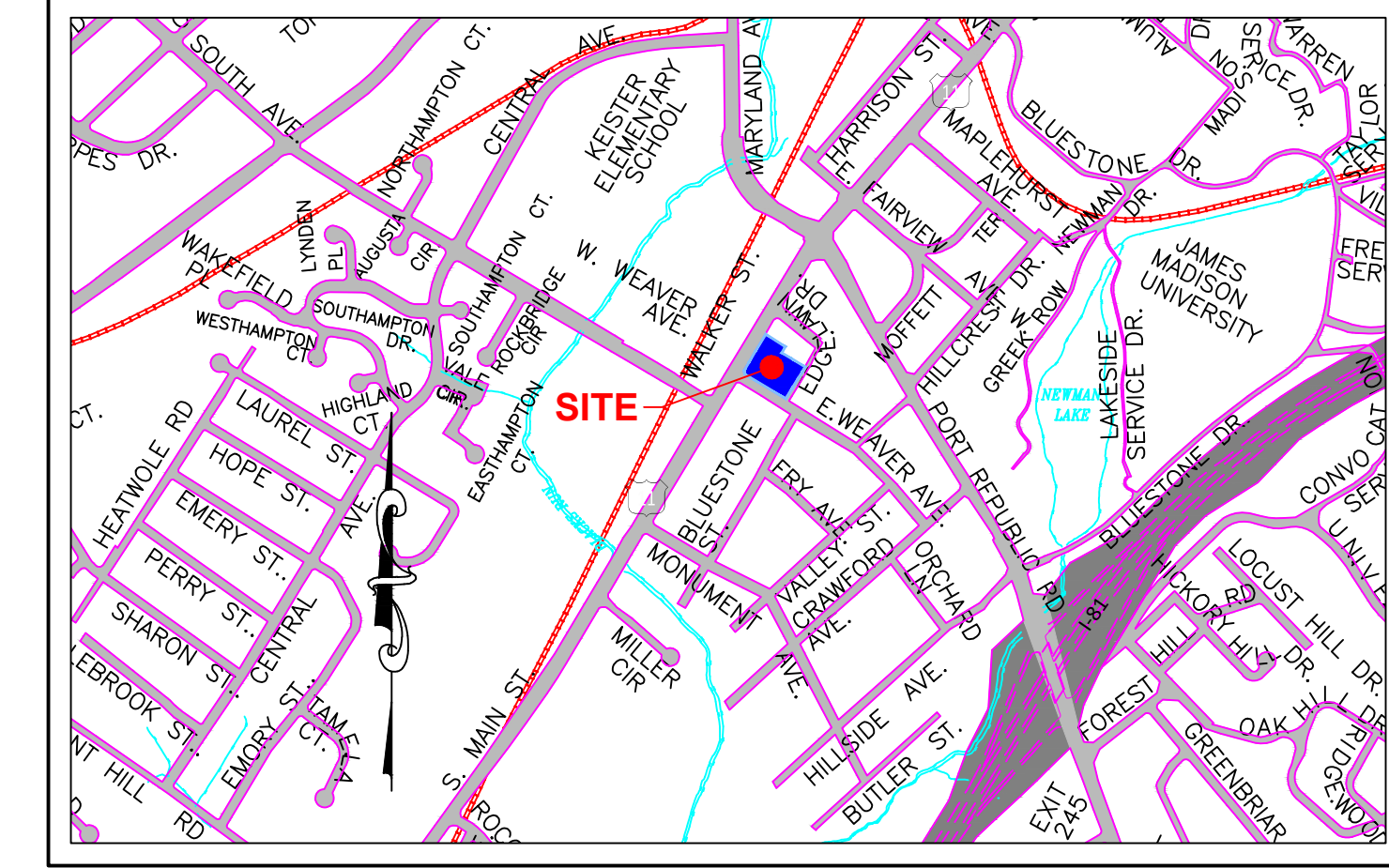


Submission #1

Planning Commission

05-10-17

PROPOSED USE AND PARKING REQUIREMENTS						
PROPOSED BUILDING	USE	QUANTITY	UNITS	RATE	SPACES REQUIRED	
1	APARTMENTS	22	1 BEDROOM	1 1/2/UNIT	33	
1	RESTAURANT	1	4,364 SF	1/100SF	44	
ARTICLE G, SECTION 10-3-25 (7) SECTION 10-3-25 (15)					TOTAL SPACES REQUIRED	77
					HANDICAP REQUIRED	4
					TOTAL SPACES PROVIDED	86
					HANDICAP PROVIDED	4



