



Spot Design & Engineering
 3248 Hebron Ct.
 Rockingham, VA 22801
 +1 540 246 02 05
 www.sde-engineers.com

Seal:

Project:

PRELIMINARY PLAT AND
 DEVELOPMENT PLAN FOR LOT #2
BAXTER CROSSING

50 BAXTER DR
 Harrisonburg, VA 22801

NOT FOR CONSTRUCTION

Revisions:
 No. Description

Project Number: 2106
 Date: 25 March 2024
 Drawn by: SDE
 Checked by: DK

PRELIMINARY PLAT
 AND DEVELOPMENT
 PLAN

Sheet No.: **1 OF 1**

SITE INFORMATION

TAX MAP #:001-C-10-A
 DEEDBOOK:5558 PG. 471
 ACREAGE: 1.25AC
 ZONING: B2
 ADDRESS: 50 BAXTER DR
 HARRISONBURG, VA 22801

OWNER: FARHAD KOYEE & BAHAR MIKAEL
 ATT:FARHAD KOYEE
 3248 HERBON CT.
 ROCKINGHAM, VA 22801
 FARHADKOYEE11@YAHOO.COM
 540-433-4911

CERTIFICATION:

THIS "PLAT SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF TM# 1-C-10-A" WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DANIEL E. HANSEN, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 06/10/2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

NOTES:

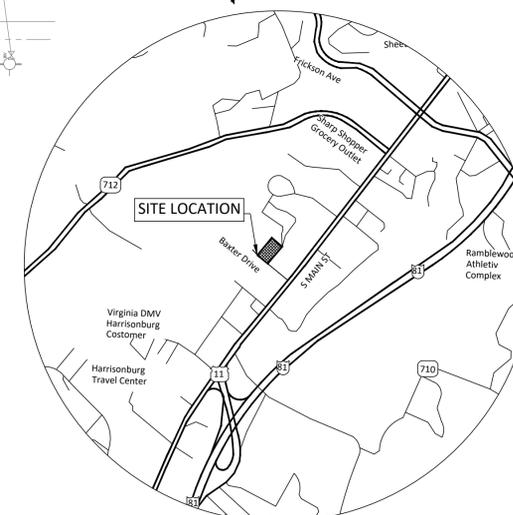
- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) VERTICAL DATUM IS NAVD 88 UTILIZING RTK GPS. CONTOUR INTERVAL IS ONE (1) FOOT.
- 4) PROPERTY IS LOCATED IN FEMA DEFINED ZONE "X" COMMUNITY PANEL NO.: 51165C0392D EFFECTIVE DATE: FEBRUARY 06, 2007
- 5) SETBACKS PER CITY CODE Sec. 10-3-92
 30' FRONT
 10' SIDE
 10' REAR

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	167.50'	N50° 01' 15"W
L2	32.50'	S62° 35' 57"W
L3	108.64'	S39° 58' 45"W
L4	164.00'	S39° 58' 45"W
L5	173.07'	S50° 01' 15"E
L6	164.00'	N39° 58' 45"E
L7	138.64'	N39° 58' 45"E
L8	180.00'	N50° 01' 15"W

- PROPOSED SWM EASEMENT
- PROPOSED PUBLIC WATER EASEMENT
- PROPOSED PRIVATE ACCESS EASEMENT

VICINITY MAP

SCALE: 1" = 2,000'



Owner: A BIRD IN HAND LAND LLC
 ADDRESS: 70 BAXTER DR
 DEEDBOOK:2747/43
 Zoning District:B2
 LOT Number:001-C-11

