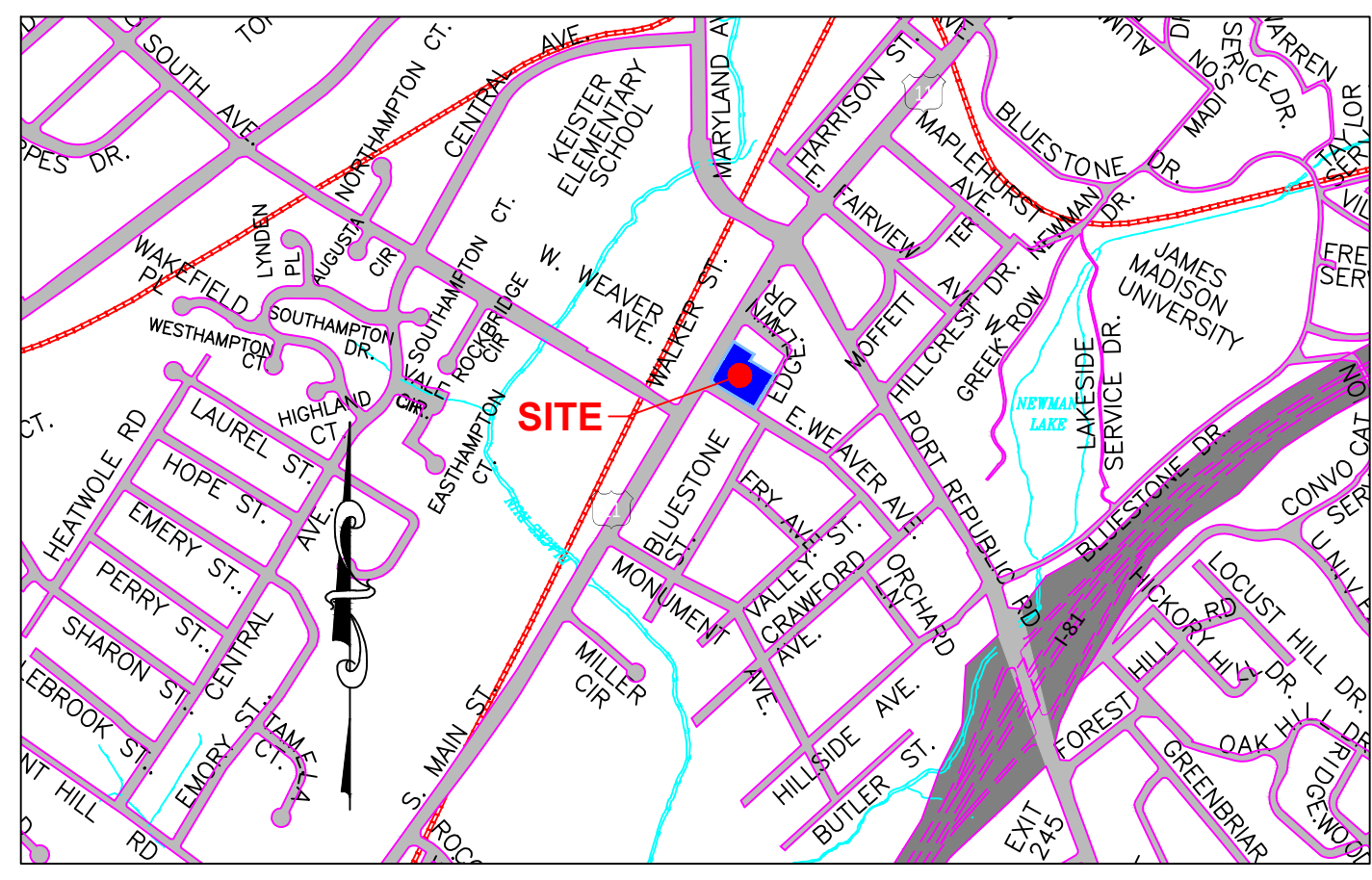


Submission #2  
City Council  
07-11-17

| PROPOSED USE AND PARKING REQUIREMENTS                  |            |          |           |            |                       |
|--------------------------------------------------------|------------|----------|-----------|------------|-----------------------|
| PROPOSED BUILDING                                      | USE        | QUANTITY | UNITS     | RATE       | SPACES REQUIRED       |
| 1                                                      | APARTMENTS | 22       | 1 BEDROOM | 1 1/2/UNIT | 33                    |
| 1                                                      | COMMERCIAL | 1        | 11,250 SF | 1/500 SF   | 45                    |
