

VICINITY MAP
(SCALE: 1"=1000')

- PRELIMINARY PLAT NOTES**
1. WATER/SEWER: All water and sewer mains shall be dedicated to the City of Harrisonburg. Municipal Water and/or Sanitary Sewer System shall be constructed and tested to conform to Commonwealth of Virginia/State Board of Health Waterworks and/or Sewerage Regulations and the City of Harrisonburg Design and Construction Standards Manual.
 2. ELECTRIC: Shenandoah Valley Electric Cooperative, Harrisonburg Electric Commission.
 3. STORM: Stormwater will be detained in onsite ponds, after which it will leave the site through the same flowpaths that existed prior to development.
 4. STREETS: VDOT.
 5. A Property Owners Association shall be formed and will be responsible for the ownership and maintenance of the park, walking trails, and stormwater management facilities.

DEVELOPER/OWNER:
GREENDALE, LLC
ATTN: DEVON ANDERS
1346 PLEASANTS DRIVE
HARRISONBURG, VA 22801
540-433-1800

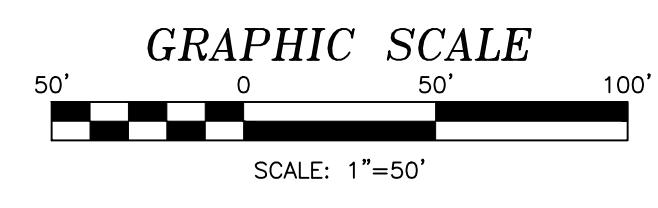
PROPERTY INFO:
CITY OF HARRISONBURG
TM# 97-B-6, ZONED: R-2C, 5.28 ACRES
CURRENT USE: UNDEVELOPED
D.B.: 1721/6
FEMA FLOOD ZONE: X

ROCKINGHAM COUNTY:
TM# 124-A-131, ZONED: PSF, 13.12 ACRES
CURRENT USE: UNDEVELOPED
D.B.: 2765/599
FEMA FLOOD ZONE: X

DEVELOPMENT INFO:
TO BE SUBDIVIDED INTO
9 LOTS IN CITY &
40 LOTS IN COUNTY
FOR SINGLE FAMILY DWELLINGS
2.66 UNITS/ACRE

SURVEYOR:
BENNER & ASSOCIATES INC.
3061 SOUTH MAIN STREET
HARRISONBURG, VA 22801
540-434-0267

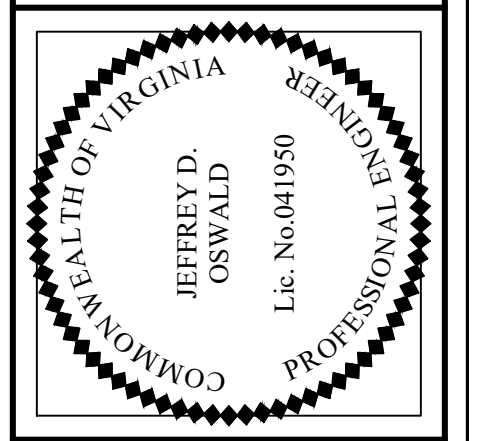
- LEGEND**
- CENTER LINE
 - AC UNIT
 - ELECTRIC/TELEPHONE
 - UTILITY POLE
 - PROPOSED LIGHT POLES
 - WATER LINES
 - SANITARY LINES
 - SANITARY SEWER CLEANOUT
 - STORM SYSTEM
 - PROPOSED DITCH OR SWALE
 - GAS LINES
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY LIMIT
 - SETBACK LINE
 - EASEMENT LINE
 - PROPOSED ROAD/EOP
 - EXISTING OR FUTURE ROAD
 - EXISTING OR FUTURE PARKING
 - CURBING: CG-2 OR CG-6
 - DUMPSTER
 - HANDICAP PARKING
 - CG-12/ASPHALT RAMP
 - FIRE HYDRANT
 - WATER METER
 - PROPOSED FENCE
 - FUTURE RAIL
 - EXISTING FENCE LINE
 - PROPOSED PAVEMENT
 - PROPOSED VDOT PAVEMENT
 - PROPOSED CONCRETE
 - GRASS AREA
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATIONS
 - EXISTING OR FUTURE BUILDING
 - PROPOSED BUILDING
 - REVISION SYMBOLS
 - DISTURBED AREA
 - EXISTING INTERMITTENT STREAM
 - PROPOSED STREAM RESTORATION