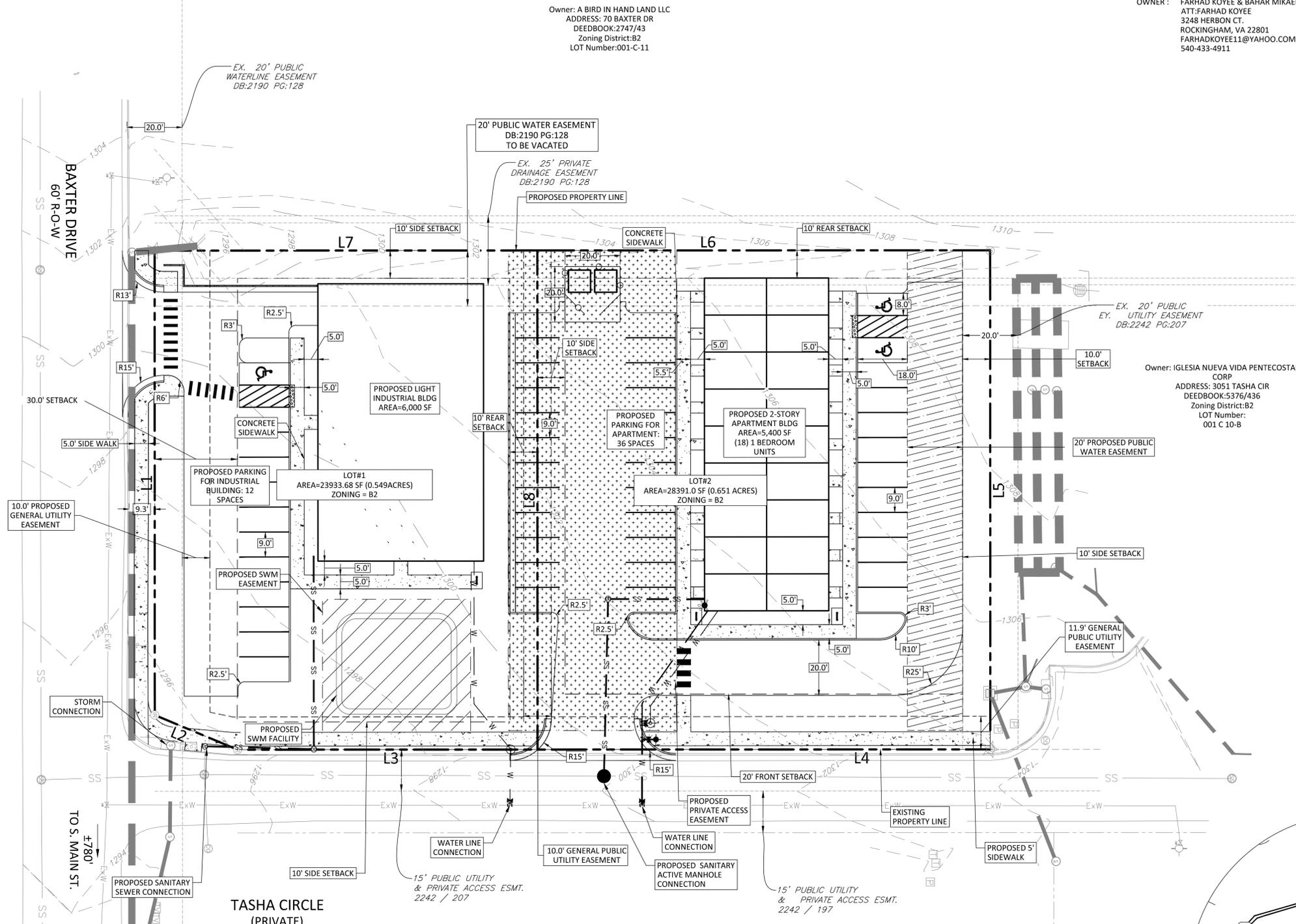
Owner: IGLESIA NUEVA VIDA PENTECOSTAL CORP
 ADDRESS: 3051 TASHA CIR
 DEEDBOOK:5376/436
 Zoning District:B2
 LOT Number:
 001 C 10-B

Owner: SYNERGY OF ROCKINGHAM LLC
 ADDRESS: 40 BAXTER DR
 DEEDBOOK:3975/63
 Zoning District:B2
 LOT Number:001 C 9-B

Owner: HARRISONBURG FORD PROPERTY LC
 ADDRESS: 55 BAXTER DR
 DEEDBOOK:4509/473
 Zoning District:B2
 LOT Number:104 E 2

Owner: REALTY INCOME PROPERTIES 17 LLC
 ADDRESS: 45 BAXTER DR
 DEEDBOOK:5703/734
 Zoning District:B2
 LOT Number:104 E 1

SCALE: 1" = 20'-0"
 0 20 40 Feet



EX. 20' PUBLIC WATERLINE EASEMENT
 DB:2190 PG:128

20' PUBLIC WATER EASEMENT
 DB:2190 PG:128
 TO BE VACATED

EX. 25' PRIVATE DRAINAGE EASEMENT
 DB:2190 PG:128

EX. 20' PUBLIC UTILITY EASEMENT
 DB:2242 PG:207

10.0' PROPOSED GENERAL UTILITY EASEMENT

PROPOSED LIGHT INDUSTRIAL BLDG
 AREA=6,000 SF

LOT#1
 AREA=23933.68 SF (0.549ACRES)
 ZONING = B2

PROPOSED PARKING FOR APARTMENT:
 36 SPACES

LOT#2
 AREA=28391.0 SF (0.651 ACRES)
 ZONING = B2

PROPOSED 2-STORY APARTMENT BLDG
 AREA=5,400 SF
 (18) 1 BEDROOM UNITS

20' PROPOSED PUBLIC WATER EASEMENT

11.9' GENERAL PUBLIC UTILITY EASEMENT

STORM CONNECTION

PROPOSED SWM FACILITY

PROPOSED PRIVATE ACCESS EASEMENT

WATER LINE CONNECTION

PROPOSED SANITARY ACTIVE MANHOLE CONNECTION

15' PUBLIC UTILITY & PRIVATE ACCESS ESMT.
 2242 / 197

WATER LINE CONNECTION

15' PUBLIC UTILITY & PRIVATE ACCESS ESMT.
 2242 / 207

10.0' GENERAL PUBLIC UTILITY EASEMENT

PROPOSED 5' SIDEWALK

TASHA CIRCLE
 (PRIVATE)

TO S. MAIN ST.
 ±780'