns with the change to the master plan. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses. This project will have to meet the requirements of the Rockingham County Fire Prevention Code.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Spotswood Trail (Route 33)	Principle Arterial	4-Lane Divided Highway	23,000 vpd	55 mph
Stone Spring Road (Route 280)	Minor Arterial	4-Lane Divided Highway	N/A (15,000 vpd design)	45 MPH
Boyers Road (Route 704)	Local Street	2-Lane Highway	3,900 vpd	45 mph

* Vehicles Per Day (VPD)

VDOT

1. The subject rezoning (revised master plan) will not have a significant impact to the roadway network above the development potential that has already been approved.
2. The revised master plan introduces a significant change to Charleston Blvd. Charleston Blvd. no longer runs from Preston Park Drive to Preston Lake Blvd. This creates a complex of approximately 12 multi-family buildings that are isolated from the majority of the development. Inter-parcel connections are paramount to large scale developments of this nature. With Preston Lake being marketed as a mixed use development and promoting easy access between residential and commercial, every effort needs to be made to maximize connectivity. Interparcel connectivity also reduces the traffic potential out on the major roadways which leads to a safer and less congested roadway network.
3. In conjunction with the previous comment, VDOT is not in favor of the entrance onto Boyers Road that is located between Preston Lake Blvd. and Route 280. It is highly preferred that this cluster of approximately 12 multi-family buildings be provided access to Preston Lake Blvd. This would satisfy our concerns with inter-parcel connectivity and reduce conflict points out on the major roadways.
4. Furthermore, the entrance shown on Boyer Road between Preston Lake Blvd. and Route 280 does not currently meet sight distance requirements.

Significant grading would be necessary and even then may not meet requirements. At a minimum, it appears that a sight line easement would be necessary to ensure clear sight lines.

SUMMARY

Considerations

On November 16, staff presented a request for Board Determination regarding a request from MLK Preston Lake, LLC to amend the Preston Lake master plan without holding a public hearing. Under the Code of Virginia, §15.2-2302, subsection B:

> "... where an amendment to proffered conditions is requested by the profferor, and where such an amendment does not affect conditions of use or density, the board may waive the requirement for a public hearing ..."

The Board reviewed this application and determined that the public hearing could be waived because the amendments to the master plan do not impact use or density.

With the change of unit type, from one large multi-family building, 15 quad-plex buildings, and 6 duplex units converted into 12 smaller multi-family buildings and 6 townhouse units, and with the added flexibility for several parcels to be developed either as single-family detached units or as duplex units, the Preston Lake development remains a planned residential community with a variety of housing types, as described in the proffered narrative statement.

Staff Recommendation: Approval November 30, 2016

This amended Master Plan retains the original intent of the approved Preston Lake Master Plan for the development of a planned residential community with a variety of housing types. Whereas this remains in conformance to the Comprehensive Plan, staff recommends approval.

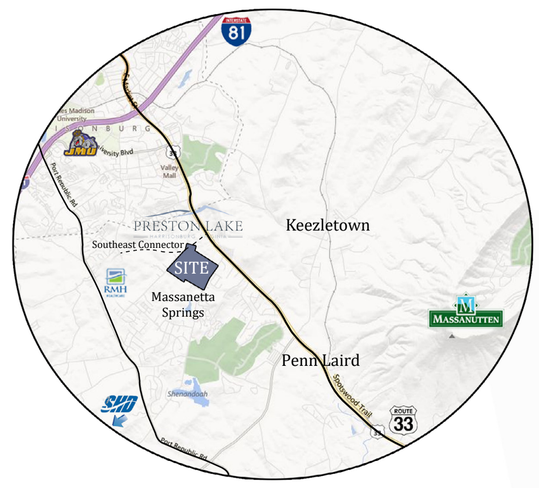
Planning Commission Recommendation: Approval December 6, 2016

Concurring with staff's recommendation, the Planning Commission recommended approval by a vote of 4 to 0.

Board Decision:

PRESTON LAKE
LIVE | SHOP | PLAY

VICINITY MAP



NOTE:
**REQUIRED OPEN SPACE = 25% = 34.88 ACRES*

BOYERS RD.

BEAHM, MICHAEL & ELIZAETH
125-(A)-L220A1
DB 2303, PG 723

DUNSTAN, RICHARD & PEGGY
125-(A)-L218A
DB 2946, PG 732

STRITE, GERALD & SHARON
125-(A)-L220A1A
DB 1819, PG 519

MASSANETTA SPRINGS INC.
125-(8)-L2
DB 1444, PG 528

MASSANETTA SPRINGS INC.
125-(8)-L4
DB 1444, PG 528

SONIFRANK, SCHERRILL & MARRY
125-(A)-L212
DB 721, PG 794

TMC HARRISONBURG LLC.
125-(A)-L215
DB 2444, PG 347

MAIN ST. AT PRESTON LAKE LLC.
125-(18)-L1
DB 2898, PG 724

STONE SPRING ROAD (SOUTHEAST CONNECTOR)

MOLLYS WAY
VERA VISTA PATH
HENRY GRANT HILL.
CLUBHOUSE HILL RD.
PRESTON LAKE BLVD.
PRESTON PARK DRIVE
MARION SQUARE
CREPE MYRTLE DR.
PRESTON SHORE DR.
CRAB CAMP LN.
CHARLESTON BLVD.
CONGRESS STREET
BATTERY PARK PL.
COUNCIL ST.
BAY ST.
MASSANETTA SPRINGS RD.

LIMITS OF REZONING = 12.17 AC

NOTES:

1. PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.

2. PRESENT LAND USE: RESIDENTIAL, RECREATION AND UNOCCUPIED OPEN SPACE.

3. 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.

4. 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."

5. PRESTON LAKE BLVD SHALL BE CONSTRUCTED TO VDOT STANDARDS, AND THEN DEDICATED TO THE STATE FOR PUBLIC USE AND MAINTENANCE. ALL OTHER INTERNAL STREETS TO BE PRIVATELY OWNED & MAINTAINED. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.

6. NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.

7. PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.

8. FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.

9. VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

RESIDENTIAL LOTS/ UNITS

LOT # LOT #	Single-Family Detached	162 Lots*
	Single-Family Attached	
LOT #	*Single-Family/ Duplexes*	*60 Units**
	Quads	*16 Units**
	Townhouses	*245 Units**
	Multi-Family 'A'	168 Units*
	Multi-Family 'B'	168 Units*(1)
	APPROXIMATE LOCATION OF WALL OR FENCE	

MAX ALLOWABLE DENSITY= 8 UNITS/ACRE= 1116 UNITS
TOTAL GROSS DENSITY= 5.87 UNITS/ACRE

**QUANTITIES OF INDIVIDUAL UNIT TYPES ARE SUBJECT TO CHANGE, BUT OVERALL UNIT COUNT SHALL NOT EXCEED 819.*

(1) *MULTI-FAMILY 'B' PARCEL BUILDING AND PARKING LAYOUT IS SUBJECT TO MODIFICATION.*

Scale: 1" = 150'
0 50 100 200 300 400 Feet

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IDEAS MADE REAL

PRESTON LAKE
MASTER PLAN
EXP:5839-6 PROJ:10227-2

DECEMBER 5, 2016
SCALE: 1"=150'

From: Seth Roderick
To: Jonathan Ernest; James May
Cc: Rhonda Cooper; Craig George
Subject: RE: Proposed changes at Preston Lake
Date: Wednesday, November 30, 2016 2:44:13 PM

For further clarification, Jamey, the buildings are planned to be 2-stories in height, as Jonathan indicated. We do not have an architectural on this yet, though, so we are not providing any particular building height restriction in excess of zoning allowances. It could be possible that an architectural comes through that is 2.5 stories; a true 3-story unit is unlikely. Mr. Rogers should be comforted, though, by the total number of units shown (168) dispersed over the 12 bldgs shown, for a max of 14 units per building. This places a theoretical limit on building heights, due to economics of construction.

