

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

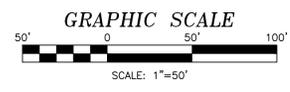
ROCKINGHAM COUNTY:
TM# 124-A-131, ZONED: PSF, 13.12 ACRES
CURRENT USE: UNDEVELOPED
D.B.: 2765/599
FEMA FLOOD ZONE: X

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
	DUMPER
	HANDICAP PARKING
	CG-12/ASPHALT RAMP
	FIRE HYDRANT
	WATER METER
	PROPOSED FENCE
	FUTURE RAIL
	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)334-7604
E-Mail: BE@BlackwellEngineering.com



Revision Dates

6-14-19
7-1-19

PRELIMINARY PLAT - LAYOUT

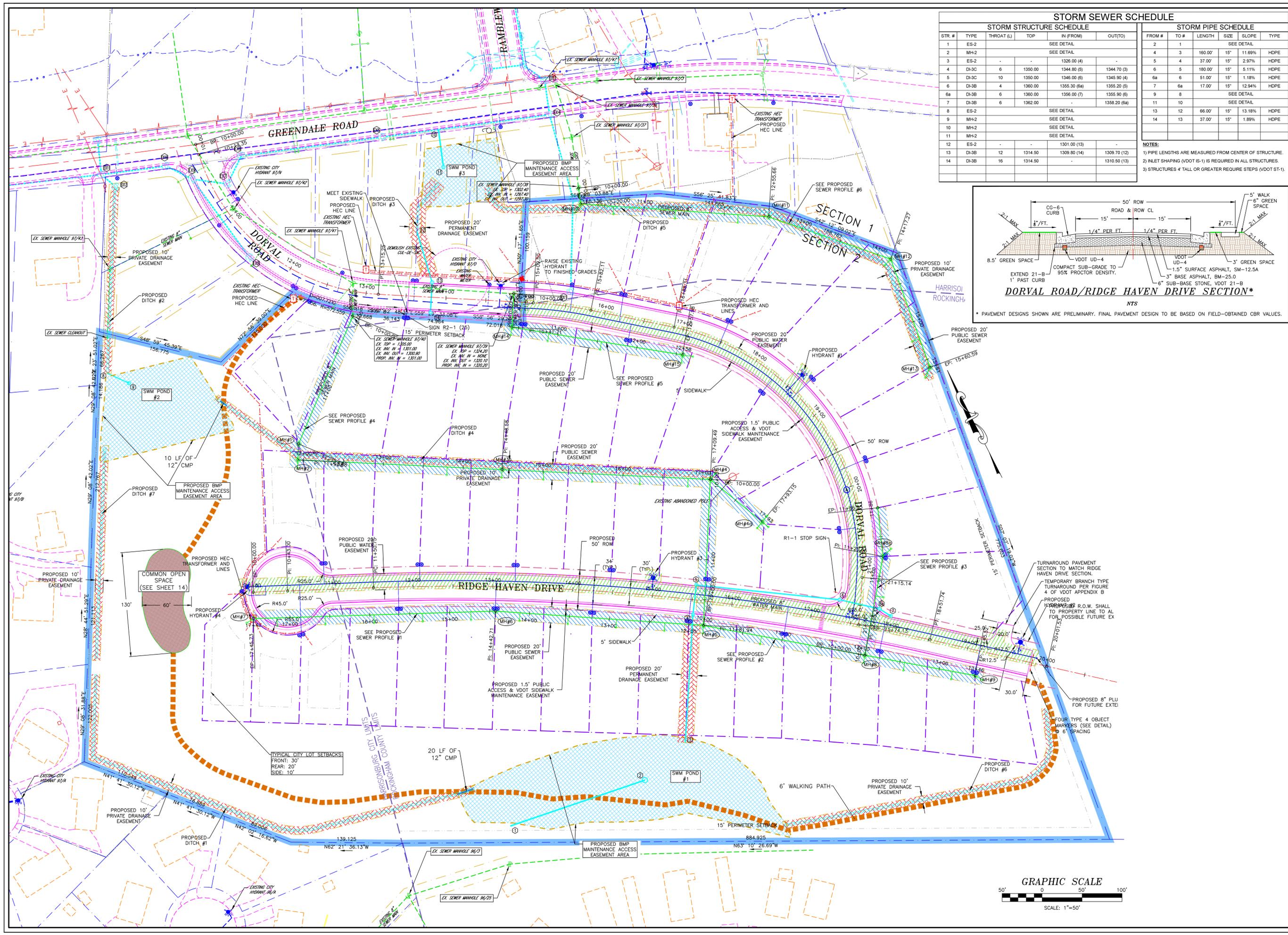
THE CROSSINGS - SECTION 2
GREENDALE, LLC, ATTN: DEVON ANDERS
1346 PLEASANTS DRIVE
HARRISONBURG, VA 22801

Drawing No.

P1

of 2 Sheets

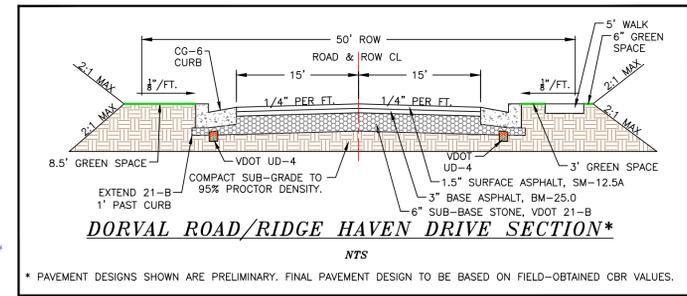
Job No. 1852-PH2



STORM SEWER SCHEDULE

STORM STRUCTURE SCHEDULE				STORM PIPE SCHEDULE			
STR. #	TYPE	THROAT (L)	TOP	IN (FROM)	OUT(To)	FROM #	TO #
1	ES-2					1	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)		

NOTES:
 1) PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
 2) INLET SHAPING (VDOIT IS-1) IS REQUIRED IN ALL STRUCTURES.
 3) STRUCTURES 4' TALL OR GREATER REQUIRE STEPS (VDOIT ST-1).



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 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
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 of 2 Sheets

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