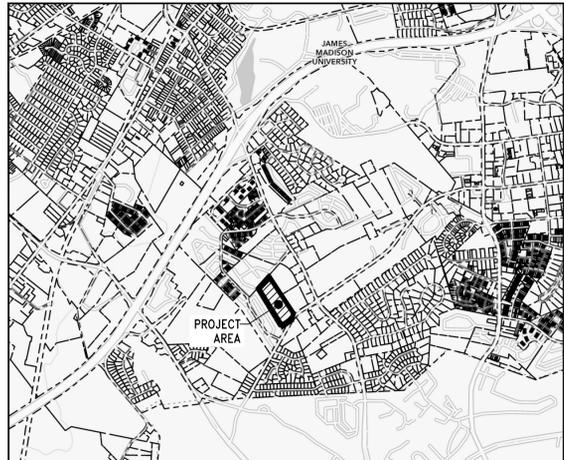


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VICINITY MAP SCALE: 1" = 2000'

SUBJECT PROPERTY:
JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC
DB 4065 PAGE 395
PARCEL ID# 092 F 6
1071 PORT REPUBLIC ROAD
ZONED: B2



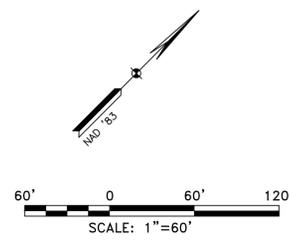
DEVELOPER: LINGERFELT DEVELOPMENT, LLC
4198 COX RD, SUITE 201
GLEN ALLEN, VA 23060
ATTN: MR. JOHN MASON, CPM
PHONE: 804-270-0015
ZONED: B2
OWNER: JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC

NOTE:
1. TOPOGRAPHIC, UTILITIES, AND PARCEL INFO SHOWN OBTAINED FROM TRIAD ENGINEERING SURVEY (DATED 5/26/2022) AND CITY OF HARRISONBURG GIS.

- LEGEND**
- ASPH ASPHALT SURFACE
 - BBQ BARBEQUE GRILL ON CONCRETE PAD
 - BM BENCHMARK
 - C&G CURB AND GUTTER
 - CF CONCRETE FLUME
 - CO CLEANOUT
 - CP CONCRETE PAD
 - DP DUMPSTER PAD
 - EP ELECTRIC PEDESTAL
 - ET ELECTRIC TRANSFORMER
 - FLC FIELD LOCATED CENTERLINE
 - L= ARC LENGTH
 - IRF IRON ROD FOUND
 - HW HEADWALL
 - INV INVERT
 - RW RETAINING WALL
 - SAN SANITARY
 - STM STORM
 - STR STRUCTURE
 - SRF SPLIT RAIL FENCE
 - SW CONCRETE SIDEWALK
 - TC TELECOMMUNICATION CABINET
 - TP TELECOMMUNICATION PEDESTAL
 - TX TRANSFORMER
 - UP UTILITY PEDESTAL
 - UV UTILITY VAULT
 - WM WATER METER
 - OE OVERHEAD ELECTRIC WIRES
 - UE UNDERGROUND ELECTRIC
 - GAS UNDERGROUND GAS
 - UT UNDERGROUND TELECOMMUNICATIONS
 - WTR WATERLINE
 - WV WATER VALVE
 - TREE TREE
 - ROOF DRAIN ROOF DRAIN
 - STORM STRUCTURE MANHOLE STORM STRUCTURE MANHOLE
 - SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE
 - TREELINE TREELINE
 - ZONING DISTRICT LINE (PER AVAILABLE GIS DATA) ZONING DISTRICT LINE (PER AVAILABLE GIS DATA)
 - CONCRETE SURFACE CONCRETE SURFACE
 - BEARING / DISTANCE PER DEED BOOK 1572 AT PAGE 159 BEARING / DISTANCE PER DEED BOOK 1572 AT PAGE 159