Hope this helps.

Seth Roderick
Valley Engineering
(540) 434-6365 x112

From: Jonathan Ernest
Sent: Wednesday, November 30, 2016 1:50 PM
To: James May <jmay@rockinghamcountyva.gov>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>; Seth Roderick <sroderick@valleyesp.com>; Craig George <cgeorge@valleyesp.com>
Subject: RE: Proposed changes at Preston Lake

The height restriction is consistent with County requirements (which I believe to be 175' for multi-family in R-5). We don't have plans to do this in the portion of rezone, however. The building units proposed will only be 2 stories.

From: James May [mailto:jmay@rockinghamcountyva.gov]
Sent: Wednesday, November 30, 2016 1:34 PM
To: Jonathan Ernest <jernest@valleyesp.com>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>; Seth Roderick <sroderick@valleyesp.com>; Craig George <cgeorge@valleyesp.com>
Subject: RE: Proposed changes at Preston Lake

Jon,

Thank you for your response! I communicated this to Mr. Rogers. He understands that the new development will not be part of the POA for Preston Lake. He would like to know if there is a height restriction or if you know how many stories these new structures will have and how many units. Thanks for your response!

Jamey

From: Jonathan Ernest [mailto:jernest@valleyesp.com]
Sent: Tuesday, November 29, 2016 4:40 PM
To: James May
Cc: Rhonda Cooper; Seth Roderick; Craig George
Subject: RE: Proposed changes at Preston Lake

James,

In regards to item number 4, the proposed use in this rezone amendment will not be included within the Preston Lake POA. The multi-family use, as indicated in the attached Master Plan, will meet all proffer requirements as identified in the previously approved Master Plan. All other building types (including Quads) will belong in the POA.

The siting of the proposed wall will occur as we near Site Plan.

Please let me know if there are additional questions as you review the MP.

Thanks,
Jon

From: James May [mailto:jmay@rockinghamcountyva.gov]
Sent: Tuesday, November 29, 2016 3:11 PM
To: Jonathan Ernest <jernest@valleyesp.com>
Cc: Rhonda Cooper <rhenderson@rockinghamcountyva.gov>
Subject: FW: Proposed changes at Preston Lake

Jon,

If you send me your response, I will forward it to Mr. Rogers and include this and all other correspondence as part of the rezoning file. Thanks!

James B. May
Senior Planner
Rockingham County
Department of Community Development
www.rockinghamcountyva.gov
(540) 564-1513

From: jon rogers [mailto:jprogers53@gmail.com]
Sent: Tuesday, November 29, 2016 3:01 PM
To: James May
Subject: Proposed changes at Preston Lake

James,

Thanks for the call today,

I have seen the concept map the developer submitted, and a neighbor tried to get some answers from the developer but he has not responded.

From the drawing it appears we are trading one multi story building for 12 smaller buildings, in a footprint that takes land from the current residential area. In general I am not opposed to that concept. However:

1- You mentioned that these buildings are planned as 2 story buildings. If they are 3 story buildings I would be concerned as they will be closer to current and future homes, and the existing plan has the single apartment building separated by both parking and green space from the Preston Lake residential community. Is there a height restriction, or limit to the number of stories?

2- What is the change in density from the single building to 12 buildings?

3- The existing plan - by proffer - has a brick wall between the apartment building and the residential homes. I would expect that this proffer would not be changed, and that the wall's location would change to reflect the additional property used for the apartment buildings.

4- Also related to the proffers, the existing plan excludes the apartment building's property and owner from the Preston Lake POA. I want to be sure this applies to the proposed 12 apartment buildings.

5- Does the application include any information on who would own or manage the rental properties?

Thanks in advance for your response.

Jon Rogers

3120 Preston Lake Blvd.

301-674-5888

James May

From: jon rogers <jprogers53@gmail.com>
Sent: Wednesday, November 30, 2016 9:53 PM
To: James May; Jessica Kilby
Subject: Re: FW: Proposed changes at Preston Lake

Good Evening,

James - Thank you for the response. James or Jessica, please forward this message to the Planning Commission members.

Looking at the 12/6 agenda and its attachments, I would like the Planning Commission to recommend an additional proffer that will limit the height of the 12 proposed multi-family units.

Mr. Ernest has stated: "*The height restriction is consistent with County requirements (which I believe to be 175' for multi-family in R-5). We don't have plans to do this in the portion of rezone, however. The building units proposed will only be 2 stories.*"

With the number of changes to this development plan over the last 9 years, and the vagaries of the real estate market, I am concerned that some time in the future NAI Michael, or another developer that has purchased this property, will consider building multifamily units that are not "2 story". So if this is what the developer is planning, please "proffer it".

Overall I am not opposed to the planned changes, however they won't impact me as much as the current and future Preston Lake home owners whose homes abut the property with the proposed apartment buildings.

Thank you.

Jon Rogers

On Wed, Nov 30, 2016 at 1:53 PM, James May <jmay@rockinghamcountyva.gov> wrote:

Mr. Rogers,

Please let me know if you have any other questions. Thanks!

James B. May

Senior Planner

Rockingham County

Department of Community Development

www.rockinghamcountyva.gov

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Sent: Wednesday, November 30, 2016 1:49 PM
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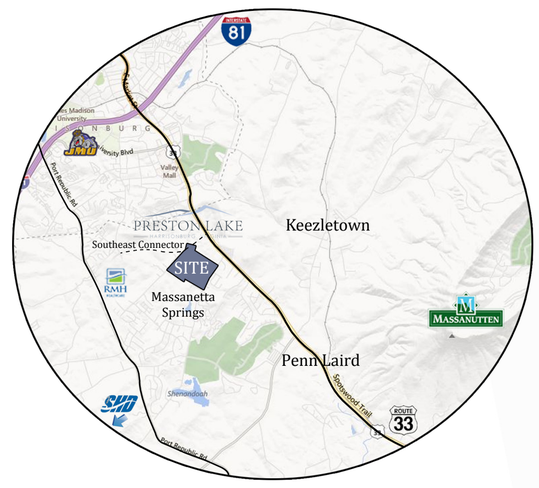
3120 Preston Lake Blvd.

