

**PROPOSED SUBDIVISION**  
 Name: Suter Street Development  
 Location: Terminus of Suter Street, Harrisonburg, VA  
 TM: 41-C-41  
 Existing Zone: R-2  
 Proposed Zone: R-8  
 Acreage: 2.03 Ac  
 Land Use: Residential (Existing: Vacant)  
 Owner & Subdivider: PDY, LLC  
 Owner Address: 3055 Harpine Highway Rockingham VA, 22802  
 Existing Mortgagee: None

ADJACENT PROPERTY OWNER INFORMATION					
#	TAX MAP	ZONE	EXISTING USE	OWNER	OWNER ADDRESS
1	41-0-8	R-2	RESIDENTIAL SINGLE-FAMILY ATTACHED	MCDORMAN PROPERTIES LLC	190 N RIVER RD MT CRAWFORD, VA 22841
2	41 F 11	R-2	RESIDENTIAL SINGLE-FAMILY DETACHED	DORIS FADLEY	101 PENNIE LANE BRIDGEWATER, VA 22812
3	41 F 10	R-2	RESIDENTIAL SINGLE-FAMILY DETACHED	JOSEPH & LINDA LAPREVOTTE	135 CLINTON ST HARRISONBURG, VA 22802
4	41 F 9	R-2	RESIDENTIAL SINGLE-FAMILY DETACHED	RASHEED & SAMIRA QAMBARI	457 RODEO DR ROCKINGHAM, VA 22802
5	41 F 8	R-2			
6	41 F 7	R-2	RESIDENTIAL MULTI-FAMILY	WILLIAM & LYNETTE LATHAM	427 MOUNTAIN VIEW DR HARRISONBURG, VA 22801
7	41 F 6	R-2			
8	41 C 41A	B-2C	RESIDENTIAL MULTI-FAMILY	TWELVE21 LLC	7325 LAMAR DR SPRINGFIELD, VA 22150
9	41 C 44	B-2C	INDUSTRIAL	FARHAD KOYEE, BAHAR MIKAEL	1951 RHIANON LN HARRISONBURG, VA 22801
10	41 C 42	R-2	RESIDENTIAL SINGLE-FAMILY DETACHED	SONYA LORRAINE SHOMO	90 ASHBY AVE HARRISONBURG, VA 22802
11	41 C 45A	R-2	RESIDENTIAL SINGLE-FAMILY DETACHED	ISRAEL AGUILAR & ZOILA E BERRIOS	96 ASHBY AVE HARRISONBURG, VA 22802
12	41 C 57	R-2	RESIDENTIAL SINGLE-FAMILY ATTACHED	JORGE CARSO	121 SUTER ST HARRISONBURG, VA 22802

