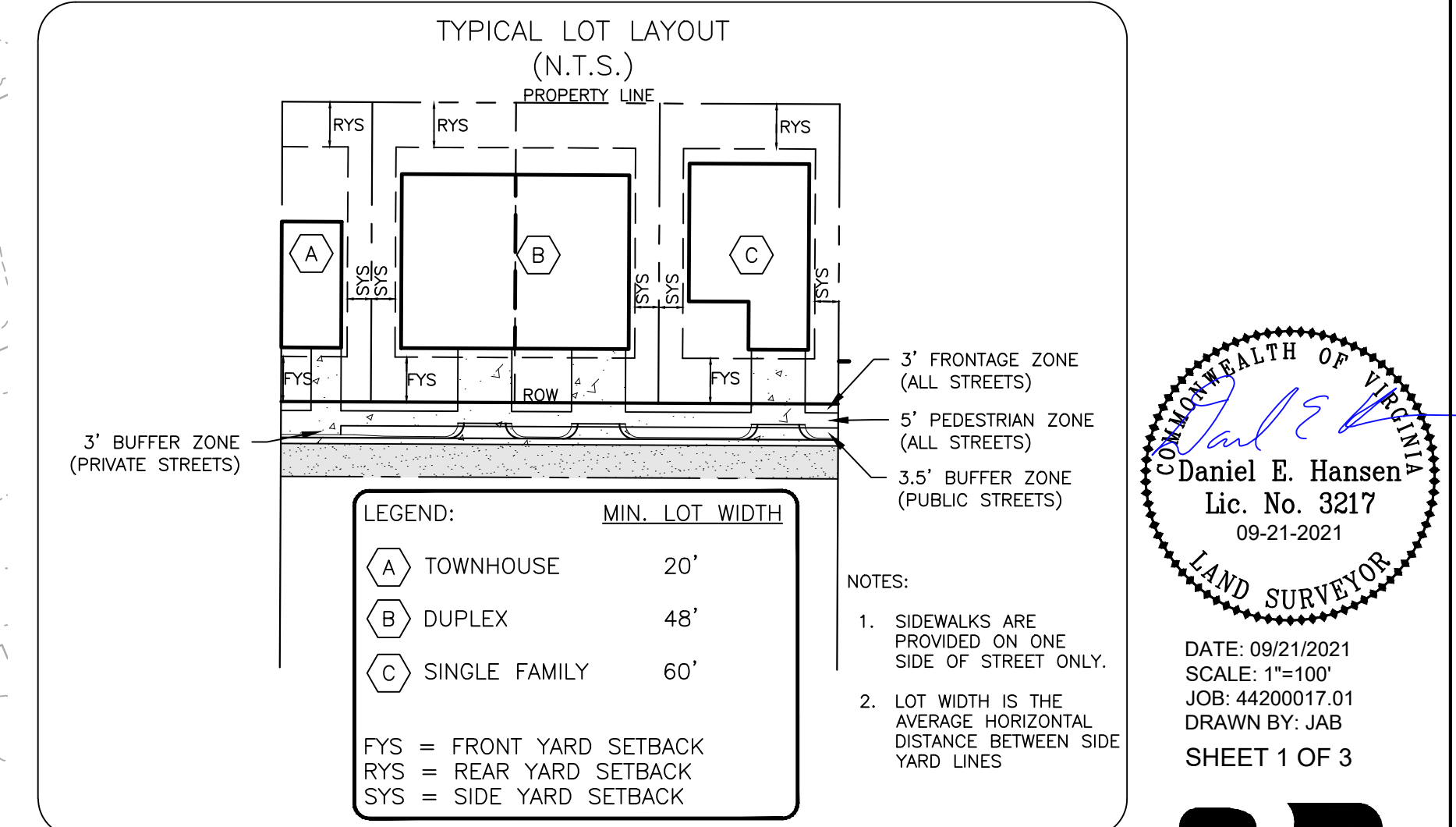
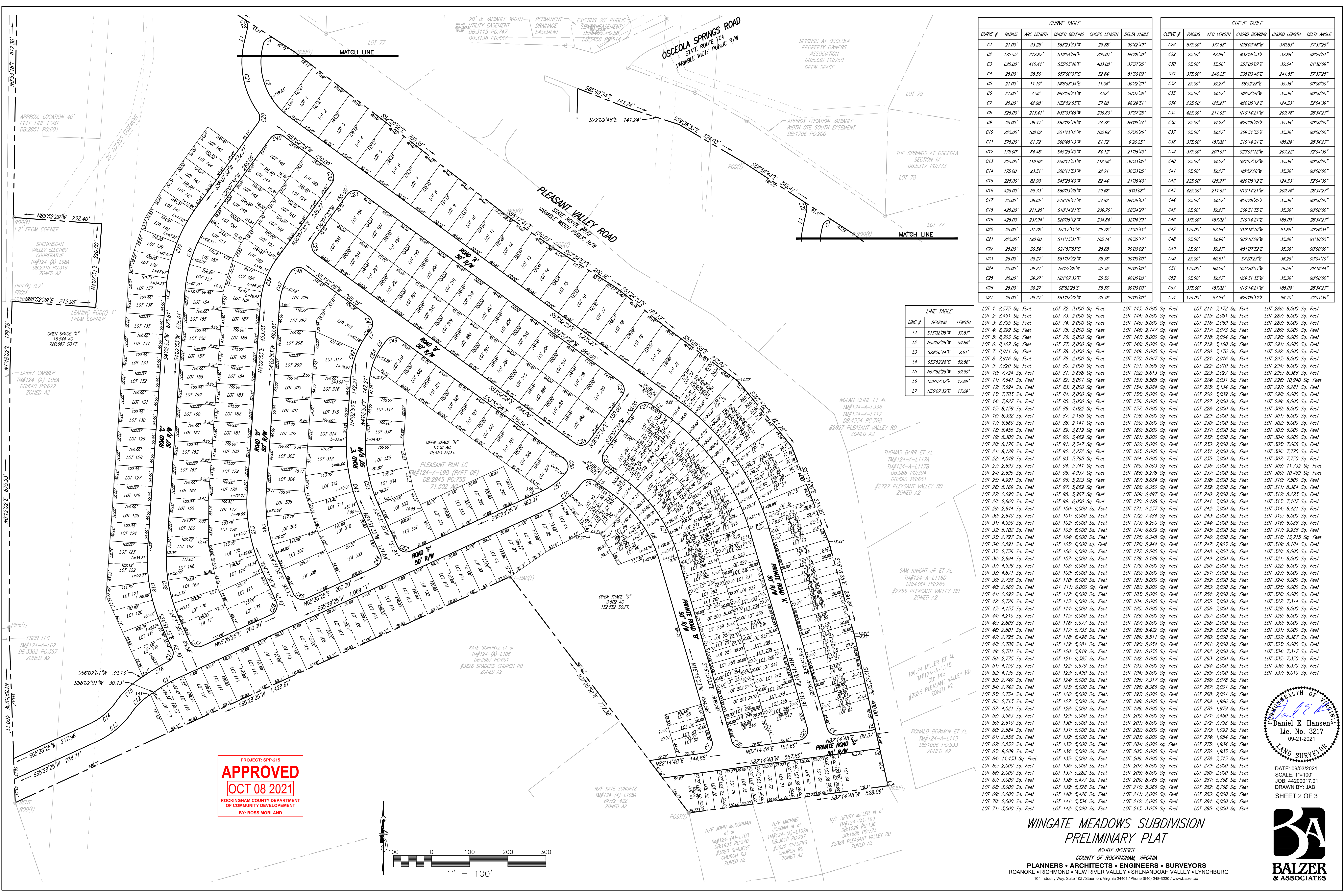


- BOUNDARY AND TOPOGRAPHIC INFORMATION HERON ARE TAKEN FROM FIELD RUN BOUNDARY SURVEY PERFORMED JUNE 10, 2021, LIMITED FIELD RUN TOPOGRAPHIC SURVEYING, PUBLICLY AVAILABLE DATA, AND DATA AS PROVIDED BY CLIENT. THE TOPOGRAPHIC INTERVAL SHOWN HEREIN IS 5'. THE HORIZONTAL AND VERTICAL DATUM ARE NAD83/NAV88, CONFIRMED WITH RTK GPS OBSERVATIONS OF LOCAL CONTROL POINTS WITH CORRECTIONS FROM THE LEICA SMART-MAX NETWORK.