301-674-5888

PRESTON LAKE

LIVE | SHOP | PLAY

VICINITY MAP



NOTE:
**REQUIRED OPEN SPACE = 25% = 34.88 ACRES*



RESIDENTIAL LOTS/ UNITS

LOT #	Single-Family Detached	162 Lots*
	Single-Family Attached	321 Units*
	Duplexes	*6 Units**
	Quads	*76 Units**
	Townhouses	*239 Units**
	Multi-Family	168 Units Per 336 Total*

TOTAL UNITS = 819

MAX ALLOWABLE DENSITY= 8 UNITS/ACRE= 1116 UNITS
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IDEAS MADE REAL

PRESTON LAKE

MASTER PLAN
EXP:5839-6 PROJ:102272

MARCH 24, 2015
SCALE: 1"=150'

PRESTON LAKE MASTER PLAN AMENDMENT REQUEST (R-5C)
MLK PRESTON LAKE, LLC

NARRATIVE STATEMENT ***March 24, 2015***

Preston Lake is a planned residential community located in Rockingham County, approximately ½-mile east of the Harrisonburg City limits, just off of Spotswood Trail / Route 33, between Boyers Road and Massanetta Springs Road. The community will be comprised of varied housing types, including single-family detached, single-family attached (duplexes, quads, and townhouses), and multi-family structures. The latter will be separated from the remainder of the residential development by a wall or fence with no direct vehicular or pedestrian cross-access, as described in the proffered conditions and as shown conceptually on the Master Plan.

The residential development shall be capped at 819 residential units. Individual unit type totals are shown on the Master Plan, though these totals may shift so long as the overall total number of units is not exceeded. Overall density has been set at approximately 5.87 dwelling units per gross acre (including acreage that is being donated for public right-of-way improvements), which is considerably less than the maximum density allowable by County Code. Development of Preston Lake will not be limited by any particular phasing, as to better allow market-driven development practices and better ensure the financial success of the project as a whole.

At least 25% of the net development area (not including acreage that is being donated for public right-of-way improvements) will be preserved as common area / open space. This open space will be largely connected by walking trails, and landscaped with various shade and screening trees in many locations. Overall site grading and layout has been planned to facilitate pedestrian traffic to adjoining commercial uses. A central common area will be provided at a minimum slope to allow for a variety of outdoor uses. The central clubhouse, a primary amenity to the development, will serve as indoor common space and allow for a multitude of uses. Inclusion of a pool (shown conceptually on the Master Plan) will be determined by community support, in the manner described in the proffered conditions. Additional amenities may be added based upon comments from Preston Lake homeowners, as appropriate.

All water and sanitary sewer services will be connected to County-owned and maintained supply mains. No sanitary sewer pump stations will be permitted to serve this development. A central retention pond will serve as stormwater management for the site and several adjoining uses.

Contributions made to the County's benefit (for road improvements, fire safety, etc.), along with architectural details, project character descriptions, etc., are enumerated in the list of proffered conditions associated with this development. Generally, they include significant monetary contributions toward major improvements along Massanetta Springs Road, and right-of-way contributions for Boyers Road realignment and Connector Road construction, along with monetary contributions toward fire safety training and physical improvements for Hose Company #4.

Initially Approved by
Rockingham County
on January 8, 2014

Proposed Revised Proffers for the R-5 Section of Preston Lake

MLK Preston Lake LLC, the current owner of the R-5 Section of the Preston Lake development, proposes to change those proffers originally dated June 29, 2007, and approved by the Board of Supervisors on September 26, 2007 (the Original Proffers), as set forth in the following paragraphs. These proposed proffers are intended by MLK Preston Lake LLC, a Virginia limited liability company (MLK), to be binding, included as conditions of the R-5 rezoning, and to be enforced as zoning regulations. If approved, these revised proffers shall be referred to as the "Revised Proffers for the R-5 Section of Preston Lake, dated January 3, 2014", or by the short title the "Revised Proffers of 2014".

I. The Preston Lake project is located in the southwest quadrant of the intersection of U.S. Route 33 and Massanetta Springs Road, in Rockingham County, Virginia, and is identified on the Tax Maps of Rockingham County, Virginia, as the tax parcels listed in Exhibit A.

II. MLK is the "Applicant" and the "Developer" with respect to the R-5 Section of Preston Lake for any and all purposes under the Rockingham County Zoning Ordinance and these Revised Proffers of 2013.

III. These Revised Proffers of 2013, if approved by the Board of Supervisors, shall supersede and replace the Original Proffers as they relate to the R-5 Residential Community, and only as they relate to the Residential Community. As with all proffers, these Revised Proffers of 2013 are part of the zoning regulations of the subject real estate and run with the land, regardless of changes in ownership. Subsequent owners are liable for any unfulfilled, outstanding and continuing obligations.

IV. Road Infrastructure and Upgrade

A. Stone Spring Road Project.

1. Stone Spring Road (sometimes referred to as the southeast connector) is being developed by Rockingham County in partnership with Southeast Connector LLC. MLK shall

convey to Southeast Connector LLC, all that real estate necessary to construct Stone Spring Road where it crosses parcels owned by MLK, as shown on Drawing No. 2 of 14 Sheets of the OVERALL SITE PLAN for the SOUTHEAST CONNECTOR, produced by Edmond H. Blackwell, P.E., dated January 4, 2013, eighth revision dated November 5, 2013, Job No. 2265, a copy of which is attached to and included in these Revised Proffers of 2013 as Exhibit B.

2. Boyers Road and Stone Spring Road will intersect at an unacceptably shallow angle unless Boyers Road is re-routed as it approaches Stone Spring Road from the southwest. MLK shall convey to Southeast Connector, LLC, for use in the intersection of Stone Spring Road and Boyers Road, all that real estate necessary to re-route Boyers Road as shown on Exhibit B, and all that real estate that lies between the re-routed Boyers Road and the existing parcel boundary line.

3. In addition, contingent upon construction being completed in accordance with that certain Memorandum of Agreement, dated November 14, 2013, between Rockingham County and MLK (the MOA),MLK agrees to recompense Rockingham County $200,000 for the cost of construction of Stone Spring Road. Such recompense shall be made within 30 days after written notice of the acceptance of the road by the Virginia Department of Transportation (VDOT) has been received by MLK from Rockingham County.

B. Massanetta Springs Road and Other Road Improvement Projects.

MLK shall design road improvements and entrances substantially as shown on the Master Plan, including improvements to Massanetta Springs Road along the length of its property. The improvements to Massanetta Springs Road shall be completed in accordance with the MOA.

C. Other Road and Related Improvements

1. All entrances to the R5 residential area shall have landscaped features appropriate to the community. The primary project entrance to the R5 residential community from Massanetta Springs Road shall include a distinct entry feature such as a brick or stone wall or distinctive fencing, and landscaping elements.

2. In addition to interior streets constructed in accordance with the Master Plan, MLK shall design and construct a main connector street, including its entrances, from Massanetta Springs Road to Boyers Road, which shall be designed and constructed to VDOT standards and dedicated to VDOT upon completion for inclusion in the state highway system.

D. Storm Drainage Way and Pond Capacity.

1. MLK shall provide storm water management capacity for both water quantity and quality within the lake mentioned in paragraph V.F, below, to serve 5.34 acres of impervious area from Stone Spring Road.

2. MLK shall grant permanent easements as necessary for the conveyance of stormwater from Stone Spring Road to the lake, as defined in Paragraph IV.D.1 above.

3. MLK shall execute agreements as required by VDOT for conveyance and detention of stormwater, as defined in Paragraph IV.D.1 above.

V. R-5 Residential Areas

A. The Planned Residential areas shall contain three (3) townhome neighborhoods (including "Villa" product with private courtyards), and two (2) multi-family buildings, all as generally shown on the Master Plan. Architectural styles shall all be complimentary among the townhome and Villa neighborhoods, the multi-family buildings and the single family detached homes. MLK reserves the right to arrange particular units according to owner demand and to create varied community appearance.