| ARTICLE G, SECTION 10-3-25 (7)<br>SECTION 10-3-25 (15) |            |          |           |            | TOTAL SPACES REQUIRED |
|                                                        |            |          |           |            | HANDICAP REQUIRED     |
|                                                        |            |          |           |            | TOTAL SPACES PROVIDED |
|                                                        |            |          |           |            | HANDICAP PROVIDED     |



VICINITY MAP  
SCALE : 1" = 1,000'

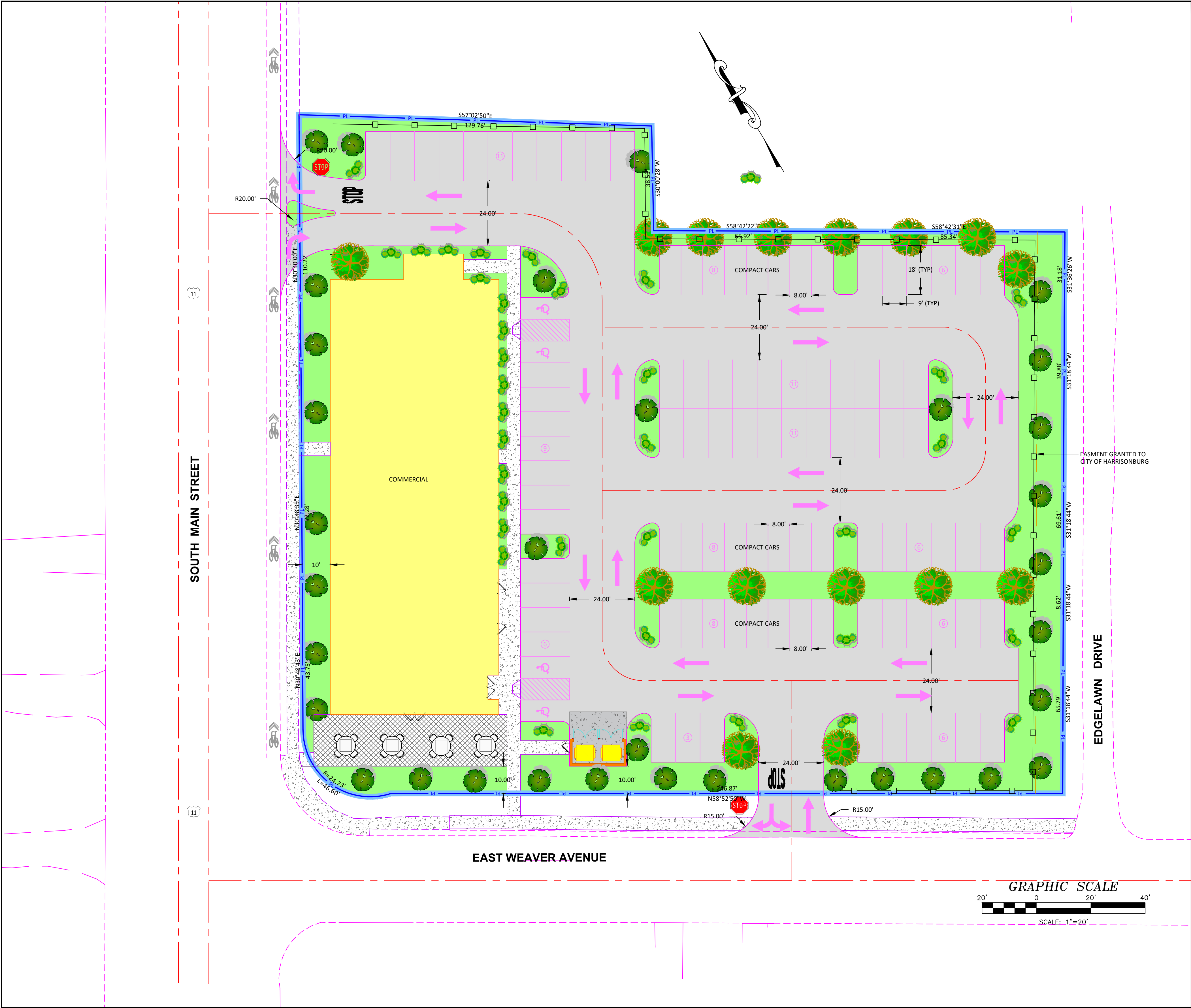
**SITE LAYOUT:**  
BLACKWELL ENGINEERING  
ATTN: DICK BLACKWELL  
566 EAST MARKET STREET  
HARRISONBURG, VA 22801  
(540)432-9555