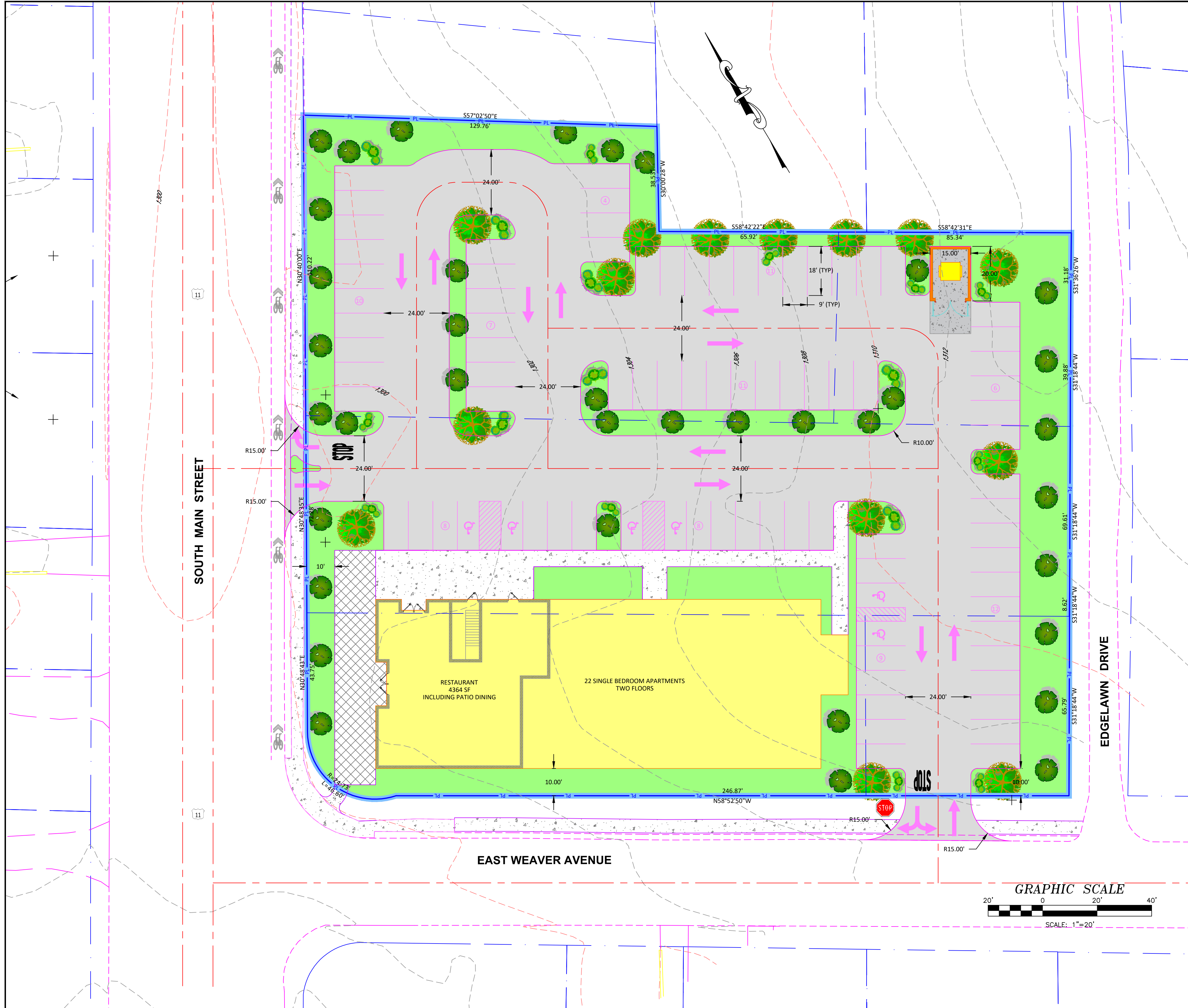
VICINITY MAP
SCALE: 1" = 1,000'

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

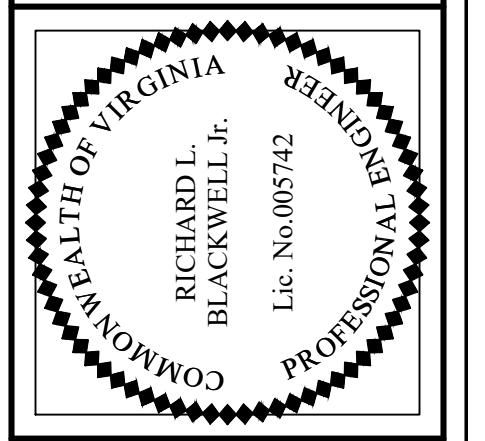
PROPERTY INFO:
TM# 18-R-22,22A,23,24,24A
TOTAL LAND AREA: 1.315± ACRES
1300 BLOCK S. MAIN ST.
HARRISONBURG, 22801
ZONED: R-1 & R-3
FEMA FLOOD ZONE X



- LEGEND**
- - - CENTER LINE
 - SITE BOUNDARY
 - E/T- ELECTRIC/TELEPHONE
 - M/T- METER/TRANSFORMER
 - G- GUY WIRE
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING LIGHT POLES
 - ⊙ PROPOSED UTILITY POLE
 - W- WATER LINES
 - FM- SANITARY SEWER FORCE MAIN
 - S- SANITARY LINES
 - SC- SANITARY SEWER CLEANOUT
 - D- STORM SYSTEM
 - D- PROPOSED DITCH
 - G- GAS LINES
 - PL- EXISTING PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED ROAD/EOP
 - PROPOSED PARKING
 - PROPOSED FENCE
 - EXISTING ROAD
 - EXISTING FENCE LINE
 - CONCRETE PAVING
 - HEAVY PAVEMENT
 - LIGHT PAVEMENT
 - GRAVEL AREA
 - GRASS AREA
 - EVERGREEN
 - LARGE DECIDUOUS TREE
 - SMALL DECIDUOUS TREE
 - SHRUBS
 - SHRUBS

Date: OCTOBER 2016
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: BE@blackwellEngineering.com



Revision Dates

MASTER PLAN
STONE SUITES
SOUTH MAIN STREET
HARRISONBURG, VIRGINIA 22801

Drawing No.
1
of 1 Sheets

Job No. 2477