B. The townhome neighborhoods and multi-family building south of Stone Spring Road shall prohibit vinyl siding, exposed masonry or concrete block. Wood framed chimneys shall be limited to single story chimneys with direct vent fireplaces permitted on main level only and chases shall not extend beyond first floor of home. Exterior materials shall be limited to higher quality materials such as brick, stone, clapboard, and shingles. All roofing shall be architectural asphalt shingles, metal roofing, wood shingles, or flat roofs. Each architectural style neighborhood, excepting the multi-family buildings, shall have multiple unit designs and layouts to be assembled in an ever-changing layout by building. The Preston Lake townhome neighborhoods are designed with both architectural style conformity, but with building configuration irregularity to assure that all the buildings do not all look the same within a neighborhood. The final layout of each building section shall be determined by purchaser selection and developer infill. Exterior colors shall be traditional colonial color schemes fitting with each architectural style.

C. The single family lot neighborhood phases shall contain exclusively traditional designs with exterior façade limited to higher quality materials such as brick, stone, shingle and clapboard. Wood framed chimneys shall be limited to single story chimneys with direct vent fireplaces permitted on main level only and chases shall not extend beyond first floor of home. Vinyl siding and exposed masonry or concrete block are prohibited. Windows may consist of single-hung or double-hung design, but shall have grilles. Traditional paneled or glass front doors as architecturally appropriate shall be installed. No contemporary designed homes are permitted in order to maintain traditional community architectural conformity. Roofing materials shall be limited to architectural asphalt shingles, metal roofing, or wood shingles. Exterior colors to be traditional color schemes fitting with the traditional architectural style.

D. A homeowners association (HOA) shall be formed which shall have the duty to maintain community quality of life and improvement standards as well as manage and regulate the use of common areas and amenities. Neither owners nor occupants of the multi-family buildings shall be members of the Preston Lake HOA.

E. A lakeside Community Center shall be constructed to substantially conform to the design and appearance as depicted in the artist's rendering attached as Exhibit C and as shown on the Master Plan, but may vary slightly in size and shape to conform to the lakefront shape and final pool location. The Community Center size shall be determined by MLK based upon office space needs, fitness center needs, meeting room space, kitchen and catering requirements, deck sizing, and other community amenities. Construction of the Community Center shall commence by December 31, 2014 and shall be completed in a timely manner. The pool shall be constructed if, at the time of the poll described below, Preston Lake residential "community support" exists for continued maintenance and upkeep of the pool facilities, which would be the responsibility of the HOA after any required construction is complete. "Community Support" shall be measured by the Developer, via a poll taken of owners of occupied residences within 90 days after the development reaches 120 occupied single family detached and/or single family attached (townhouses and villas) units. If "Community Support" for pool maintenance/upkeep measures at least two thirds (2/3) of the owners of such occupied residences at the time of the poll being in favor of the construction and future maintenance/upkeep of a pool in the location designated on the Proposed Master Plan, then the pool shall be constructed by the Developer within 365 days of completed polling efforts. Should "Community Support" for the pool construction/maintenance/upkeep not reach a two-

thirds (2/3) super majority of the owners of such occupied residences at the time of the poll, construction of the pool shall not be required of the Developer.

F. MLK shall install, and the HOA shall maintain, a 3 to 3.5 acre lake as shown on the Master Plan. The lake shall be excavated to a depth to support game fish, and stocked by the HOA, at its discretion, for community use. The lake shall contain fountain or other agitation features. HOA shall manage and maintain the community lake. The lake and Community Center area shall contain appropriate lighting and landscaping for aesthetic and safety purposes.

G. MLK shall install at the request of the County, and the HOA shall maintain no more than two (2) decorative, covered, and seated bus stops, one at each of the two (2) main community entrances, for use by public transportation services. County shall request these bus stops no later than January 1, 2015, so that MLK can incorporate them into the community design. If MLK does not receive a written request from the County prior to said date, then MLK shall no longer be obligated to provide the referenced bus stops.

H. Trees and other landscaping shall be installed by MLK, and shall be maintained by the HOA throughout the life of the project. Specifically, street trees such as pears, cherries, or similar flowering varieties shall surround the lake and Community Center, shall be spaced along the main connector street described in paragraph IV.C.2, above, interspersed within the town home neighborhoods and placed decoratively in the Village Green.

I. A previously constructed elevated berm, situated between the southern-most single family home lots and the Massanetta Springs Conference Center, shall be landscaped in substantial conformance to Exhibit D by the Developer, and maintained by the HOA.

J. The parks and other Common Area amenities shown on the Master Plan shall be outfitted by MLK with appropriate surfaces, landscaping, picnic tables, outdoor benches and furnishings, playground equipment (at the discretion of the HOA), and other similar improvements. These areas and amenities shall be maintained by the HOA.

K. MLK shall install and the HOA shall maintain a wrought iron and masonry fence and landscaped buffer between the multi-family units and the remainder of the residential development. This wall/fence shall be continuous in nature, excepting as required for emergency access purposes, and placed in the general proximity shown on the Master Plan, though alignment may change depending on final layout and grading of the site. This fence will

prevent any direct pedestrian or vehicular access between the multi-family units and the remainder of the residential development.

L. Undergraduate student populations of colleges or universities shall not be targeted in the marketing efforts for the sale or lease of the multi-family units.

VI. Fire and Rescue Contributions

A. Because of the increased demand for services created by this development, MLK agrees to contribute a portion of the necessary construction funding for the expansion or relocation of the Hose Company #4 building, to facilitate the housing of a ladder truck. A contribution of Seventy-Five Thousand and no/100 Dollars ($75,000) shall be provided to the County not later than December 31, 2015.

B. In addition, and also because of the increased demand for services, MLK shall contribute to Rockingham County Two Thousand Five Hundred and no/100 Dollars ($2,500.00) per year for three (3) years, beginning January 1, 2015, to assist with the cost of training volunteer firefighters and emergency medical services providers; such funds to be used at the discretion of Rockingham County. These amounts shall be payable as mutually agreed upon by the MLK and County representatives.

Preston Lake - Parcel Identification

1. MLK Preston Lake LLC
   10100 Business Pkwy
   Lanham, MD 20706

   125A-(2)-L12-L14
   L1-L10
   L26-29
   L18-25
   L30-34
   L16
   L36-50
   125A-(3)-L1A-F
   L2A-H
   L3A-F
   L6A-F
   L7A-H
   L8A-F
   L13A-E
   L14A-E
   L15A-F
   L16A-H
   L17A-F
   L18A-F
   L19A-F
   L20A-E
   L21A-F
   L22A-F
   L23A-D
   L24A-F
   LR
   LA
   125A-(4)-L63-65
   L67-69
   L71-75
   L77-78
   L80-82
   L121-123
   125A-(5)-L51
   L62
   L90-95
   L97-99
   L122-123
   L126-128
   125-(18)-L2

2. TM# 125-(A)-L217
   TMC Harrisonburg LLC
   10100 Business Parkway
   Lanham, MD 20706
   Zone: A2
   DB 2162, PG 682

3. TM# 125-(A)-L220A
   KHM Boyers Road LLC
   10100 Business Parkway
   Lanham, MD 20706
   Zone: A2
   DB 3302, PG 720

4. Preston Lake Homeowners Association
   3563 Philips Hwy. STE 601E
   Jacksonville, FL
   125A-(2)-LB-D
   LI

5. TM# 125A-(3)-L4F
   Joyce E Alderisio Revoc. Trust
   3377 Preston Shore Dr
   Harrisonburg, VA 22801
   Zone: R5
   DB 3823, PG 699

