

1. BOUNDARY AND TOPOGRAPHIC INFORMATION HERON ARE TAKEN FROM FIELD RUN BOUNDARY SURVEY PERFORMED JUNE 10, 2021, LIMITED FIELD RUN TOPOGRAPHIC SURVEYING, PUBLICLY AVAILABLE DATA, AND DATA AS PROVIDED BY CLIENT. THE TOPOGRAPHIC INTERVAL SHOWN HEREIN IS 5'. THE HORIZONTAL AND VERTICAL DATUM ARE NAD83/NAVD83, CONFIRMED WITH RTK GPS OBSERVATIONS OF LOCAL CONTROL POINTS WITH CORRECTIONS FROM THE LEICA SMART-MAX NETWORK.

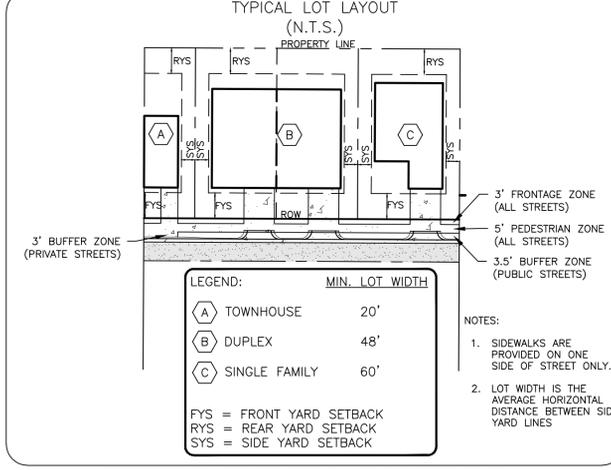
2. SUBJECT PARCEL DATA
 A. OWNER: PLEASANT RUN LC
 TAX MAP #125-(A)-L98 (PORTION OF)
 DB:2945 PG:755
 B. DEVELOPER: WINGATE, LLC
 C. DESIGNER: BALZER AND ASSOCIATES, INC.
 104 INDUSTRY WAY, SUITE 102
 STAUNTON, VA 24401

3. AREA
 TOTAL ACREAGE: 71.502 ACRES
 ACREAGE IN PUBLIC R/W: 8.871 ACRES
 ACREAGE IN PRIVATE R/W: 2.794 ACRES
 ACREAGE IN LOTS: 38.835 ACRES
 OPEN SPACE: 21.182 ACRES (29.6%)
 NUMBER OF LOTS: 337 (MAX 337 LOTS, PER MASTER PLAN)
 DENSITY: 337/71.502 = 4.71; OR 5 LOTS PER ACRE

4. UTILITIES:
 WATER - PUBLIC
 SEWER - PUBLIC
 ROADS - PUBLIC/ PRIVATE

5. DRAINAGE: CURB & GUTTER (PUBLIC)/ ROLL-TOP CURB (PRIVATE)
 6. ZONING - R5 (PLANNED NEIGHBORHOOD)
 MINIMUM LOT SIZE - N/A.
 MINIMUM LOT WIDTH - N/A.
 FRONT YARD SETBACK: 15 FEET
 SIDE YARD SETBACK: 8 FEET
 REAR YARD SETBACK: 15 FEET
 SEE SHEET 2 OF 3 FOR DIMENSIONAL AND AREA INFORMATION. DIMENSIONS THAT ARE NOT INDIVIDUALLY LABELED ARE TYPICAL.

- 7. EASEMENTS - STORM, SEWER, AND WATERLINE WILL ALL HAVE 20' UTILITY EASEMENTS AS SHOWN HERON.
- 8. SUBJECT PROPERTY IS WITHIN FEMA DEFINED FLOOD ZONE 'X' PER FIRM PANEL 5116SC0394D, DATED FEBRUARY 6, 2008.
- 9. THERE WERE NO GRAVES OR BURIAL SITES OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- 10. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR THE MAINTENANCE OF OPEN SPACE, PRIVATE ROADS, AND, STORMWATER MANAGEMENT FACILITIES.
- 11. ROAD NAMES AS SHOWN ARE PLACEHOLDERS.
- 12. PROFFERS AND PLAN DESCRIPTION ARE LOCATED ON SHEET 3 OF 3.