- 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
- 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: 38.635 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
- UTILITIES:
WATER - PUBLIC
SEWER - PUBLIC
ROADS - PUBLIC/ PRIVATE
- DRAINAGE: CURB & GUTTER (PUBLIC)/ ROLL-TOP CURB (PRIVATE)
- 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.
- EASEMENTS - STORM, SEWER, AND WATERLINE WILL ALL HAVE 20' UTILITY EASEMENTS AS SHOWN HERON.
- SUBJECT PROPERTY IS WITHIN FEMA DEFINED FLOOD ZONE 'X' PER FIRM PANEL 51165C0394D, DATED FEBRUARY 6, 2008.
- THERE WERE NO GRAVES OR BURIAL SITES OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR THE MAINTENANCE OF OPEN SPACE, PRIVATE ROADS, AND, STORMWATER MANAGEMENT FACILITIES.
- ROAD NAMES AS SHOWN ARE PLACEHOLDERS.
- PROFFERS AND PLAN DESCRIPTION ARE LOCATED ON SHEET 3 OF 3.

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





CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21.00'	33.25'	S58°23'33"W	29.88'
C2	175.55'	212.87'	S19°04'58"E	200.07'
C3	625.00'	410.41'	S35°03'46"E	403.08'
C4	25.00'	35.56'	S57°00'07"E	32.64'
C5	21.00'	11.19'	N86°58'34"E	11.06'
C6	21.00'	7.56'	N87°26'23"W	7.52'
C7	25.00'	42.98'	N32°59'53"E	37.88'
C8	325.00'	213.41'	N35°03'46"W	209.60'
C9	25.00'	38.47'	S82°02'46"W	34.78'
C10	225.00'	108.02'	S51°43'12"W	106.99'
C11	375.00'	61.79'	S80°45'13"W	61.72'
C12	175.00'	64.48'	S45°28'40"W	64.12'
C13	225.00'	119.98'	S50°11'53"W	118.56'
C14	175.00'	93.31'	S30°11'53"W	92.21'
C15	225.00'	62.90'	S45°28'40"W	62.44'
C16	425.00'	59.73'	S60°03'35"W	59.68'
C17	25.00'	38.66'	S19°46'47"W	34.92'
C18	425.00'	211.95'	S10°14'21"E	209.76'
C19	425.00'	237.94'	S20°05'12"W	234.84'
C20	25.00'	31.28'	S07°11'11"W	29.28'
C21	225.00'	190.80'	S11°15'31"E	185.14'
C22	25.00'	30.54'	S21°57'33"E	28.68'
C23	25.00'	39.27'	S81°07'32"W	35.36'
C24	25.00'	39.27'	N85°52'28"W	35.36'
C25	25.00'	39.27'	N81°07'32"E	35.36'
C26	25.00'	39.27'	S85°52'28"E	35.36'
C27	25.00'	39.27'	S81°07'32"W	35.36'

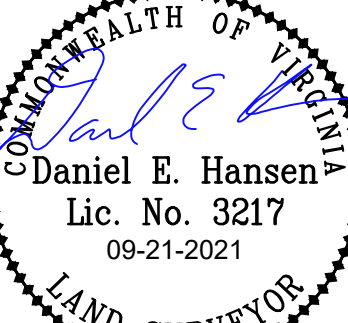
CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	575.00'	377.58'	N35°03'46"W	370.83'
C29	25.00'	42.98'	N32°59'53"E	37.88'
C30	25.00'	35.56'	S57°00'07"E	32.64'
C31	375.00'	246.25'	S35°03'46"E	241.85'
C32	25.00'	39.27'	S85°52'28"E	35.36'
C33	25.00'	39.27'	N85°52'28"W	35.36'
C34	225.00'	125.97'	N20°05'12"E	124.33'