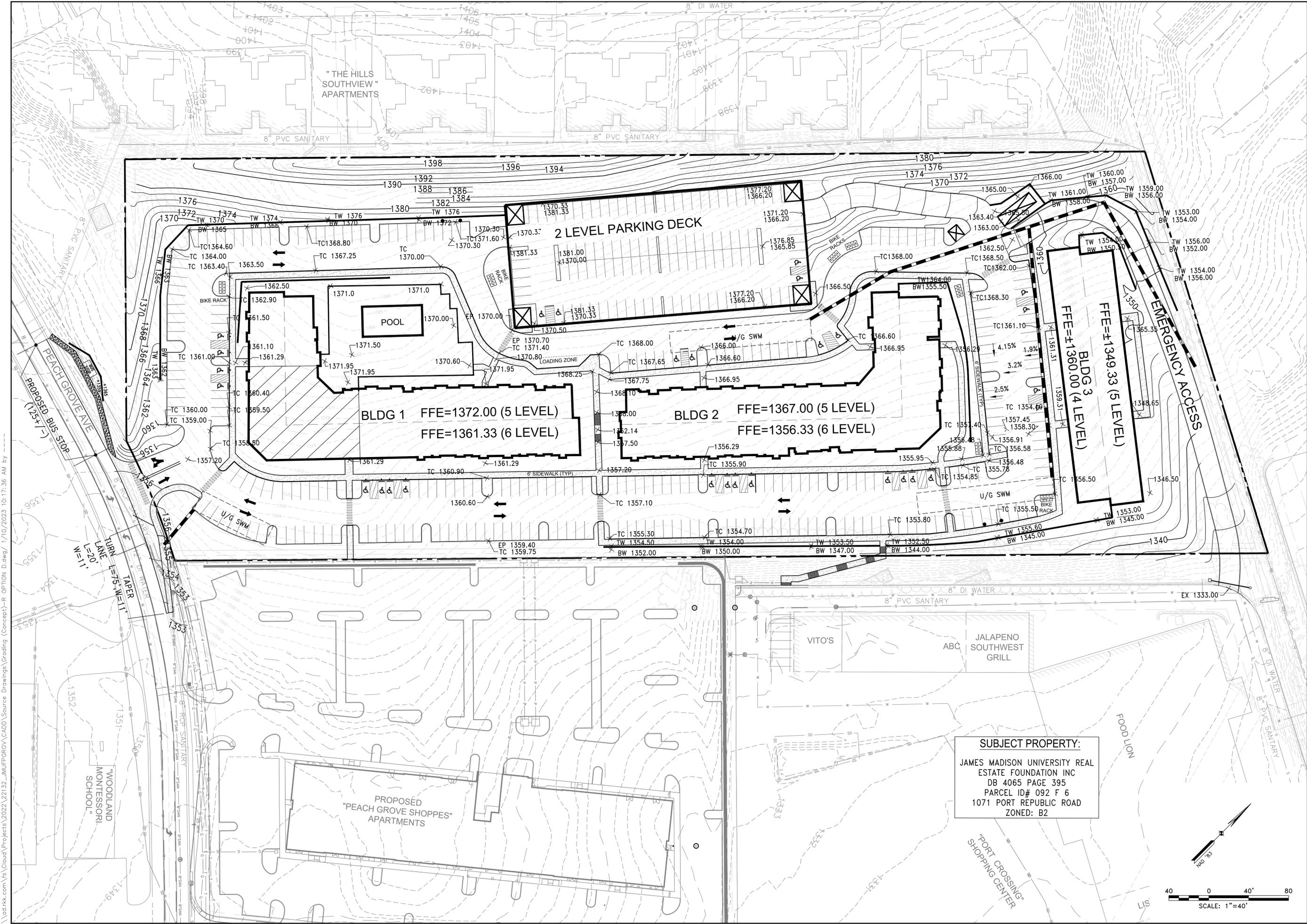
- EASEMENT LEGEND**
- [ACT] EX. 50' MINIMUM INGRESS AND EGRESS EASEMENT DEED BOOK 1572, PAGE 159
 - [D1] EX. 20' PRIVATE DRAINAGE EASEMENT ** DEED BOOK 1572, PAGE 159
 - [D2] EX. PERMANENT DRAINAGE EASEMENT DEED BOOK 1143, PAGE 37 (AKA PARCEL #2)
 - [E1] EX. 30' ELECTRIC TRANSMISSION EASEMENT (CITY OF HARRISONBURG) DEED BOOK 316, PAGE 53
 - [E2] EX. 30' ELECTRIC TRANSMISSION EASEMENT (CITY OF HARRISONBURG) DEED BOOK 337, PAGE 573 (COURT ORDER)
 - [S1] EX. 20' EXCLUSIVE SANITARY SEWER EASEMENT DEED BOOK 1572, PAGE 159 DEED BOOK 1572, PAGE 163
 - [S2] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 1433, PAGE 335
 - [S3] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 1586, PAGE 408
 - [S4] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 573, PAGE 343
 - [S5] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 483, PAGE 764
 - [SL1] EX. 10' SLOPE EASEMENT ** DEED BOOK 3347, PAGE 515 DEED BOOK 4065, PAGE 395
 - [U1] EX. 10' UTILITY EASEMENT ** DEED BOOK 1572, PAGE 159
 - [U2] EX. 30' EXCLUSIVE WATER AND SANITARY SEWER EASEMENT ** DEED BOOK 1572, PAGE 159 DEED BOOK 1572, PAGE 163
 - [U3] EX. 10' GENERAL UTILITY EASEMENT ** DEED BOOK 3347, PAGE 515 DEED BOOK 4065, PAGE 395
 - [W1] EX. 20' EXCLUSIVE WATER EASEMENT DEED BOOK 1572, PAGE 159 DEED BOOK 1572, PAGE 163