Date: 6/5/2019
Scale: 1" = 50'
Designed by: JDO
Drawn by: JDO
Checked by: RLB JR

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

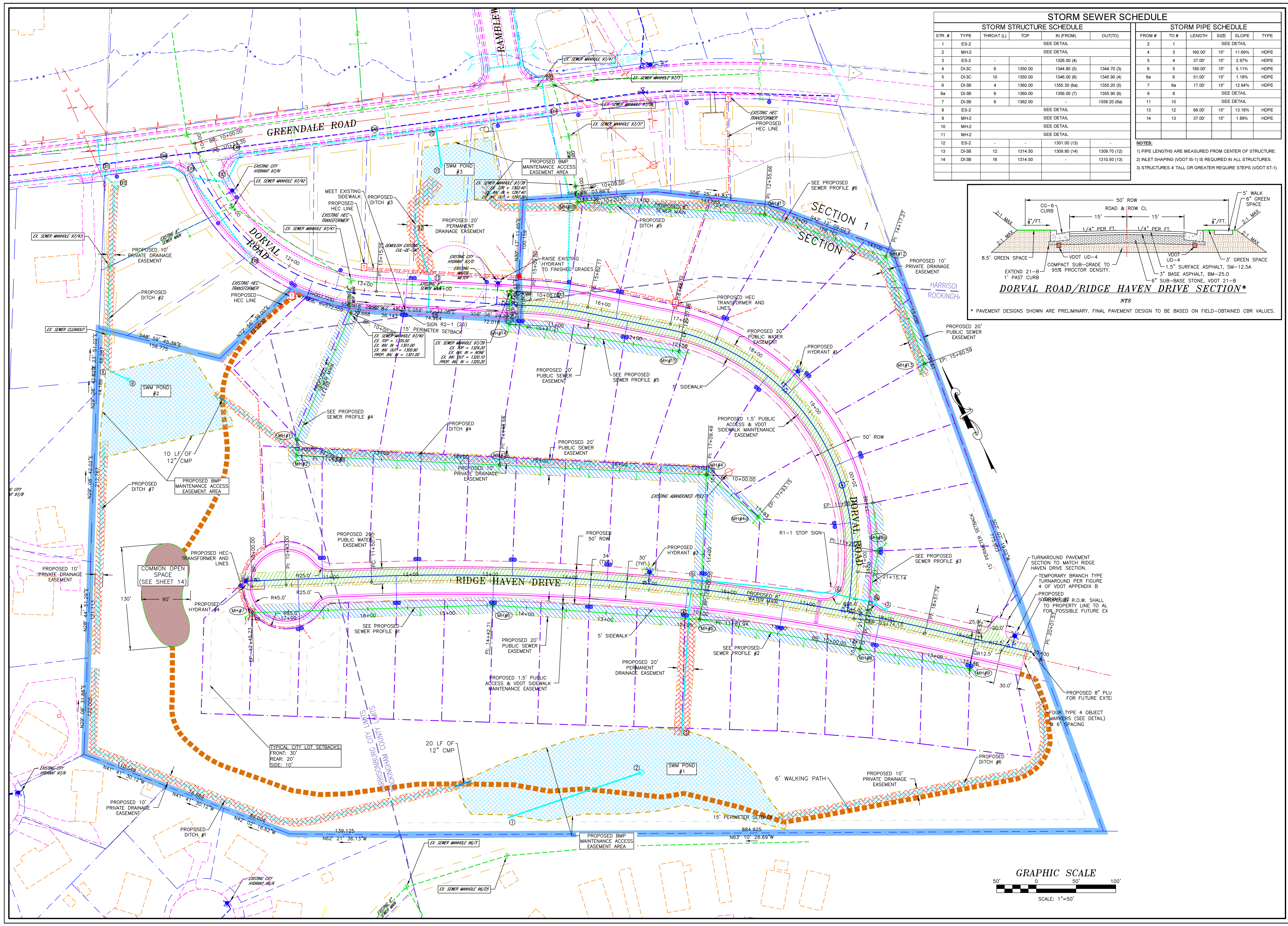
6-14-19
7-1-19

PRELIMINARY PLAT - LAYOUT

THE CROSSINGS - SECTION 2
GREENDALE, LLC, ATTN: DEVON ANDERS
1346 PLEASANTS DRIVE
HARRISONBURG, VA 22801

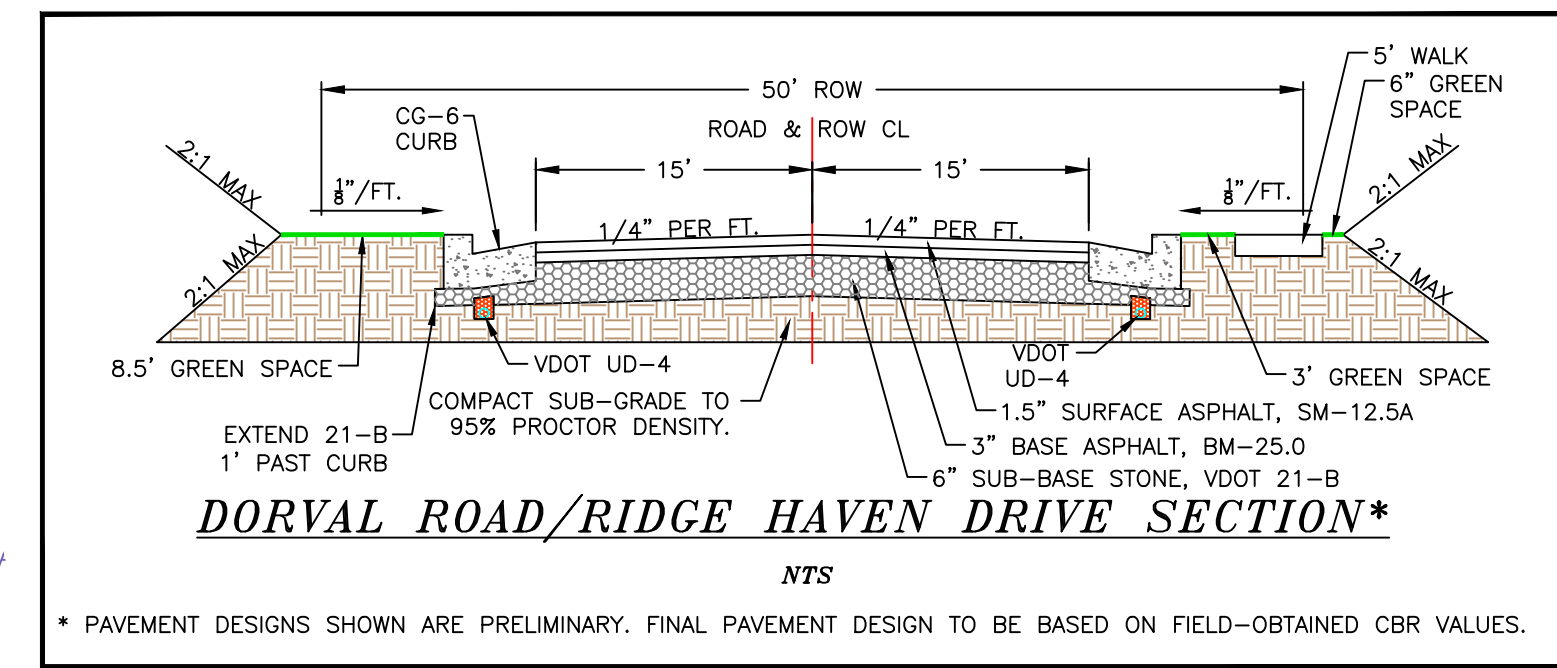
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P1
of 2 Sheets

Job No. 1852-PH2



STORM SEWER SCHEDULE

STORM STRUCTURE SCHEDULE				STORM PIPE SCHEDULE			
STR. #	TYPE	THROAT (L)	TOP	IN (FROM)	OUT (TO)	FROM #	TO #
1	ES-2					2	1
2	MH-2					4	3
3	ES-2			1326.00 (4)		5	4
4	DI-3C	6	1350.00	1344.80 (5)	1344.70 (3)	6	5
5	DI-3C	10	1350.00	1346.00 (6)	1345.90 (4)	6a	6
6	DI-3B	4	1360.00	1355.30 (6a)	1355.20 (5)	7	6a
6a	DI-3B	6	1360.00	1356.00 (7)	1355.90 (6)	9	8
7	DI-3B	6	1362.00		1358.20 (6a)	11	10
8	ES-2			1301.00 (13)		13	12
9	MH-2					13	12
10	MH-2					14	13
11	MH-2						
12	ES-2			1301.00 (13)			
13	DI-3B	12	1314.50	1309.80 (14)	1309.70 (12)		
14	DI-3B	16	1314.50		1310.50 (13)		



Date: 6/5/2019

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Checked by: RLB JR

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Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)434-7604
E-Mail: BE@BlackwellEngineering.com

COMMONWEALTH OF VIRGINIA

JEFFREY D. OSWALD
Lic. No. 041950
PROFESSIONAL ENGINEER

Revision Dates

6-14-19
7-1-19

PRELIMINARY PLAT - EASEMENTS

THE CROSSINGS - SECTION 2
GREENDALE, LLC; ATTN: DEVON ANDERS
1346 PLEASANTS DRIVE
HARRISONBURG, VA 22801

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P2

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