C35	425.00'	211.95'	N10°14'21"W	209.76'
C36	25.00'	39.27'	N20°28'25"E	35.36'
C37	25.00'	39.27'	S69°31'35"E	35.36'
C38	375.00'	187.02'	S10°14'21"E	185.09'
C39	375.00'	209.95'	S20°05'12"W	207.22'
C40	25.00'	39.27'	S81°07'32"W	35.36'
C41	25.00'	39.27'	N85°52'28"W	35.36'
C42	225.00'	125.97'	N20°05'12"E	124.33'
C43	425.00'	211.95'	N10°14'21"W	209.76'
C44	25.00'	39.27'	N20°28'25"E	35.36'
C45	25.00'	39.27'	S69°31'35"E	35.36'
C46	375.00'	187.02'	S10°14'21"E	185.09'
C47	175.00'	92.98'	S19°16'10"W	91.89'
C48	25.00'	39.98'	S80°18'29"W	35.86'
C49	25.00'	39.27'	N81°07'32"E	35.36'
C50	25.00'	40.61'	S72°20'23"E	36.29'
C51	175.00'	80.26'	S52°20'03"W	79.56'
C52	25.00'	39.27'	N69°31'35"W	35.36'
C53	375.00'	187.02'	N10°14'21"W	185.09'
C54	175.00'	97.98'	N20°05'12"E	96.70'

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'

LOT 1: 8,575 Sq. Feet	LOT 72: 3,000 Sq. Feet	LOT 143: 5,000 Sq. Feet	LOT 214: 3,172 Sq. Feet	LOT 286: 6,000 Sq. Feet
LOT 2: 8,491 Sq. Feet	LOT 73: 2,000 Sq. Feet	LOT 144: 5,000 Sq. Feet	LOT 215: 2,051 Sq. Feet	LOT 287: 6,000 Sq. Feet
LOT 3: 8,395 Sq. Feet	LOT 74: 2,000 Sq. Feet	LOT 145: 5,000 Sq. Feet	LOT 216: 2,069 Sq. Feet	LOT 288: 6,000 Sq. Feet
LOT 4: 8,299 Sq. Feet	LOT 75: 2,000 Sq. Feet	LOT 146: 9,147 Sq. Feet	LOT 217: 2,073 Sq. Feet	LOT 289: 6,000 Sq. Feet
LOT 5: 8,203 Sq. Feet	LOT 76: 3,000 Sq. Feet	LOT 147: 5,000 Sq. Feet	LOT 218: 2,064 Sq. Feet	LOT 290: 6,000 Sq. Feet
LOT 6: 8,107 Sq. Feet	LOT 77: 2,000 Sq. Feet	LOT 148: 5,000 Sq. Feet	LOT 219: 3,160 Sq. Feet	LOT 291: 6,000 Sq. Feet
LOT 7: 8,011 Sq. Feet	LOT 78: 2,000 Sq. Feet	LOT 149: 5,000 Sq. Feet	LOT 220: 3,176 Sq. Feet	LOT 292: 6,000 Sq. Feet
LOT 8: 7,916 Sq. Feet	LOT 79: 2,000 Sq. Feet	LOT 150: 5,067 Sq. Feet	LOT 221: 2,016 Sq. Feet	LOT 293: 6,000 Sq. Feet
LOT 9: 7,820 Sq. Feet	LOT 80: 2,000 Sq. Feet	LOT 151: 5,505 Sq. Feet	LOT 222: 2,010 Sq. Feet	LOT 294: 6,000 Sq. Feet
LOT 10: 7,724 Sq. Feet	LOT 81: 5,688 Sq. Feet	LOT 152: 5,613 Sq. Feet	LOT 223: 2,027 Sq. Feet	LOT 295: 8,366 Sq. Feet
LOT 11: 7,641 Sq. Feet	LOT 82: 5,001 Sq. Feet	LOT 153: 5,568 Sq. Feet	LOT 224: 2,031 Sq. Feet	LOT 296: 10,940 Sq. Feet
LOT 12: 7,694 Sq. Feet	LOT 83: 2,000 Sq. Feet	LOT 154: 5,084 Sq. Feet	LOT 225: 3,134 Sq. Feet	LOT 297: 6,281 Sq. Feet
LOT 13: 7,783 Sq. Feet	LOT 84: 2,000 Sq. Feet	LOT 155: 5,000 Sq. Feet	LOT 226: 3,039 Sq. Feet	LOT 298: 6,000 Sq. Feet