EASEMENT LEGEND NOTE:
EASEMENTS IDENTIFIED WITH A DOUBLE ASTERISKS (**) AFFECT THE SUBJECT PROPERTY.

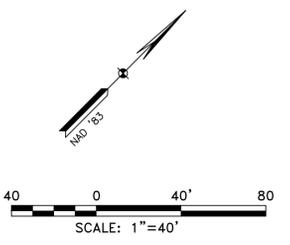


PLAN REVISIONS	1/12/22 REVISED PER CITY REVIEW COMMENTS 11/29/22
	2/12/22 REVISED PER CITY COMMENTS 12/29/22
	3/19/23 REVISED CONDITIONS #6 & #7 PER STAFF REPORT 1/11/23 PC
SHEET	C1.0
SCALE	1"=60'
LINGERFELT DEVELOPMENT	EXISTING SITE CONDITIONS
APARTMENTS	
CITY OF HARRISONBURG, VIRGINIA	
DATE: 11/21/2022	ENGINEER: MMM
	CHECKED: MMM
	CAD: MCH, OJG
	JOB# 22132





SUBJECT PROPERTY:
 JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC
 DB 4065 PAGE 395
 PARCEL ID# 092 F 6
 1071 PORT REPUBLIC ROAD
 ZONED: B2