Project: CE202041  
 Sheet: 1 of 3

Revisions:  
 12/4/2020  
 2/9/2021  
 3/11/2021  
 7/9/2021

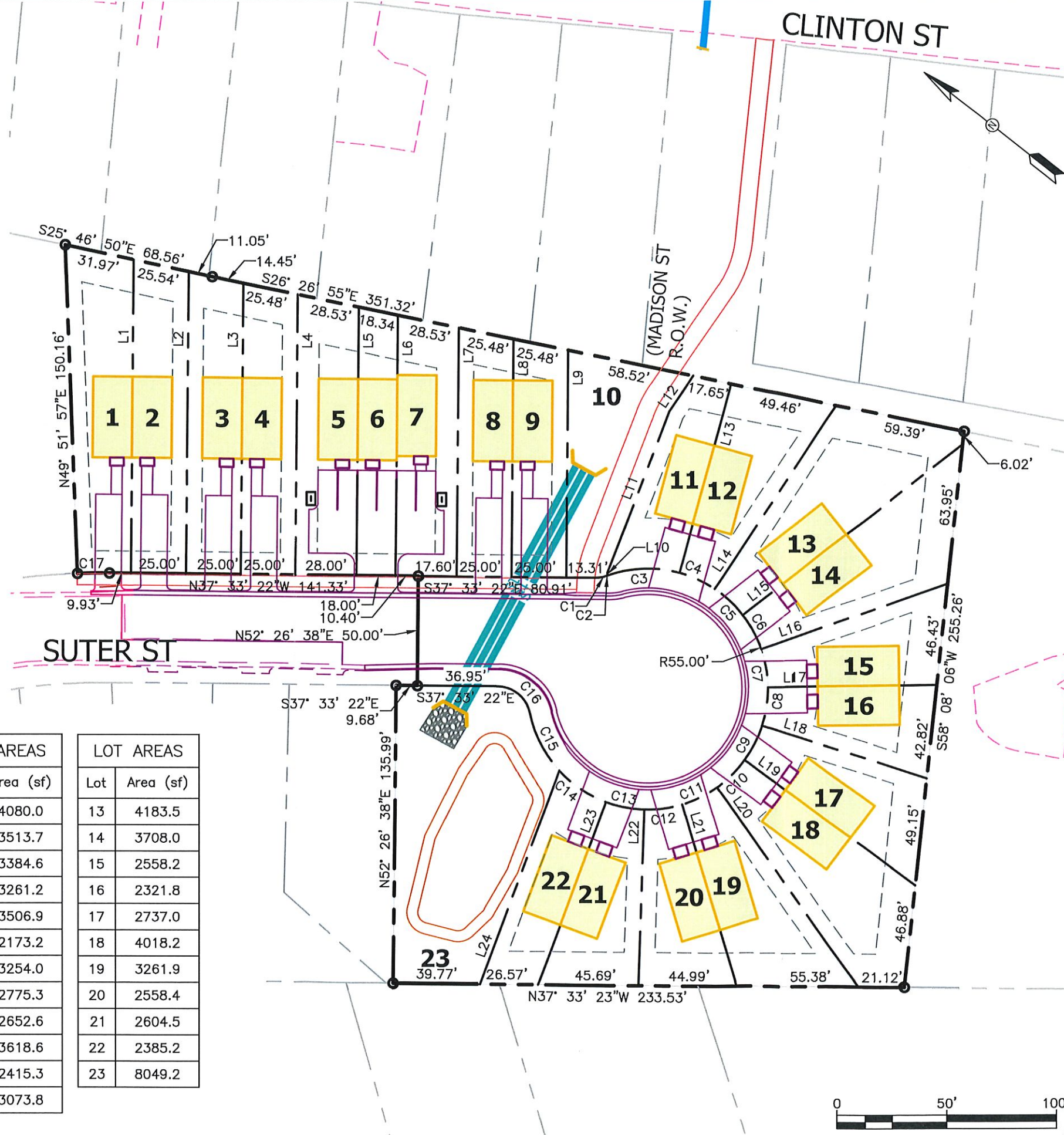
Date: 7/30/2021  
 Scale: 1" = 50'  
 Designer: GLC  
 Drafter: DPW  
 Reviewer: GLC

REZONING & PRELIMINARY PLAT - SITE LAYOUT  
 Suter Street Development  
 PDY, LLC  
 Suter Street  
 Harrisonburg, VA

**COLMAN ENGINEERING, PLLC**  
 1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
 Email: contact@colmanengineering.com | www.colmanengineering.com

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	5.37	15.00	20.52	N47° 48' 55"W	5.34
C2	0.35	55.00	0.36	N57° 53' 32"W	0.35
C3	33.56	55.00	34.96	N40° 13' 41"W	33.05
C4	17.76	55.00	18.50	N13° 29' 45"W	17.68
C5	17.76	55.00	18.50	N5° 00' 15"E	17.68
C6	17.76	55.00	18.50	N23° 30' 15"E	17.68
C7	17.76	55.00	18.50	N42° 00' 15"E	17.68
C8	17.76	55.00	18.50	N60° 30' 15"E	17.68
C9	17.76	55.00	18.50	N79° 00' 15"E	17.68
C10	17.76	55.00	18.50	S82° 29' 45"E	17.68
C11	17.76	55.00	18.50	S63° 59' 45"E	17.68
C12	17.76	55.00	18.50	S45° 29' 45"E	17.68
C13	17.78	49.87	20.42	S26° 59' 45"E	17.68
C14	25.95	55.00	27.04	S4° 13' 40"E	25.71
C15	30.00	55.00	31.25	S24° 54' 51"W	29.63
C16	20.45	15.00	78.09	S1° 29' 28"W	18.90
C17	14.62	325.00	2.58	N38° 50' 43"W	14.62