LOT 14: 7,927 Sq. Feet	LOT 85: 3,000 Sq. Feet	LOT 156: 5,000 Sq. Feet	LOT 227: 2,000 Sq. Feet	LOT 299: 6,000 Sq. Feet
LOT 15: 8,159 Sq. Feet	LOT 86: 4,022 Sq. Feet	LOT 157: 5,000 Sq. Feet	LOT 228: 2,000 Sq. Feet	LOT 300: 6,000 Sq. Feet
LOT 16: 8,392 Sq. Feet	LOT 87: 2,165 Sq. Feet	LOT 158: 5,000 Sq. Feet	LOT 229: 2,000 Sq. Feet	LOT 301: 6,000 Sq. Feet
LOT 17: 8,569 Sq. Feet	LOT 88: 2,141 Sq. Feet	LOT 159: 5,000 Sq. Feet	LOT 230: 2,000 Sq. Feet	LOT 302: 6,000 Sq. Feet
LOT 18: 8,455 Sq. Feet	LOT 89: 3,619 Sq. Feet	LOT 160: 5,000 Sq. Feet	LOT 231: 3,000 Sq. Feet	LOT 303: 6,000 Sq. Feet
LOT 19: 8,300 Sq. Feet	LOT 90: 3,469 Sq. Feet	LOT 161: 5,000 Sq. Feet	LOT 232: 3,000 Sq. Feet	LOT 304: 6,000 Sq. Feet
LOT 20: 8,176 Sq. Feet	LOT 91: 2,347 Sq. Feet	LOT 162: 5,000 Sq. Feet	LOT 233: 2,000 Sq. Feet	LOT 305: 7,068 Sq. Feet
LOT 21: 8,128 Sq. Feet	LOT 92: 2,272 Sq. Feet	LOT 163: 5,000 Sq. Feet	LOT 234: 2,000 Sq. Feet	LOT 306: 7,770 Sq. Feet
LOT 22: 4,048 Sq. Feet	LOT 93: 5,765 Sq. Feet	LOT 164: 5,000 Sq. Feet	LOT 235: 2,000 Sq. Feet	LOT 307: 7,750 Sq. Feet
LOT 23: 2,693 Sq. Feet	LOT 94: 5,741 Sq. Feet	LOT 165: 5,093 Sq. Feet	LOT 236: 3,000 Sq. Feet	LOT 308: 11,732 Sq. Feet
LOT 24: 2,695 Sq. Feet	LOT 95: 4,937 Sq. Feet	LOT 166: 5,278 Sq. Feet	LOT 237: 2,000 Sq. Feet	LOT 309: 10,489 Sq. Feet
LOT 25: 4,991 Sq. Feet	LOT 96: 5,223 Sq. Feet	LOT 167: 5,684 Sq. Feet	LOT 238: 2,000 Sq. Feet	LOT 310: 7,500 Sq. Feet
LOT 26: 5,169 Sq. Feet	LOT 97: 5,669 Sq. Feet	LOT 168: 6,350 Sq. Feet	LOT 239: 2,000 Sq. Feet	LOT 311: 8,364 Sq. Feet
LOT 27: 2,690 Sq. Feet	LOT 98: 5,987 Sq. Feet	LOT 169: 6,497 Sq. Feet	LOT 240: 2,000 Sq. Feet	LOT 312: 8,223 Sq. Feet
LOT 28: 2,660 Sq. Feet	LOT 99: 6,000 Sq. Feet	LOT 170: 6,428 Sq. Feet	LOT 241: 3,000 Sq. Feet	LOT 313: 7,187 Sq. Feet
LOT 29: 2,644 Sq. Feet	LOT 100: 6,000 Sq. Feet	LOT 171: 9,237 Sq. Feet	LOT 242: 3,000 Sq. Feet	LOT 314: 6,421 Sq. Feet
LOT 30: 2,640 Sq. Feet	LOT 101: 6,000 Sq. Feet	LOT 172: 7,484 Sq. Feet	LOT 243: 2,000 Sq. Feet	LOT 315: 6,000 Sq. Feet
LOT 31: 4,959 Sq. Feet	LOT 102: 6,000 Sq. Feet	LOT 173: 6,250 Sq. Feet	LOT 244: 2,000 Sq. Feet	LOT 316: 6,088 Sq. Feet
LOT 32: 5,102 Sq. Feet	LOT 103: 6,000 Sq. Feet	LOT 174: 6,639 Sq. Feet	LOT 245: 2,000 Sq. Feet	LOT 317: 9,938 Sq. Feet