6. 2. TM# 125A-(3)-L4E
   James H & Doreen Roadcap
   3373 Preston Shore Dr
   Harrisonburg, VA 22801
   Zone: R5
   DB 3389, PG 20

7. TM# 125A-(3)-L4D
   Penelope E Ferguson
   3369 Preston Shore Dr
   Harrisonburg, VA 22801
   Zone: R5
   DB 3368, PG 787

8. TM# 125A-(3)-L4C
   Paul W & Heather J Weve
   3365 Preston Shore Dr
   Harrisonburg, VA 22801
   Zone: R5
   DB 3369, PG 20

9. TM# 125A-(3)-L4B
   Elizabeth A Osborne
   3361 Preston Shore Dr
   Harrisonburg, VA 22801
   Zone: R5
   DB 3382, PG 232

10. TM# 125A-(3)-L4A
    Christopher B & Carrie M Rash
    3357 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3718, PG 366

11. TM# 125A-(3)-L5E
    J G Murray Mahool
    3347 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3372, PG 16

12. TM# 125A-(3)-L5D
    Nancy G Ross Revoc. Trust
    3343 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3371, PG 268

13. TM# 125A-(3)-L5C
    Wilfred & Barbara Ann Tapping
    3339 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3368, PG 396

14. TM# 125A-(3)-L5B
    Christopher W & Dixie L Ashby
    3335 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3341, PG 40

15. TM# 125A-(3)-L5A
    Edward J Hine & Barbara Jay
    5 Farmhouse Ct
    Mt Sinai, NY 11766
    Zone: R5
    DB 3393, PG 572

16. TM# 125A-(3)-L11F
    Joseph & Deborah W Scalise
    3321 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3458, PG 481

17. TM# 125A-(3)-L11E
    Russell T & Mary Jane L Gregory
    3317 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3548, PG 136

18. TM# 125A-(3)-L11D
    Frederick B & Dorothy M Stoltz
    3313 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3502, PG 766

19. TM# 125A-(3)-L11C
    Carolyn K Kyger
    3309 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 4242, PG 60

20. TM# 125A-(3)-L11B
    Courtney & Robert Teague
    3305 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 4245, PG 627

21. TM# 125A-(3)-L11A
    Michael B & Elizabeth A Beahm
    837 Boyers Rd
    Harrisonburg, VA 22801
    Zone: R5
    DB 3494, PG 291

22. TM# 125A-(3)-L12F
    Michael J & April L Gulotta
    3285 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3460, PG 475

23. TM# 125A-(3)-L12E
    Kenneth A Surber
    3281 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3461, PG 429

24. TM# 125A-(3)-L12D
    Carolyn B Smith
    3277 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3485, PG 262

25. TM# 125A-(3)-L12C
    James S & Susan V Totty
    3273 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 4034, PG 589

26. TM# 125A-(3)-L12B
    C P Leslie & Jonie K Grady
    3269 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3805, PG 92

27. TM# 125A-(3)-L12A
    Linwood H & Judith M Rose
    3265 Preston Shore Dr
    Harrisonburg, VA 22801
    Zone: R5
    DB 3467, PG 521

28. TM# 125A-(3)-L10A
    Phillip C & Cherrill K Stone
    3376 Charleston Blvd
    Harrisonburg, VA 22801
    Zone: R5
    DB 3773, PG 336

29. TM# 125A-(3)-L10B
    Southern Classic, Inc
    186 Terrell Rd E
    Charlottesville, VA 22901
    Zone: R5
    DB 3845, PG 645

30. TM# 125A-(3)-L10C
    Sharon L Strang
    3368 Charleston Blvd
    Harrisonburg, VA 22801
    Zone: R5
    DB 3567, PG 700

31. TM# 125A-(3)-L10D
    Jeffery T Davis
    3364 Charleston Blvd
    Harrisonburg, VA 22801
    Zone: R5
    DB 3581, PG 399

32. TM# 125A-(3)-L10E
    Francis R & Johanna V Beers
    3360 Charleston Blvd
    Harrisonburg, VA 22801
    Zone: R5
    DB 3567, PG 679

33. TM# 125A-(3)-L9E
    John A & Doris S Washam
    3305 Battery Park Pl
    Harrisonburg, VA 22801
    Zone: R5
    DB 3413, PG 535

34. TM# 125A-(3)-L9D
    Todd S & Barbara Pedeville
    3301 Battery Park Pl
    Harrisonburg, VA 22801
    Zone: R5
    DB 3863, PG 688

35. TM# 125A-(3)-L9C
    Ronald J & Sandra J Cereola
    3297 Battery Park Pl
    Harrisonburg, VA 22801
    Zone: R5
    DB 3956, PG 481

36. TM# 125A-(3)-L9B
    John A & Doris S Washam
    3293 Battery Park Pl
    Harrisonburg, VA 22801
    Zone: R5
    DB 3453, PG 620

37. TM# 125A-(3)-L9A
    Ernest M & Mary J Keeling
    PO Box 95
    Dogue, VA 22451
    Zone: R5
    DB 3452, PG 420

38. TM# 125-(A)-L218
    Erbaugh, Larry & Joyce
    723 Boyers Rd.
    Harrisonburg, VA 22801
    Zone: A2
    DB 1381, PG 791

39. TM# 125A-(2)-L15
    Wheaton, Randall & Susan
    3061 Vera Vista Path
    Harrisonburg, VA 22801
    Zone: R5
    DB 3558, PG 757

40. TM# 125A-(2)-L17
    Berg, Jeffrey & Beth
    3081 Vera Vista Path
    Harrisonburg, VA 22801
    Zone: R5
    DB 3170, PG 288

41. TM# 125A-(2)-L11
    Lennen, William & Dawn
    3080 Vera Vista Path
    Harrisonburg, VA
    Zone: R5
    DB 4125, PG 582

42. TM# 125A-(2)-L35
    McGloon, Thomas & Brenda
    3146 Henry Grant Hill
    Harrisonburg, VA 22801
    Zone: R5
    DB 4189, PG 45

43. TM# 125A-(4)-L79
    Sodikoff, Matthew
    3210 Clubhouse Hill Rd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3341, PG 473

44. TM# 125A-(4)-L76
    McGinnis, Michael & Joan
    3231 Clubhouse Hill Rd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3439, PG 305

45. TM# 125A-(4)-L70
    Hillyard Nelson & Deanna
    3129 Clubhouse Hill Rd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3550, PG 522

46. TM# 125A-(4)-L124
    Huntley, Deborah
    3094 Clubhouse Hill Rd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3333, PG 741

47. TM# 125A-(4)-L66
    Dove, Linda
    3063 Clubhouse Hill Rd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3349, PG 616

48. TM# 125A-(5)-L96
    Lemish, Donald & Sue
    3006 Preston Lake Blvd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3345, PG 33

49. TM# 125A-(5)-L89
    Sanders, James
    3090 Preston Lake Blvd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3695, PG 250

50. TM# 125A-(5)-L88
    Rogers, Jonathan & Polly
    3120 Preston Lake Blvd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3424, PG 202

51. TM# 125A-(4)-L125
    Henry, James & Melissa
    3778 Clubhouse Hill Rd.
    Harrisonburg, VA 22801
    Zone: R5
    DB 3340, PG 697

NOTE:
CONTRACTOR TO PROVIDE A CERTIFIED
NONPERMISSABLE LAND DISTURBER LIMITS PERMIT
REQUEST FROM COUNTY E&SC ADMINISTRATOR.

