

**RETREAT AT HARRISONBURG ZONING AMENDMENT REQUEST (R-5)
LCD ACQUISITIONS, LLC**

PLAN DESCRIPTION

Revised: March 22, 2016

The Retreat at Harrisonburg is a planned residential community to be located in Rockingham County, adjacent to the Harrisonburg City limits on the east side of Reservoir St, just north of Stone Spring Rd . The community will comprise a mix of housing types, including detached homes, duplexes, and quads, as shown conceptually on the Master Plan. The development concept includes, but is not limited to, amenities such as a community clubhouse with fitness center and study facilities, outdoor swimming pool, outdoor gaming courts, and extensive walking and biking trails.

The residential development shall be capped at 178 residential units and 715 bedrooms. A tally of units by type is shown on the Master Plan, however, these counts may change provided that the total number of units does not exceed 178, and the total number of bedrooms does not exceed 715. Overall density has been set at approximately 4.84 dwelling units per gross acre, which is considerably less than the maximum density allowable by County Code. Development of The Retreat at Harrisonburg will not be limited by any particular phasing, as to better allow market-driven development practices and ensure the financial success of the project as a whole.

Primary vehicular access will be provided on Reservoir Street, at a planned crossover to be constructed as part of the pending road improvements. No signalization is currently planned or anticipated as needed at this location, though proper, VDOT-mandated spacing exists should other, off-site development drive the need for such measures. Emergency access is to be provided via Stone Spring Road, through an access easement on the adjacent site. As neighboring development occurs, additional inter-parcel access points may be incorporated. The Retreat will include stubbed roadway connections to two such points (including point of initial emergency management access), while 40'-wide (min.) easements will be preserved in an additional two locations, as indicated approximately on the Master Plan. The precise locations of the preserved easements will be determined after adjoining development is planned, as to best accommodate connection design and construction.

At least 20% of the net development area will be preserved as common area. This area 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 residential uses, as well as any future commercial uses on the portion of the property adjacent to Stone Spring Road. Bike and pedestrian accommodations will connect to adjoining uses at points indicated on the Master Plan, unless future off-site development dictates more appropriate locations. The central clubhouse, the primary amenity of the development, will serve as indoor common area and allow for a multitude of uses. An outdoor amenity area with pool and other features is proposed adjoining the clubhouse.

If an existing residence is preserved in the location noted on the Master Plan, it will continue to serve in a residential capacity, or some other low-volume, utilitarian role. Due to fire and rescue concerns, this structure will *not* serve any significant, high-volume activities.

With the exception of irrigation wells, all water and sanitary sewer services will be connected to County-owned and County-maintained supply mains. No sanitary sewer pump stations are anticipated as necessary to serve this development. Strictly on-site measures are anticipated to meet stormwater management requirements of both water sheds (one draining toward the County, the other draining toward the City).

Contributions made to the County's benefit, along with architectural details, project character descriptions, etc., are enumerated in the list of proffered conditions associated with this development. Generally, they include plans to increase pedestrian and vehicular connectivity to adjacent properties and measures to provide additional security for the project's opening.