LOT 33: 2,797 Sq. Feet	LOT 104: 6,000 Sq. Feet	LOT 175: 6,348 Sq. Feet	LOT 246: 2,000 Sq. Feet	LOT 318: 13,215 Sq. Feet
LOT 34: 2,591 Sq. Feet	LOT 105: 6,000 Sq. Feet	LOT 176: 5,944 Sq. Feet	LOT 247: 7,903 Sq. Feet	LOT 319: 8,184 Sq. Feet
LOT 35: 2,736 Sq. Feet	LOT 106: 6,000 Sq. Feet	LOT 177: 5,580 Sq. Feet	LOT 248: 6,808 Sq. Feet	LOT 320: 6,000 Sq. Feet
LOT 36: 2,694 Sq. Feet	LOT 107: 6,000 Sq. Feet	LOT 178: 5,186 Sq. Feet	LOT 249: 2,000 Sq. Feet	LOT 321: 6,000 Sq. Feet
LOT 37: 4,939 Sq. Feet	LOT 108: 6,000 Sq. Feet	LOT 179: 5,000 Sq. Feet	LOT 250: 2,000 Sq. Feet	LOT 322: 6,000 Sq. Feet
LOT 38: 4,871 Sq. Feet	LOT 109: 6,000 Sq. Feet	LOT 180: 5,000 Sq. Feet	LOT 251: 3,000 Sq. Feet	LOT 323: 6,000 Sq. Feet
LOT 39: 2,738 Sq. Feet	LOT 110: 6,000 Sq. Feet	LOT 181: 5,000 Sq. Feet	LOT 252: 3,000 Sq. Feet	LOT 324: 6,000 Sq. Feet
LOT 40: 2,660 Sq. Feet	LOT 111: 6,000 Sq. Feet	LOT 182: 5,000 Sq. Feet	LOT 253: 2,000 Sq. Feet	LOT 325: 6,000 Sq. Feet
LOT 41: 4,215 Sq. Feet	LOT 112: 6,000 Sq. Feet	LOT 183: 5,000 Sq. Feet	LOT 254: 2,000 Sq. Feet	LOT 326: 6,000 Sq. Feet
LOT 42: 2,726 Sq. Feet	LOT 113: 6,000 Sq. Feet	LOT 184: 5,000 Sq. Feet	LOT 255: 3,000 Sq. Feet	LOT 327: 7,314 Sq. Feet
LOT 43: 4,153 Sq. Feet	LOT 114: 6,000 Sq. Feet	LOT 185: 5,000 Sq. Feet	LOT 256: 3,000 Sq. Feet	LOT 328: 6,000 Sq. Feet
LOT 44: 4,215 Sq. Feet	LOT 115: 6,000 Sq. Feet	LOT 186: 5,000 Sq. Feet	LOT 257: 2,000 Sq. Feet	LOT 329: 6,000 Sq. Feet
LOT 45: 2,808 Sq. Feet	LOT 116: 5,977 Sq. Feet	LOT 187: 5,000 Sq. Feet	LOT 258: 2,000 Sq. Feet	LOT 330: 6,000 Sq. Feet
LOT 46: 2,801 Sq. Feet	LOT 117: 5,733 Sq. Feet	LOT 188: 5,422 Sq. Feet	LOT 259: 3,000 Sq. Feet	LOT 331: 6,000 Sq. Feet
LOT 47: 2,795 Sq. Feet	LOT 118: 6,498 Sq. Feet	LOT 189: 5,511 Sq. Feet	LOT 260: 3,000 Sq. Feet	LOT 332: 8,367 Sq. Feet
LOT 48: 2,788 Sq. Feet	LOT 119: 5,281 Sq. Feet	LOT 190: 5,654 Sq. Feet	LOT 261: 2,000 Sq. Feet	LOT 333: 6,000 Sq. Feet
LOT 49: 2,781 Sq. Feet	LOT 120: 5,819 Sq. Feet	LOT 191: 5,050 Sq. Feet	LOT 262: 2,000 Sq. Feet	LOT 334: 7,317 Sq. Feet
LOT 50: 2,775 Sq. Feet	LOT 121: 6,385 Sq. Feet	LOT 192: 5,000 Sq. Feet	LOT 263: 2,000 Sq. Feet	LOT 335: 7,350 Sq. Feet
LOT 51: 4,150 Sq. Feet	LOT 122: 5,979 Sq. Feet	LOT 193: 5,000 Sq. Feet	LOT 264: 2,000 Sq. Feet	LOT 336: 6,370 Sq. Feet
LOT 52: 4,135 Sq. Feet	LOT 123: 5,490 Sq. Feet	LOT 194: 5,000 Sq. Feet	LOT 265: 3,000 Sq. Feet	LOT 337: 6,010 Sq. Feet