LINE TABLE

Line	Length	Direction
L1	143.15	S52° 26' 37.50"W
L2	137.94	S52° 26' 37.50"W
L3	132.90	S52° 26' 37.50"W
L4	127.99	S52° 26' 37.50"W
L5	122.50	S52° 26' 37.50"W
L6	118.96	S52° 26' 37.50"W
L7	113.47	S52° 26' 37.50"W
L8	108.56	S52° 26' 37.50"W
L9	103.65	S52° 26' 37.50"W
L10	1.42	S52° 26' 37.50"W
L11	78.63	S72° 57' 26.91"W
L12	19.60	S86° 28' 24.26"W

LINE TABLE

Line	Length	Direction
L13	89.33	S67° 15' 15.43"W
L14	100.56	N85° 45' 15.43"E
L15	127.08	S75° 44' 44.57"E
L16	90.26	S57° 14' 44.57"E
L17	77.19	S38° 44' 44.57"E
L18	78.99	N20° 14' 44.57"W
L19	96.73	S1° 44' 44.57"E
L20	111.75	S16° 45' 15.43"W
L21	86.76	S35° 15' 15.43"W
L22	80.47	S53° 45' 15.43"W
L23	88.95	S72° 15' 15.43"W
L24	103.97	S72° 15' 15.43"W

LOT AREAS

Lot	Area (sf)
1	4080.0
2	3513.7
3	3384.6
4	3261.2
5	3506.9
6	2173.2
7	3254.0
8	2775.3
9	2652.6
10	3618.6
11	2415.3
12	3073.8

LOT AREAS

Lot	Area (sf)
13	4183.5
14	3708.0
15	2558.2
16	2321.8
17	2737.0
18	4018.2
19	3261.9
20	2558.4
21	2604.5
22	2385.2
23	8049.2

