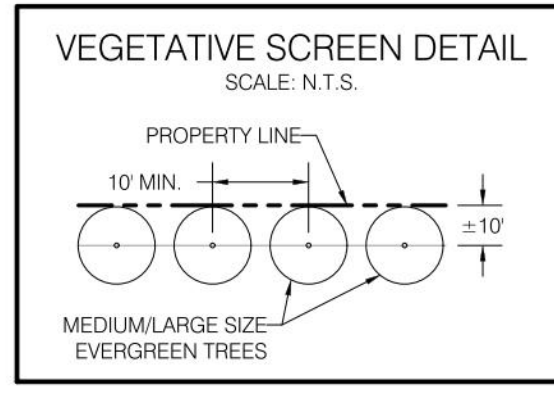
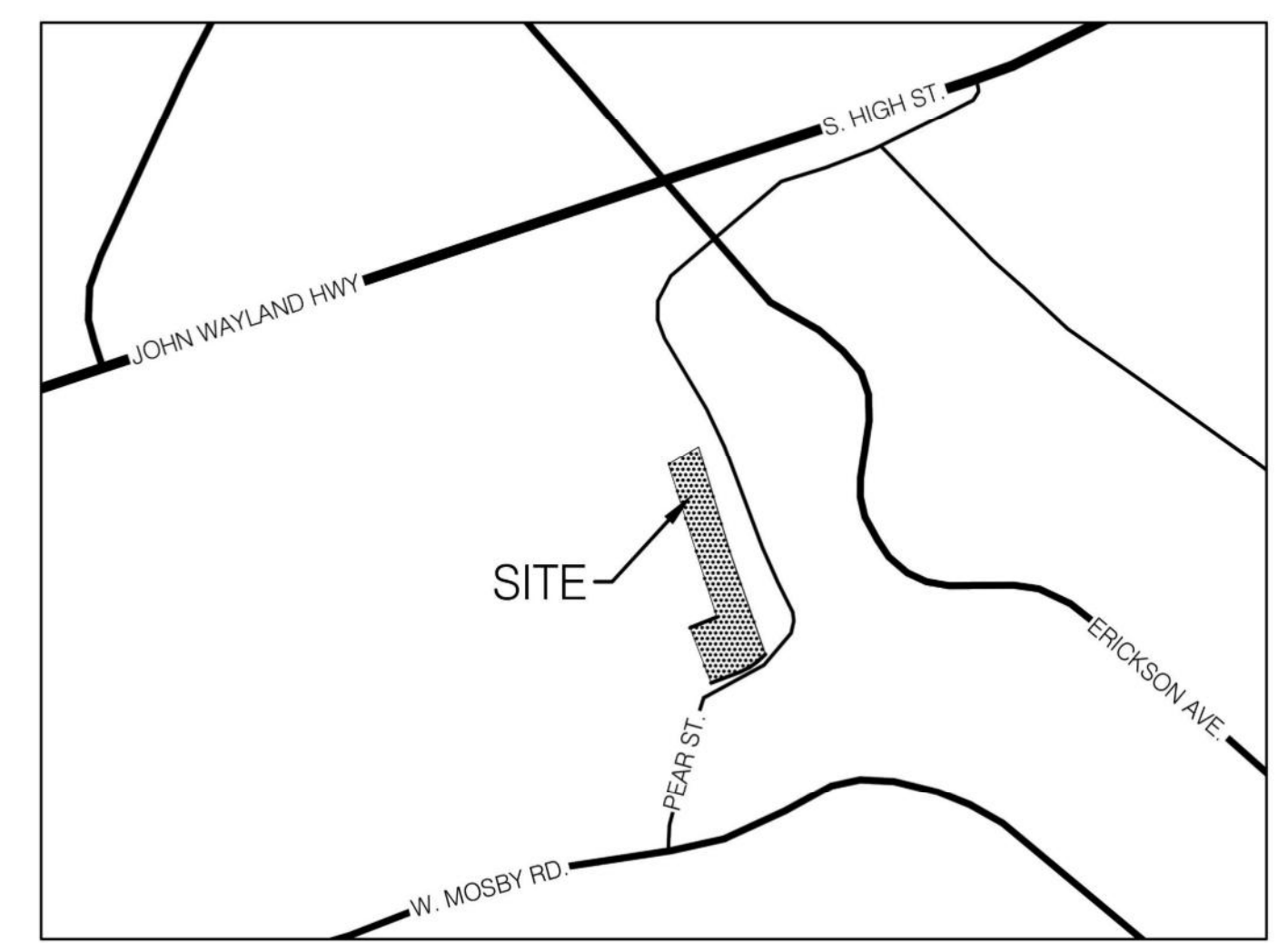


EXHIBIT - LIMITS OF REZONING
1" = 200'



DEVELOPMENT DATA:

TAX MAP PARCELS:	108-A-164 (PORTION) 08-A-164B (COUNTY PORTION ONLY) A-2
EXISTING ZONING (COUNTY):	A-2
TOTAL AREA IN OVERALL PARCELS:	±6.77 ACRES (COUNTY AND CITY)
AREA IN CITY OF HARRISONBURG:	0.70 ACRES
AREA TO REMAIN A-2:	0.35 ACRES
TOTAL AREA TO BE REZONED TO R-5:	5.72 ACRES
MIN. OPEN SPACE REQUIRED (20%):	±1.14 ACRES
MIN. OPEN SPACE PROVIDED:	±1.14 ACRES MIN.
TOTAL PROPOSED UNITS:	55 TOWNHOUSES
PROPOSED DENSITY:	55 TOWNHOUSES / 5.72 AC = 9.62 DU / ACRE



VICINITY MAP
1" = 1000'



ZEPHYR HILL
CENTRAL DISTRICT

PEAR STREET
HARRISONBURG, VIRGINIA



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

COPYRIGHT HELD BY VALLEY ENGINEERING, P.C. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT
WRITTEN CONSENT FROM VALLEY ENGINEERING, P.C.



REVISIONS:
04/04/2023- PER COUNTY COMMENTS
05/10/2023- PER COUNTY COMMENTS
06/09/2023- PER CITY COMMENTS

DATE: 02/15/2023

PROJECT No.: 12584-6

EXP./CLIENT No.: 9014-4



**APPROVED
REZONED
MASTER PLAN**

SHEET NO.:
C1.02