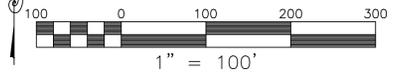


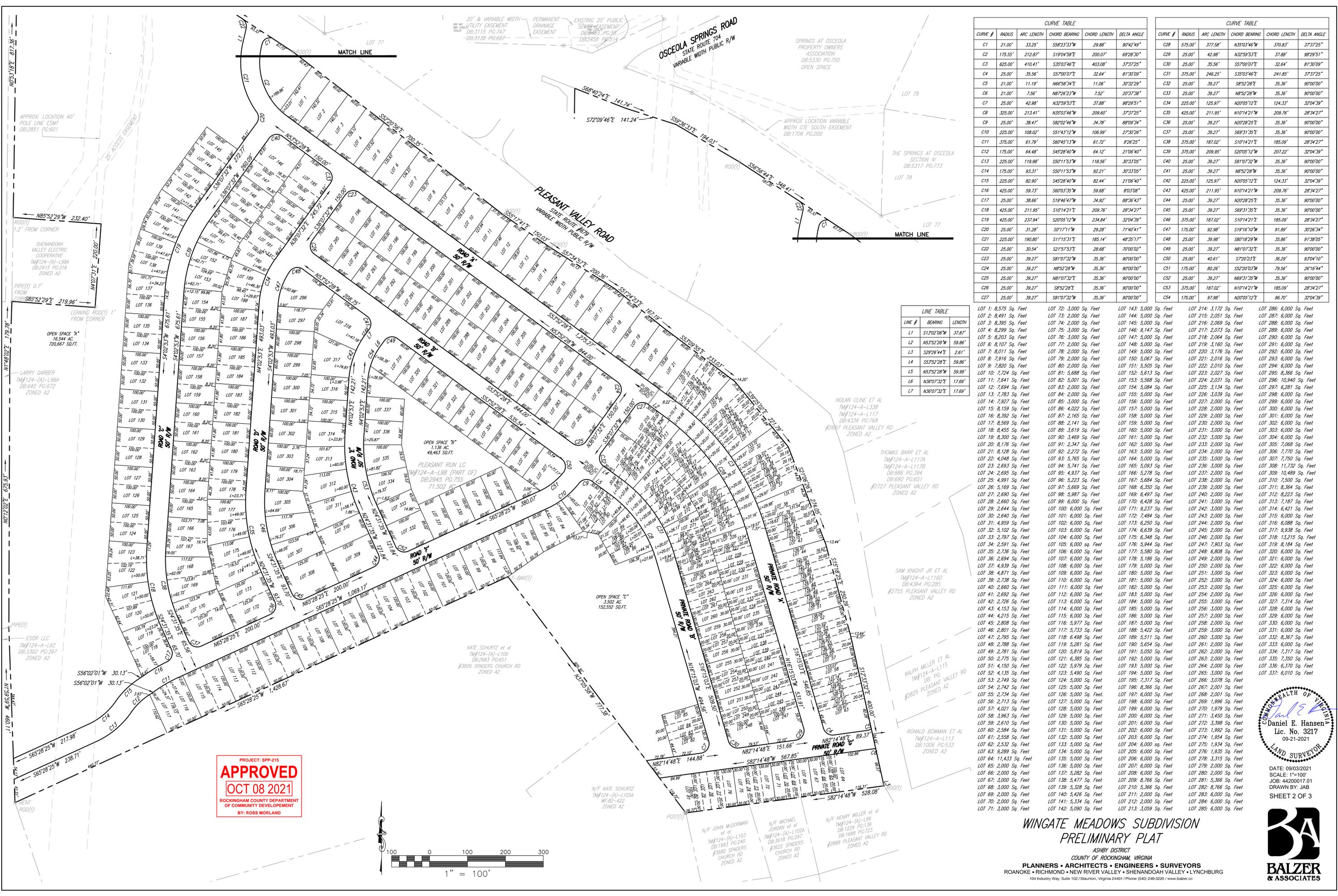
**WINGATE MEADOWS SUBDIVISION
 PRELIMINARY PLAT**

ASHBY DISTRICT
 COUNTY OF ROCKINGHAM, VIRGINIA
PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 ROANOKE • RICHMOND • NEW RIVER VALLEY • SHENANDOAH VALLEY • LYNCHBURG
 104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / www.balzer.com