CERT FOR THIS PROJECT IS:

NAME: _____

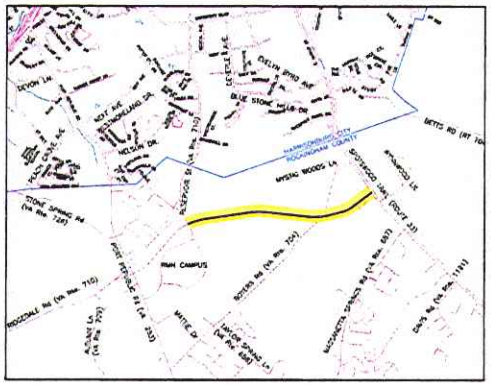
CERT.# _____

SOUTHEAST CONNECTOR
RESERVOIR ST. TO ROUTE 33

BEFORE YOU DIG CALL
MISS UTILITY
1-800-552-7001

AN EXTENSION OF THE SOUTHEAST CONNECTOR
FROM RESERVOIR STREET TO ROUTE 33 EAST,
ROCKINGHAM COUNTY, VIRGINIA
A VDOT STANDARD GS-6 ROAD
WITH STANDARD TC-5.01U SUPERELEVATION:
URBAN MINOR ARTERIAL, 50MPH DESIGN SPEED

LOCALLY ADMINISTERED PROJECT	
ROCKINGHAM COUNTY, VIRGINIA NAME OF LOCALITY	
RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION	
SIGNATURE:	PRINTED NAME: STEPHEN G. KING, P.E.
DATE:	TITLE OF POSITION: DEPUTY COUNTY ADMINISTRATOR
RECOMMENDED FOR APPROVAL FOR CONSTRUCTION	
SIGNATURE:	PRINTED NAME: STEPHEN G. KING, P.E.
DATE:	TITLE OF POSITION: DEPUTY COUNTY ADMINISTRATOR



VICINITY MAP
(SCALE: 1"=2,000')

LEGEND

CENTER LINE	TRAFFIC FLOW DIRECTION
ELECTRIC/TELEPHONE	CG-12/ASPHALT RAMP
ELECTRIC CONDUIT	PROPOSED FENCE
UTILITY POLE	EXISTING FENCE LINE
PROPOSED LIGHT POLES	LIGHT PAVEMENT AREA
WATER LINES	HEAVY PAVEMENT AREA
SANITARY LINES	PROPOSED SIDEWALKS
STORM SYSTEM	GRASS ISLAND AREA
GAS LINES	EXISTING BUILDING
PROPOSED STORM PIPING	EXISTING CONTOUR LABEL
PROPOSED DITCH	PROPOSED CONTOUR LABEL
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATIONS
PROPOSED PROPERTY LINE	CONSTRUCTION ENTRANCE (3.02)
SETBACK LINE	SILT FENCE (3.05)
EASEMENT LINE	INLET PROTECTION (3.07)
PROPOSED ROAD/EOP	CULVERT INLET PROTECTION (3.08)
EXISTING ROAD	DIVERSION DIKE (3.09)
CURBING: CG-6 OR CG-7	RIGHT OF WAY DIVERSION (3.11)
CURBING: CG-2 OR CG-3	SEDIMENT BASIN (3.14)
EXISTING 2' CONTOUR	OUTLET PROTECTION (3.18)
EXISTING 10' CONTOUR	RIPRAP (3.19)
PROPOSED 2' CONTOUR	ROCK CHECK DAM (3.20)
PROPOSED 10' CONTOUR	CONSTRUCTION ROAD STABILIZATION (3.03)
CONSTRUCTION PHASE LINE	TEMPORARY SLOPE DIVERSION (3.15)
PROPOSED GUARDRAIL	DISTURBED AREA

ORIGINAL PLAN DATE: JANUARY 4, 2013
REVISION 1: 2-4-13; Added Phase 1B, VDOT & County Comments
REVISION 2: 2-21-13; Addressed County Final Phase 1 Comments
REVISION 3: 3-25-13; Addressed County Phase 1B Comments
REVISION 4: 5-20-13; Addressed VDOT Phase 1 and 1B Comments
REVISION 5: 6-5-13; Phase 1 Final Plans
REVISION 6: 8-15-13; Phase 1B and Phase 2
REVISION 7: 10-16-13; Phase 1B and Phase 2

SHEET	PHASE	DESCRIPTION
1	ALL	TITLE SHEET
2	ALL	OVERALL SITE PLAN
3	1	PLAN & PROFILE (STA 127+00 TO STA 142+00)
4	1	PLAN & PROFILE (STA 142+00 TO STA 157+00)
5	1	PLAN & PROFILE (STA 157+00 TO STA 172+00)
6	1B&2	PLAN & PROFILE (STA 172+00 TO STA 187+00)
7	2	PLAN & PROFILE (STA 187+00 TO STA 195+00) AND NOTES
8	1B	BOYERS RD PLAN & PROFILE
9	ALL	ESC NOTES AND DETAILS
10	ALL	STORM CULVERTS, PIPES, DITCHES; PERMANENT DETENTION
11	ALL	VDOT NOTES AND DETAILS
12	3	STRIPING AND SIGNAGE PLAN
13	3	STRIPING AND SIGNAGE PLAN
14	3	RT. 33 INTERSECTION TRAFFIC SIGNAL

BENNER & ASSOCIATES INC.
LAND SURVEYOR - LAND PLANNER
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
PHONE: 540-434-0267

