



SITE DESIGN:
 BLACKWELL ENGINEERING, PLC
 ATTN: DICK BLACKWELL
 566 EAST MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

OWNER/DEVELOPER:
 SKYLAR & TALLI, LLC
 P.O. BOX 1039
 HARRISONBURG, VA 22803
 540-432-9472

PROPERTY INFO:
 TM# 92-(F)-L10
 TOTAL LAND AREA: 5.44 ± AC.
 GREENSPACE: 0.91 AC.
 (16.72%)
 1051 PEACH GROVE AVE.
 HARRISONBURG, VA. 22801
 ZONED: B-2
 PROPOSED ZONING: R-5C
 FEMA FLOOD ZONE X

PROPOSED BUILDING USE:
 16,000 SF COMMERCIAL
 (NON RESIDENTIAL)
 20-1 BEDROOM UNITS
 20-2 BEDROOM UNITS
 30-3 BEDROOM UNITS
 50-4 BEDROOM UNITS
 120 TOTAL UNITS

PARKING REQUIREMENTS:
 16,000 SF COMMERCIAL = 64
 20-1 BEDROOM @ 1 1/2 = 30
 20-2 BEDROOM @ 2 1/2 = 50
 30-3 BEDROOM @ 2 1/2 = 75
 50-4 BEDROOM @ 3 1/2 = 175
 TOTAL PARKING NEEDED = 394
 TOTAL PARKING PROVIDED = 405
 (INCLUDED 10 HANDICAP)

Date: FEBRUARY 23, 2019
 Scale: 1" = 30'
 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)434-7004
 E-Mail: EGB@blackwell-engineering.com



Revision Dates

PRELIMINARY SITE LAYOUT FOR REZONING

THE SHOPES AT PEACH GROVE
 SKYLAR & TALLI LLC
 P.O. BOX 1039
 HARRISONBURG, VA 22803

Drawing No.
1
 of 1 Sheets

Job No. 2737

