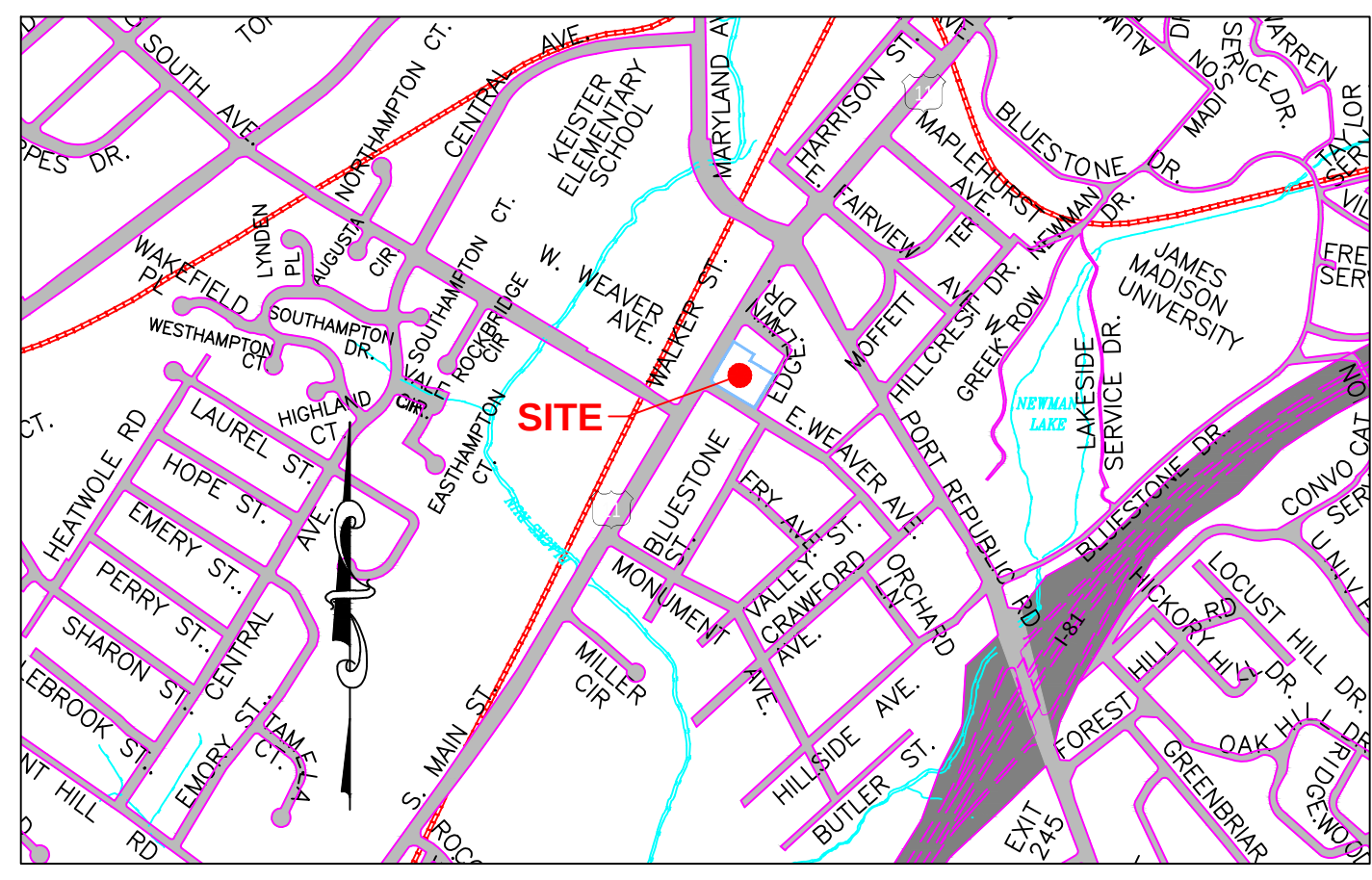


Submission #3
City Council
08-22-17

PROPOSED USE AND PARKING REQUIREMENTS					
PROPOSED BUILDING	USE	QUANTITY	UNITS	RATE	SPACES REQUIRED
1	APARTMENTS	22	1 BEDROOM	1 1/2 /UNIT	33
1	COMMERCIAL	1	10,058 SF	1/500 SF	41
ARTICLE G. SECTION 10-3-25 (7) SECTION 10-3-25 (15)			TOTAL SPACES REQUIRED		74
			HANDICAP REQUIRED		4
			TOTAL SPACES PROVIDED		88
			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 PARTIAL,23
PARTIAL,24,24A
TOTAL LAND AREA: 1.245± ACRES
1300 BLOCK S. MAIN ST.
HARRISONBURG, 22801
ZONED: R-1 & R-3
PROPOSED ZONING R-5
FEMA FLOOD ZONE X

LEGEND

- CENTER LINE
- SITE BOUNDARY
- ELECTRIC/TELEPHONE
- METER/ TRANSFORMER
- GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES
- PROPOSED UTILITY POLE
- WATER LINES
- SANITARY SEWER FORCE MAIN
- SANITARY LINES
- SANITARY SEWER CLEANOUT
- STORM SYSTEM
- PROPOSED DITCH
- GAS LINES
- EXISTING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ROAD/EOP
- PROPOSED PARKING
- PROPOSED FENCE
- EXISTING ROAD
- CURBING: CG-6 OR CG-7
- CURBING: CG-2 OR CG-3
- EXISTING FENCE LINE
- CONCRETE PAVING
- HEAVY PAVEMENT
- LIGHT PAVEMENT
- GRAVEL AREA
- GRASS AREA
- EVERGREEN
- LARGE DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- SHRUBS
- SHRUBS



Date: AUG. 15, 2017

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: BEO@BlackwellEngineering.com

COMMONWEALTH OF VIRGINIA
RICHARD L. BLACKWELL Jr.
Lic. No.005742
PROFESSIONAL ENGINEER

Revision Dates

REZONING PLAN
STONE SUITES
SOUTH MAIN STREET
HARRISONBURG, VIRGINIA 22801

Drawing No.

1

of 1 Sheets

Job No. 2477