DATE: 09/21/2021
 SCALE: 1"=100'
 JOB: 4420017.01
 DRAWN BY: JAB
 SHEET 1 OF 3





CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	21.00'	33.25'	S58°21'33"W	29.88'	90°42'49"
C2	175.55'	212.87'	S19°04'58"E	200.07'	69°28'25"
C3	625.00'	410.41'	S35°03'46"E	403.08'	37°37'25"
C4	25.00'	35.56'	S57°00'07"E	32.64'	81°30'09"
C5	21.00'	11.19'	N86°58'34"E	11.06'	30°32'29"
C6	21.00'	7.56'	N87°26'23"W	7.52'	20°37'38"
C7	25.00'	42.98'	N32°59'53"E	37.88'	88°29'51"
C8	325.00'	213.41'	N35°03'46"W	209.60'	37°37'25"
C9	25.00'	38.47'	S82°02'46"W	34.78'	88°09'34"
C10	225.00'	108.02'	S51°43'12"W	106.99'	27°30'26"
C11	375.00'	61.79'	S80°45'13"W	61.72'	9°26'25"
C12	175.00'	64.48'	S45°28'40"W	64.12'	21°06'40"
C13	225.00'	119.98'	S50°11'53"W	118.56'	30°33'05"
C14	175.00'	93.31'	S50°11'53"W	92.21'	30°33'05"
C15	225.00'	82.90'	S45°28'40"W	82.44'	21°06'40"
C16	425.00'	59.73'	S60°03'35"W	58.68'	8°03'08"
C17	25.00'	38.66'	S19°46'47"W	34.92'	88°36'43"
C18	425.00'	211.95'	S10°14'21"E	209.76'	28°34'27"
C19	425.00'	237.94'	S20°05'12"W	234.84'	32°04'39"
C20	25.00'	31.28'	S07°11'11"W	29.28'	71°40'41"
C21	225.00'	190.80'	S11°15'31"E	185.14'	48°35'17"
C22	25.00'	30.54'	S21°57'33"E	28.68'	70°00'02"
C23	25.00'	39.27'	S81°07'32"W	35.36'	90°00'00"
C24	25.00'	39.27'	N85°28'28"W	35.36'	90°00'00"
C25	25.00'	39.27'	N81°07'32"E	35.36'	90°00'00"
C26	25.00'	39.27'	S85°28'28"E	35.36'	90°00'00"
C27	25.00'	39.27'	S81°07'32"W	35.36'	90°00'00"

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C28	575.00'	377.58'	N35°03'46"W	370.83'	37°37'25"
C29	25.00'	42.98'	N32°59'53"E	37.88'	88°29'51"
C30	25.00'	35.56'	S57°00'07"E	32.64'	81°30'09"
C31	375.00'	246.25'	N35°03'46"E	241.85'	37°37'25"
C32	25.00'	39.27'	S85°28'28"E	35.36'	90°00'00"
C33	25.00'	39.27'	N85°28'28"W	35.36'	90°00'00"
C34	225.00'	125.97'	N20°05'12"E	124.33'	32°04'39"
C35	425.00'	211.95'	N10°14'21"W	209.76'	28°34'27"
C36	25.00'	39.27'	N20°28'25"E	35.36'	90°00'00"
C37	25.00'	39.27'	S69°31'35"E	35.36'	90°00'00"
C38	375.00'	187.02'	S10°14'21"E	185.09'	28°34'27"
C39	375.00'	209.95'	S20°05'12"W	207.22'	32°04'39"
C40	25.00'	39.27'	S81°07'32"W	35.36'	90°00'00"
C41	25.00'	39.27'	N85°28'28"W	35.36'	90°00'00"
C42	225.00'	125.97'	N20°05'12"E	124.33'	32°04'39"
C43	425.00'	211.95'	N10°14'21"W	209.76'	28°34'27"
C44	25.00'	39.27'	N20°28'25"E	35.36'	90°00'00"
C45	25.00'	39.27'	S69°31'35"E	35.36'	90°00'00"
C46	375.00'	187.02'	S10°14'21"E	185.09'	28°34'27"
C47	175.00'	92.98'	S19°16'10"W	91.89'	30°26'34"
C48	25.00'	39.98'	S80°18'29"W	35.86'	91°38'05"
C49	25.00'	39.27'	N81°07'32"E	35.36'	90°00'00"
C50	25.00'	40.61'	S72°02'32"E	36.29'	83°04'10"
C51	175.00'	80.26'	S52°20'03"W	78.56'	26°16'44"
C52	25.00'	39.27'	N69°31'35"W	35.36'	90°00'00"
C53	375.00'	187.02'	N10°14'21"W	185.09'	28°34'27"
C54	175.00'	97.98'	N20°05'12"E	96.70'	32°04'39"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S13°02'08"W	37.87'
L2	N53°52'28"W	59.86'
L3	S29°26'44"E	2.61'
L4	S53°52'28"E	59.86'
L5	N53°52'28"W	59.99'
L6	N36°07'32"E	17.69'
L7	N36°07'32"E	17.69'