BLACKWELL ENGINEERING
566 EAST MARKET STREET
HARRISONBURG, VA 22801
PHONE: (540) 432-9555
FAX: (540) 434-7604

COMMONWEALTH OF VIRGINIA
EDMOND H. SAUNDERS
Lic. No. 017871
PROFESSIONAL ENGINEER
11-5-13

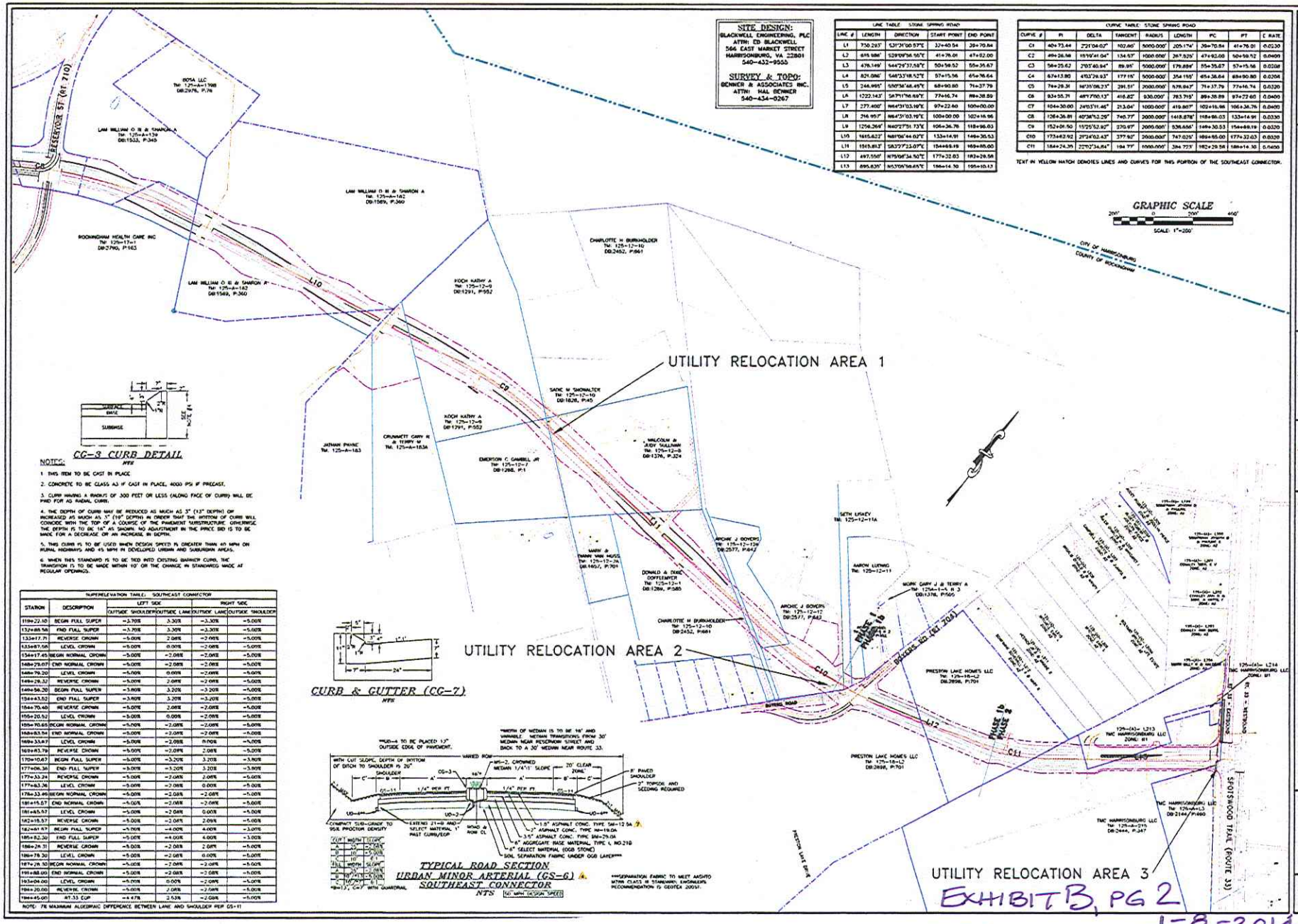
DEVELOPER:
SOUTHEAST CONNECTOR, LLC
ATTN: ED BLACKWELL
566 EAST MARKET STREET
HARRISONBURG, VA 22801
(540) 432-9555

EXHIBIT B, PG. 1

PROJECT NUMBER: 2265

1-8-2014

APPROVED



SITE DESIGN:
BLACKWELL ENGINEERING, PLC
ATTN: ED BLACKWELL
566 EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

SURVEY & TOPO:
BENNER & ASSOCIATES INC.
ATTN: HAL BENNER
540-434-0267

LINE TABLE STONE SPRING ROAD

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	750.293'	S31°31'00.57"E	32+40.54	39+70.84
L2	615.986'	S29°09'34.55"E	41+78.01	47+82.00
L3	478.149'	S44°29'37.58"E	50+59.52	55+35.67
L4	821.086'	S48°33'48.52"E	57+15.96	65+16.64
L5	246.985'	S50°36'46.45"E	68+90.80	71+37.79
L6	1222.143'	S67°17'06.69"E	77+46.74	89+38.59
L7	277.400'	N64°31'03.19"E	97+22.60	100+00.00
L8	216.957'	N64°31'03.19"E	100+00.00	102+16.96
L9	1256.269'	N60°27'51.73"E	106+36.78	118+96.03
L10	1615.622'	N68°06'44.02"E	133+14.91	149+30.53
L11	1515.813'	S83°37'23.07"E	154+69.19	169+85.00
L12	497.556'	N75°08'34.50"E	177+32.83	182+29.58
L13	895.835'	N53°09'38.65"E	186+14.30	195+10.13

CURVE TABLE STONE SPRING ROAD

CURVE #	PI	DELTA	TANGENT	RADIUS	LENGTH	PC	PT	C RATE
C1	40+73.44	2°21'04.02"	102.46'	5000.000'	205.174'	39+70.84	41+76.01	0.0230
C2	49+26.98	15°19'41.04"	134.63'	1000.000'	267.525'	47+82.00	50+59.52	0.0400
C3	58+25.62	2°05'40.94"	89.95'	5000.000'	179.884'	55+35.67	57+15.96	0.0208
C4	67+13.80	4°53'29.93"	177.15'	5000.000'	354.155'	65+16.64	68+90.80	0.0206
C5	74+29.31	16°35'08.23"	291.51'	2000.000'	578.847'	71+37.79	77+16.74	0.0320
C6	93+55.71	48°17'00.13"	416.82'	930.000'	783.795'	89+38.59	97+22.60	0.0400
C7	104+30.00	24°03'11.46"	213.04'	1000.000'	419.807'	102+16.96	106+36.76	0.0400
C8	126+36.81	40°38'53.29"	740.77'	2000.000'	1418.878'	118+96.03	133+14.91	0.0330
C9	152+01.50	15°25'52.97"	270.97'	2000.001'	538.666'	149+30.53	154+69.19	0.0320
C10	173+62.92	29°24'02.43"	377.92'	2000.000'	747.025'	169+85.00	177+32.03	0.0320
C11	184+24.39	22°02'34.84"	194.77'	1000.000'	384.725'	182+29.58	186+14.30	0.0600

TEXT IN YELLOW HATCH DENOTES LINES AND CURVES FOR THIS PORTION OF THE SOUTHEAST CONNECTOR.

CG-3 CURB DETAIL
NTS

NOTES:

1. THIS ITEM TO BE CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (12" DEPTH) OR INCREASED AS MUCH AS 1" (10" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE; OTHERWISE THE DEPTH IS TO BE 10" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. THIS CURB IS TO BE USED WHEN DESIGN SPEED IS GREATER THAN 40 MPH ON RURAL HIGHWAYS AND 45 MPH IN DEVELOPED URBAN AND SUBURBAN AREAS.
6. WHEN THIS STANDARD IS TO BE TIED INTO EXISTING BARRIER CURB, THE TRANSITION IS TO BE MADE WITHIN 10' OF THE CHANGE IN STANDARDS MADE AT REGULAR OPENINGS.