**ARCHITECT:**  
MATHER ARCHITECTS, PC  
ATT: JOHN MATHER  
37 PAUL ST.  
HARRISONBURG, VA 22801  
(540)442-1400

**OWNER:**  
MARUSSTODD PROPERTIES, LLC  
190 E. MOSBY RD.  
HARRISONBURG, VA 22801  
(540)433-1234

**PROPERTY INFO:**  
TM# 18-R-22,22A,23,24,24A  
TOTAL LAND AREA: 1.319± ACRES  
1300 BLOCK S. MAIN ST.  
HARRISONBURG, 22801  
ZONED: R-1 & R-3  
PROPOSED ZONING R-5  
FEMA FLOOD ZONE X

- LEGEND**
- CENTER LINE
  - SITE BOUNDARY
  - ELECTRIC/TELEPHONE
  - METER/ TRANSFORMER
  - GUY WIRE
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLES
  - PROPOSED UTILITY POLE
  - WATER LINES
  - SANITARY SEWER FORCE MAIN
  - SANITARY LINES
  - SANITARY SEWER CLEANOUT
  - STORM SYSTEM
  - PROPOSED DITCH
  - GAS LINES
  - EXISTING PROPERTY LINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPOSED ROAD/EOP
  - PROPOSED PARKING
  - PROPOSED FENCE
  - EXISTING ROAD
  - CURBING: CG-6 OR CG-7
  - CURBING: CG-2 OR CG-3
  - EXISTING FENCE LINE
  - CONCRETE PAVING
  - HEAVY PAVEMENT
  - LIGHT PAVEMENT
  - GRAVEL AREA
  - GRASS AREA
  - EVERGREEN
  - LARGE DECIDUOUS TREE
  - SMALL DECIDUOUS TREE
  - SHRUBS
  - SHRUBS



Date: JUNE 2017  
Scale: 1"=20'  
Designed by: RLB  
Drawn by: MMS  
Checked by: RLB

**BLACKWELL ENGINEERING, PLC**  
566 East Market Street  
Harrisonburg, Virginia 22801  
PHONE: (540)432-9555 FAX: (540)434-7604  
E-Mail: BS@BlackwellEngineering.com

**COMMONWEALTH OF VIRGINIA**  
RICHARD L. BLACKWELL Jr.  
Lic. No. 005742  
PROFESSIONAL ENGINEER

Revision Dates

**MASTER PLAN**  
STONE SUITES  
SOUTH MAIN STREET  
HARRISONBURG, VIRGINIA 22801

Drawing No.  
**1**  
of 1 Sheets

Job No. 2477