LOT 53: 2,749 Sq. Feet	LOT 124: 5,000 Sq. Feet	LOT 195: 7,317 Sq. Feet	LOT 266: 3,078 Sq. Feet	
LOT 54: 2,742 Sq. Feet	LOT 125: 5,000 Sq. Feet	LOT 196: 8,366 Sq. Feet	LOT 267: 2,001 Sq. Feet	
LOT 55: 2,734 Sq. Feet	LOT 126: 5,000 Sq. Feet	LOT 197: 6,000 Sq. Feet	LOT 268: 2,001 Sq. Feet	
LOT 56: 2,713 Sq. Feet	LOT 127: 5,000 Sq. Feet	LOT 198: 6,000 Sq. Feet	LOT 269: 1,996 Sq. Feet	
LOT 57: 4,021 Sq. Feet	LOT 128: 5,000 Sq. Feet	LOT 199: 6,000 Sq. Feet	LOT 270: 1,979 Sq. Feet	
LOT 58: 3,963 Sq. Feet	LOT 129: 5,000 Sq. Feet	LOT 200: 6,000 Sq. Feet	LOT 271: 3,450 Sq. Feet	
LOT 59: 2,610 Sq. Feet	LOT 130: 5,000 Sq. Feet	LOT 201: 6,000 Sq. Feet	LOT 272: 3,398 Sq. Feet	
LOT 60: 2,584 Sq. Feet	LOT 131: 5,000 Sq. Feet	LOT 202: 6,000 Sq. Feet	LOT 273: 1,992 Sq. Feet	
LOT 61: 2,558 Sq. Feet	LOT 132: 5,000 Sq. Feet	LOT 203: 6,000 Sq. Feet	LOT 274: 1,954 Sq. Feet	
LOT 62: 2,532 Sq. Feet	LOT 133: 5,000 Sq. Feet	LOT 204: 6,000 Sq. Feet	LOT 275: 1,934 Sq. Feet	
LOT 63: 9,289 Sq. Feet	LOT 134: 5,000 Sq. Feet	LOT 205: 6,000 Sq. Feet	LOT 276: 1,935 Sq. Feet	
LOT 64: 11,433 Sq. Feet	LOT 135: 5,000 Sq. Feet	LOT 206: 6,000 Sq. Feet	LOT 277: 3,315 Sq. Feet	
LOT 65: 2,000 Sq. Feet	LOT 136: 5,000 Sq. Feet	LOT 207: 6,000 Sq. Feet	LOT 278: 3,315 Sq. Feet	
LOT 66: 2,000 Sq. Feet	LOT 137: 5,282 Sq. Feet	LOT 208: 6,000 Sq. Feet	LOT 279: 2,000 Sq. Feet	
LOT 67: 3,000 Sq. Feet	LOT 138: 5,477 Sq. Feet	LOT 209: 8,766 Sq. Feet	LOT 280: 2,000 Sq. Feet	
LOT 68: 3,000 Sq. Feet	LOT 139: 5,328 Sq. Feet	LOT 210: 5,366 Sq. Feet	LOT 281: 5,366 Sq. Feet	
LOT 69: 2,000 Sq. Feet	LOT 140: 5,426 Sq. Feet	LOT 211: 2,000 Sq. Feet	LOT 282: 8,766 Sq. Feet	
LOT 70: 2,000 Sq. Feet	LOT 141: 5,334 Sq. Feet	LOT 212: 2,000 Sq. Feet	LOT 283: 6,000 Sq. Feet	
LOT 71: 3,000 Sq. Feet	LOT 142: 5,090 Sq. Feet	LOT 213: 3,059 Sq. Feet	LOT 284: 6,000 Sq. Feet	
			LOT 285: 6,000 Sq. Feet	

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-cc.com



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).

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.

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



DATE: 09/21/2021
SCALE: 1"=100'
JOB: 44200017.01
DRAWN BY: JAB
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
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