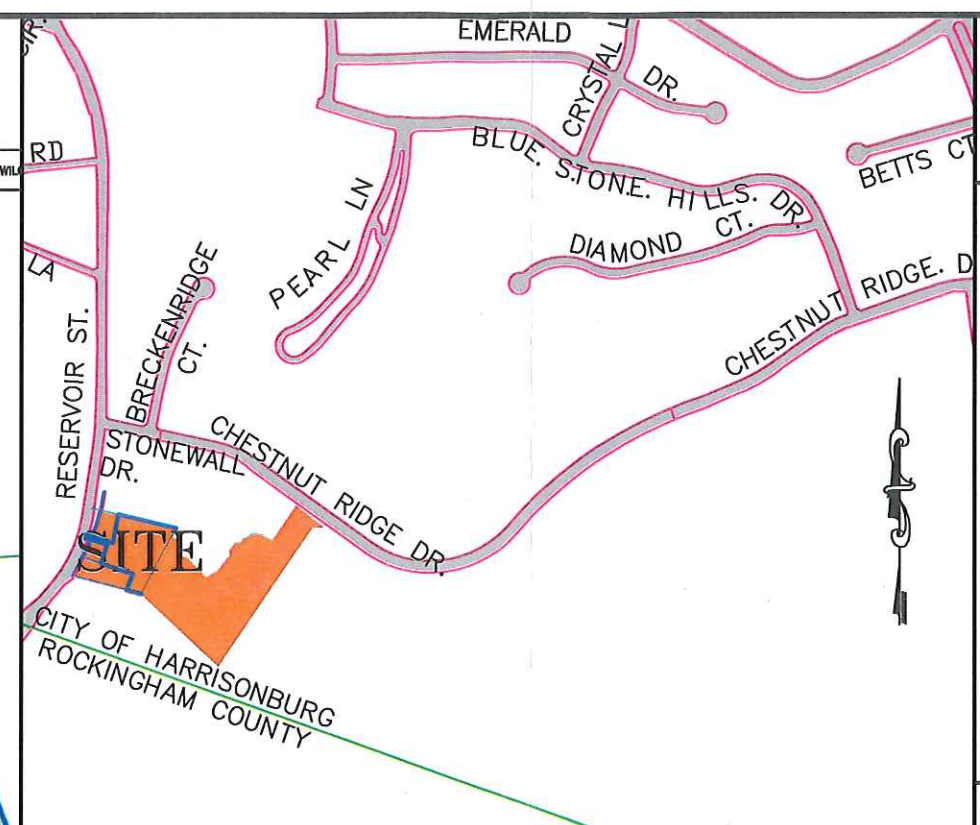
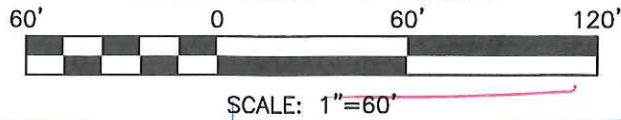


# GRAPHIC SCALE



## VICINITY MAP

SCALE: 1" = 1000'

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

**DEVELOPER:**  
 DAVIS MILL, LLC  
 GUY BLUNDON  
 P.O. BOX 54  
 SOMERSET, VA 22972  
 804-248-2205

**PROPERTY INFO:**  
 TM# 81-A-7  
 TM# 81-A-9  
 TM# 81-A-10  
 TM# 81-A-11  
 and PORTION OF  
 TM#81-E-7  
 TOTAL ACRES : 3.41±  
 ZONING: R-3  
 PROPOSED USE:  
 STUDENT HOUSING  
 FEMA FLOOD ZONE X

**BUILDING INFO:**  
 BUILDINGS #17, 18 & 19  
 3 STORY RESIDENCE  
 5,828 SF/FLOOR  
 17,484 SF/BUILDING  
 HEIGHT = 34'  
 NFF= 750 GPM

### LEGEND

	CENTER LINE		EXISTING PARKING
	CITY/COUNTY LINE		CURBING: CG-6 OR CG-7
	SITE BOUNDARY		CURBING: CG-2 OR CG-3
	EXISTING PROPERTY LINE		HANDICAP PARKING
	SETBACK LINE		CG-12/ASPHALT RAMP
	EASEMENT LINE		DUMPSTER
	EXISTING BUILDING		EXISTING FENCE LINE
	PROPOSED BUILDING		PROPOSED FENCE
	PROPOSED ROAD/EOP		CONCRETE PAVING
	PROPOSED PARKING		NEW HEAVY PAVEMENT - PH 4
	EXISTING ROAD		NEW LIGHT PAVEMENT - PH. 4
			GRASS AREA

#### PHASE 4 - PROPOSED USE AND PARKING REQUIREMENTS

BUILDING	USE	COUNT	RATE	BEDROOMS/ SF (CLUBHOUSE)	SPACES REQUIRED
17	DWELLING	12	3.5	48	42
18	DWELLING	12	3.5	48	42
19	DWELLING	12	3.5	48	42
				TOTAL SPACES REQUIRED	126
SECTION 10-3-25 (7) DWELLING (4 BEDROOMS EACH)				HANDICAP REQUIRED FOR PHASE 4	6
SECTION 10-3-25 (13) CLUBHOUSE				TOTAL SPACES PROVIDED	138
				HANDICAP PROVIDED	6
BICYCLE PARKING DCSM 2.6.10				RACK SPACES REQUIRED	6
				RACK SPACES PROVIDED	6
LANDSCAPING SEC. 10-3-30.1				AREA OF PARKING LOT (SF)	TBD
				LANDSCAPE AREA REQUIRED (SF)	TBD
				LANDSCAPE AREA PROVIDED (SF)	TBD

#### PHASES 1, 2, 3 PARKING REQUIREMENTS

SEE CAMPUS VIEW CONDOMINIUMS PARKING PLAN, BLACKWELL ENGINEERING JOB NO. 2280 & 2417 Ph.3

NUMBER OF BUILDINGS	USE	COUNT	RATE	BEDROOMS/ SF (CLUBHOUSE)	SPACES REQUIRED
5	APARTMENTS	12	3.5	240	210
6	APARTMENTS	14	3.5	336	294
3	CONDOMINIUMS	12	3.5	144	126
1	CONDOMINIUMS	11	3.5	44	39
1	CLUBHOUSE 1	1	1/250 SF	1,500	6
1	CLUBHOUSE 2	1	1/250 SF	4,500	18
				TOTAL SPACES REQUIRED	693
SECTION 10-3-25 (7) DWELLING (4 BEDROOMS EACH)				HANDICAP REQUIRED	18
SECTION 10-3-25 (13) CLUBHOUSE				TOTAL SPACES PROVIDED	735
				HANDICAP PROVIDED	26

#### PHASES 1, 2, 3 AND 4 COMBINED PARKING REQUIREMENTS

TOTAL SPACES REQUIRED	819
HANDICAP REQUIRED	24
TOTAL SPACES PROVIDED	873
HANDICAP PROVIDED	32

Date: MARCH 2017

Scale: 1" = 60'

**Blackwell**  
 Engineering, PLC  
 566 East Market Street  
 Harrisonburg, VA 22801  
 Phone: 540-432-9555  
 FAX: 540-434-7604  
 Email: BE@blackwellengineering.com



REZONING PLAN WITH EXTRA LOT

CAMPUS VIEW - PHASE IV  
 DAVIS MILL, LLC  
 P.O. BOX 54 SOMERSET, VA 22972

Drawing No.

1

of 1 Sheets

Job#: 2417-PH. IV