SUPERELEVATION TABLE: SOUTHEAST CONNECTOR

STATION	DESCRIPTION	LEFT SIDE		RIGHT SIDE	
		OUTSIDE SHOULDER	OUTSIDE LANE	OUTSIDE LANE	OUTSIDE SHOULDER
119+22.10	BEGIN FULL SUPER	-3.70%	3.30%	-3.30%	-5.00%
132+88.56	END FULL SUPER	-3.70%	3.30%	-3.30%	-5.00%
133+17.71	REVERSE CROWN	-5.00%	2.08%	-2.08%	-5.00%
135+87.56	LEVEL CROWN	-5.00%	0.00%	-2.08%	-5.00%
136+17.45	BEGIN NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
148+29.07	END NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
148+79.20	LEVEL CROWN	-5.00%	0.00%	-2.08%	-5.00%
149+28.32	REVERSE CROWN	-5.00%	2.08%	-2.08%	-5.00%
149+56.20	BEGIN FULL SUPER	-3.80%	3.20%	-3.20%	-5.00%
154+43.52	END FULL SUPER	-3.80%	3.20%	-3.20%	-5.00%
154+70.40	REVERSE CROWN	-5.00%	2.08%	-2.08%	-5.00%
155+20.52	LEVEL CROWN	-5.00%	0.00%	-2.08%	-5.00%
159+70.65	BEGIN NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
168+63.54	END NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
169+33.47	LEVEL CROWN	-5.00%	-2.08%	5.00%	-5.00%
169+83.79	REVERSE CROWN	-5.00%	-2.08%	2.08%	-5.00%
170+10.67	BEGIN FULL SUPER	-5.00%	-3.20%	3.20%	-3.80%
177+06.36	END FULL SUPER	-5.00%	-3.20%	3.20%	-3.80%
177+33.24	REVERSE CROWN	-5.00%	-2.08%	2.08%	-5.00%
177+83.36	LEVEL CROWN	-5.00%	-2.08%	0.00%	-5.00%
178+33.48	BEGIN NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
181+15.57	END NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
181+65.57	LEVEL CROWN	-5.00%	-2.08%	0.00%	-5.00%
182+15.57	REVERSE CROWN	-5.00%	-2.08%	2.08%	-5.00%
182+61.57	BEGIN FULL SUPER	-5.00%	-4.00%	4.00%	-3.00%
185+82.50	END FULL SUPER	-5.00%	-4.00%	4.00%	-3.00%
186+21.31	REVERSE CROWN	-5.00%	-2.08%	2.08%	-5.00%
186+78.30	LEVEL CROWN	-5.00%	-2.08%	0.00%	-5.00%
187+28.30	BEGIN NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
191+88.00	END NORMAL CROWN	-5.00%	-2.08%	-2.08%	-5.00%
193+04.00	LEVEL CROWN	-5.00%	0.00%	-2.08%	-5.00%
194+20.00	REVERSE CROWN	-5.00%	2.08%	-2.08%	-5.00%
196+95.00	RT 33 EOP	+4.67%	2.53%	-2.08%	-5.00%

NOTE: 7% MAXIMUM ALGEBRAIC DIFFERENCE BETWEEN LANE AND SHOULDER PER GS-11

CURB & GUTTER (CG-7)
NTS

TYPICAL ROAD SECTION
URBAN MINOR ARTERIAL (GS-6)
SOUTHEAST CONNECTOR
NTS

***SEPARATION FABRIC TO MEET AASHTO M288 CLASS 1B STANDARD; ENGINEERS RECOMMENDATION TO GEOTEX 2001F.

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE (540)432-9555 FAX (540)434-0764
E-MAIL BLACKWELL@VERIZON.NET

COMMONWEALTH OF VIRGINIA
EDWARD H. BLACKWELL
LICENSED PROFESSIONAL ENGINEER
No. 029511
4-1-13

Revision Dates
2-4-13
2-21-13
2-25-13
5-20-13
10-10-13

Date: 1-4-13
Scale: 1"=200'
Designed by: EAB
Drawn by: EAB
Checked by: EHB

OVERALL SITE PLAN
SOUTHEAST CONNECTOR
SOUTHEAST CONNECTOR, LLC
566 EAST MARKET ST.
HARRISONBURG, VA 22801

Drawing No. 2 of 14 Sheets

Job No. 2265

EXHIBIT B, PG 2

1-8-2014

APPROVED



EXHIBIT C

PRESTON LAKE - COMMUNITY CENTER ARCHITECTURAL RENDERING

NOT TO SCALE

A1

W. C. Ralston ARCHITECTS
3684 CENTERVIEW DRIVE, SUITE 110A | CHANTILLY, VA 20151
P: 703.667.7861 | WWW.WCRALSTON.COM

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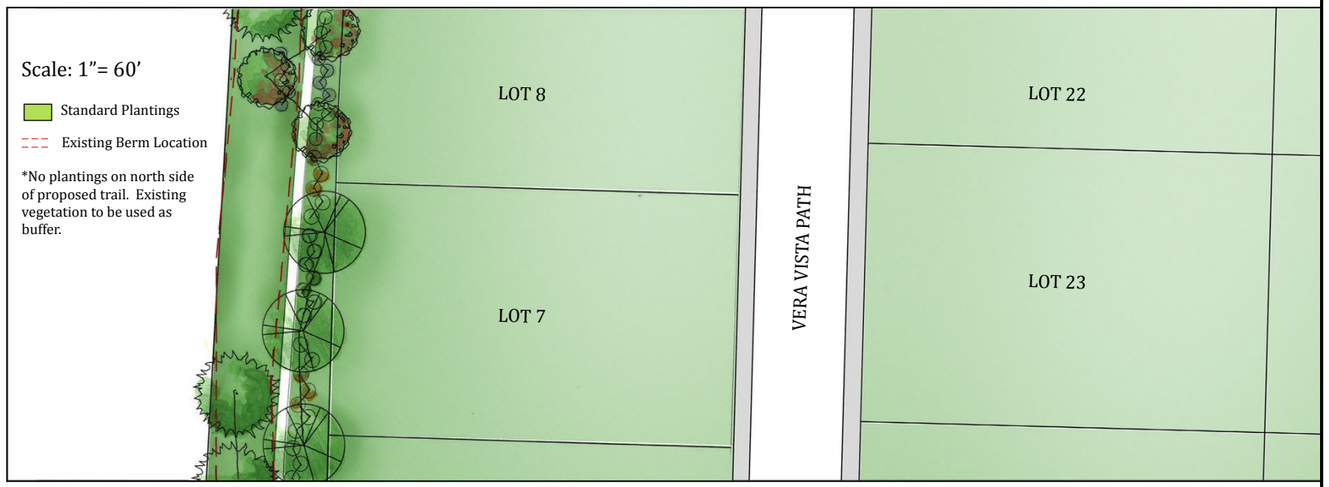


Vegetation Key

DENSE/CORRIDOR PLANTINGS



STANDARD PLANTINGS



Trees	Scientific Name	Common Name	Cal./Gal. Size
	Acer rubrum	Red Maple	1” Cal.
	Ilex x ‘Nellie Stevens’	Nellie Stevens Holly	1” Cal.
	Liquidambar styraciflua	Sweetgum	1.5” Cal.
	Picea glauca	White Pine	2” Cal.
	Tsuga canadensis	Eastern Hemlock	2” Cal.

Shrubs			
	Ilex verticillata	Winterberry Holly	3 Gallon
	Itea virginica	Virginia Sweetspire	3 Gallon
	Rhododendron ‘PJM’	PJM Rhododendron	3 Gallon

NOTES:

*Typical dense, standard and corridor plantings illustrated above. Planting design to be repeated as shown via *‘Vegetation Key’*.

*Individual species may be replaced with alternative vegetation of similar size and character upon approval of adjoining landowners.

Exhibit D

Preston Lake

Elevated Berm Landscape Plan

November 7, 2013

EXP: 5839-6 PROJ: 10227-2

Scale: Shown Above

VALLEY | ENGINEERING
IDEAS MADE REAL

3231 Peoples Drive, Harrisonburg, VA 22801
540.434.6365 • 800.343.6365 • *fax* 540.432.0685