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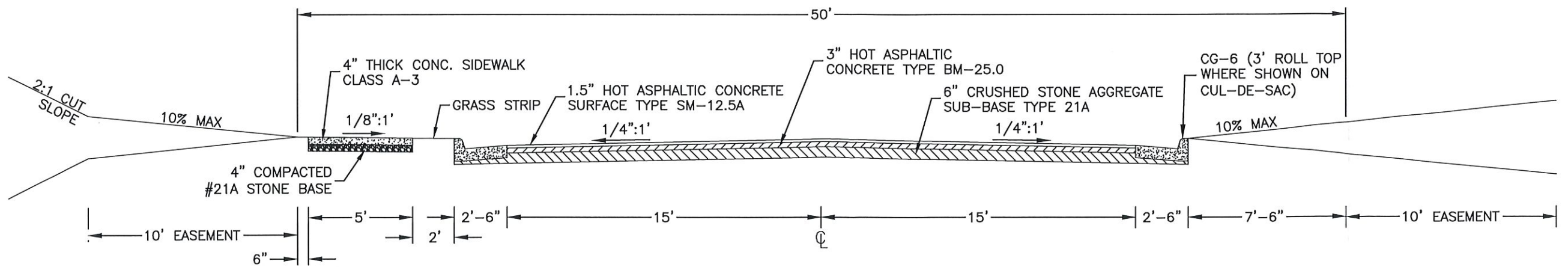
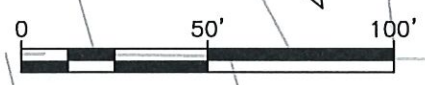
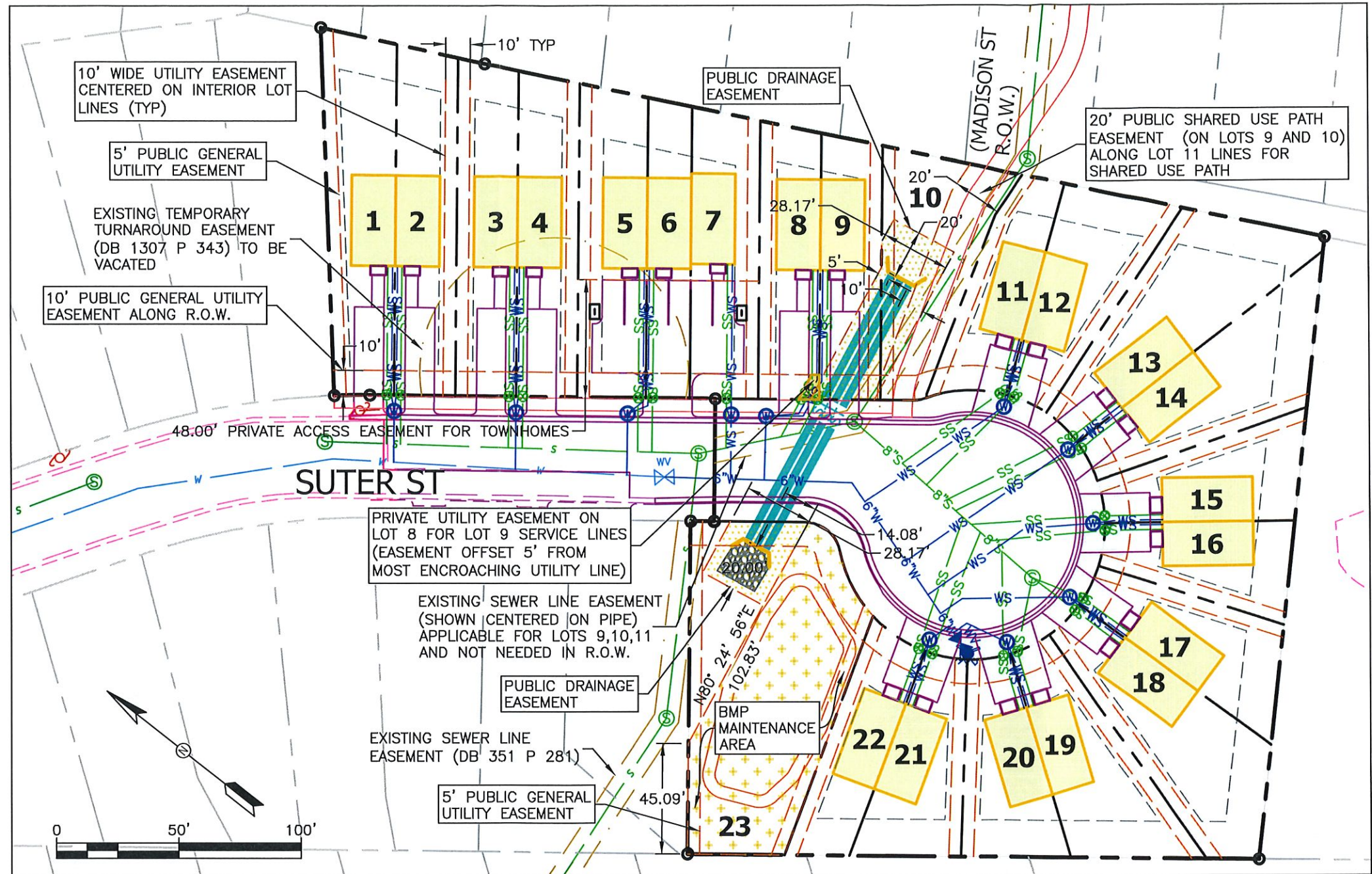
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Date: 7/30/2021  
Scale: 1" = 50'  
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Drafter: DPW  
Reviewer: GLC

PRELIMINARY PLAT - LOT LINES  
Suter Street Development  
PDY, LLC  
Suter Street  
Harrisonburg, VA

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Suter Street Development - Preliminary Plat.dwg Plotted: 7/30/2021 By: CE-3



Project: CE202041  
Sheet: 3 of 3

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12/4/2020		
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Drafter: DPW  
Reviewer: GLC

PRELIMINARY PLAT - EASEMENTS & TYPICAL SECTION  
Suter Street Development  
PDY, LLC  
Suter Street  
Harrisonburg, VA

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