PROJECT: SPP-215
APPROVED
OCT 08 2021
 ROCKINGHAM COUNTY DEPARTMENT
 OF COMMUNITY DEVELOPMENT
 BY: ROSS MORLAND



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DATE: 09/03/2021
 SCALE: 1"=100'
 JOB: 44200017.01
 DRAWN BY: JAB
 SHEET 2 OF 3

Pleasant Run, LLC

2340 South Main Street
Harrisonburg, VA 22801
Phone: (540) 433-2454
9/23/2020

Ms. Rhonda Cooper
Director of Community Development
Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

RE: Pleasant Run LLC Property (Wingate Meadows)

Dear Ms. Cooper:

Pleasant Run, LLC would like to make the following proffers related to the rezoning of property located on the south side of Pleasant Valley Road, identified on the Tax Map of Rockingham County, Virginia, as a portion of Parcel No. 124-(A)- L98 ("the property").

The following conditions and proffers are made part of the rezoning application:

1. Pleasant Run, LLC requests that the current existing proffers be rescinded, and the following proffers be placed on the property:
2. Land use is restricted to single family attached, single-family detached and multifamily attached (townhouses) units within the requested R-5 zoning.
3. A minimum of 25% common area shall be included in the development scheme.
4. All lots shall be served by public water and sewer; individual sewage disposal systems and/or wells are prohibited. The developer shall install all water and sewer lines necessary to serve the development.
5. The development's roadway network shall be within substantial conformance to the attached "R-5 Plan of Development" prepared by Balzer and Associates and dated September 18th 2020, with the understanding that minor deviations may be necessary during the engineering process.
6. The total number of residential units shall be 337. The developer reserves the option to modify the attached site layout of product mix not to exceed 337 units total, (detached and attached).

7. A homeowner's association (HOA) shall be established to provide for maintenance of the common areas and restrictive covenants shall be placed on record to ensure the compatibility of all proposed improvements.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements submitted as part of this application.

Sincerely,

Michael Pugh, Member
Pleasant Run, LLC

Pleasant Run, LLC

2340 South Main Street
Harrisonburg, VA 22801
Phone: (540) 433-2454
12/17/2020

Ms. Rhonda Cooper
Director of Community Development
Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

**RE: Plan Description
Pleasant Run LLC Property (Wingate Meadows)**

Pleasant Run, LLC is proposing that the subject parcel (Tax Map of Rockingham County, Virginia, as a portion of Parcel No. 124-(A)- L98) be re-zoned from R-2 to R-5. The property is located south of the intersection of Pleasant Valley Road and Osceola Springs Road and comprises approximately 71.5 acres. The property is located within the Urban Growth Boundary and is designated as Mixed-Use Center in the Rockingham County Comprehensive Plan. This property is also located within a designated Opportunity Zone. The proposed Wingate Meadows Subdivision will consist of approximately 49 Townhomes, 222 Duplex Units, and 67 Single-Family Units for a maximum total of 337 residential lots. All lots shall be served by public water and sewer systems. A minimum of 25% common area shall be included, which will comprise mostly of conserved wooded area and open space. Wooded areas beyond lot lines will be conserved to the greatest extent possible. Stormwater management shall meet the requirements of the Virginia Stormwater Management Program (VSMP) and is anticipated to be addressed through implementations of retention basins and other Best management Practices (BMP's). The roadway section shall consist of curb and gutter with sidewalk along one side of the streets. Connectivity to the adjoining parcels shall be established to the southwestern boundary and will comprise full street sections including sidewalks. Bicycle and pedestrian accommodation are accomplished with the interconnected roadway and sidewalk network throughout the proposed subdivision. The road network and lot configurations shall be within conformance to the "Wingate Meadows Subdivision Master Plan" prepared by Balzer and Associates and dated October 29th, 2020, with the understanding that minor deviations may be necessary during the engineering process. A Homeowner's Association (HOA) shall be established to provide for maintenance of the common areas and restrictive covenants shall be placed on record to ensure the compatibility of all proposed improvements. Roads within the proposed subdivision are anticipated to be public or private streets designed in accordance with the Secondary Street Acceptance Requirements (SSAR) and maintained by VDOT (public) or the HOA (private). Specific proffers are offered for the proposed re-zoning of this property.



DATE: 09/21/2021
SCALE: 1"=100'
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DRAWN BY: JAB
SHEET 3 OF 3

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