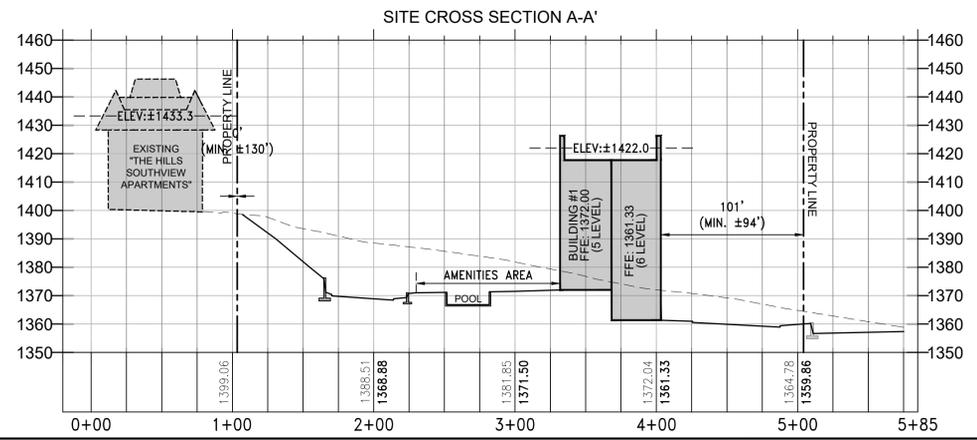
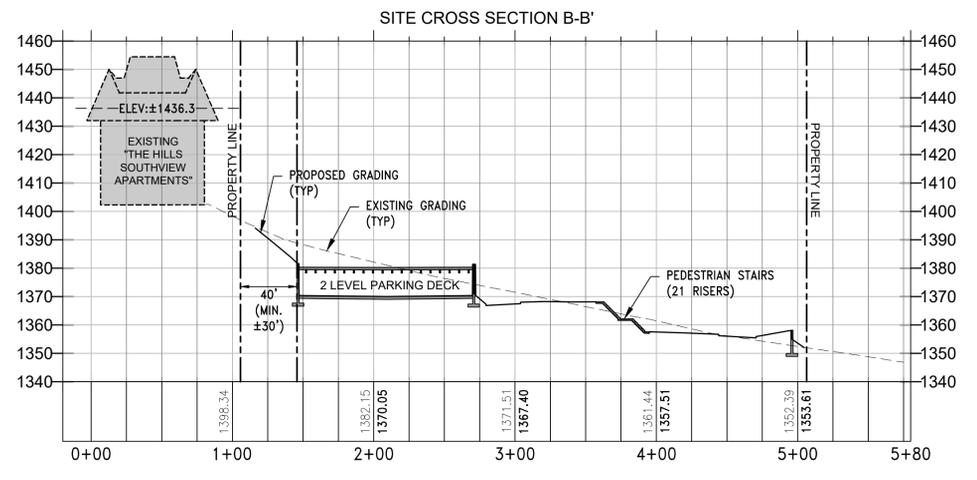
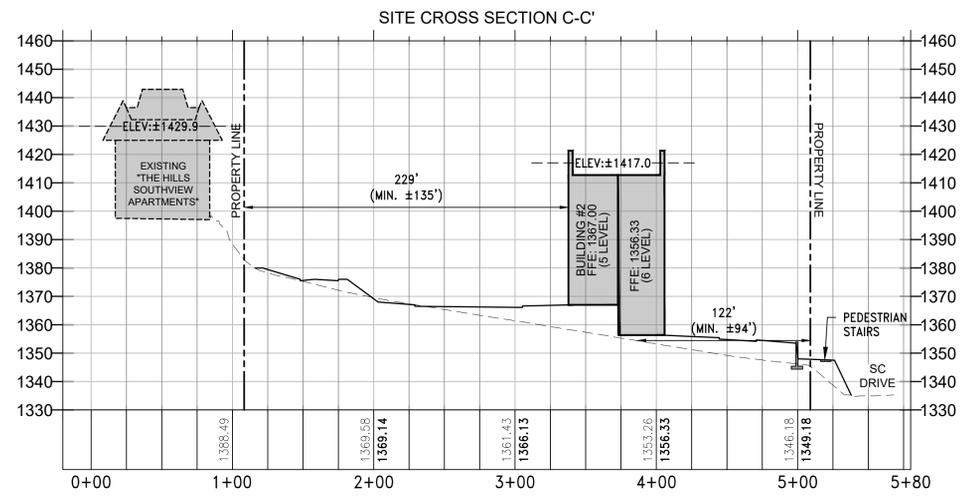
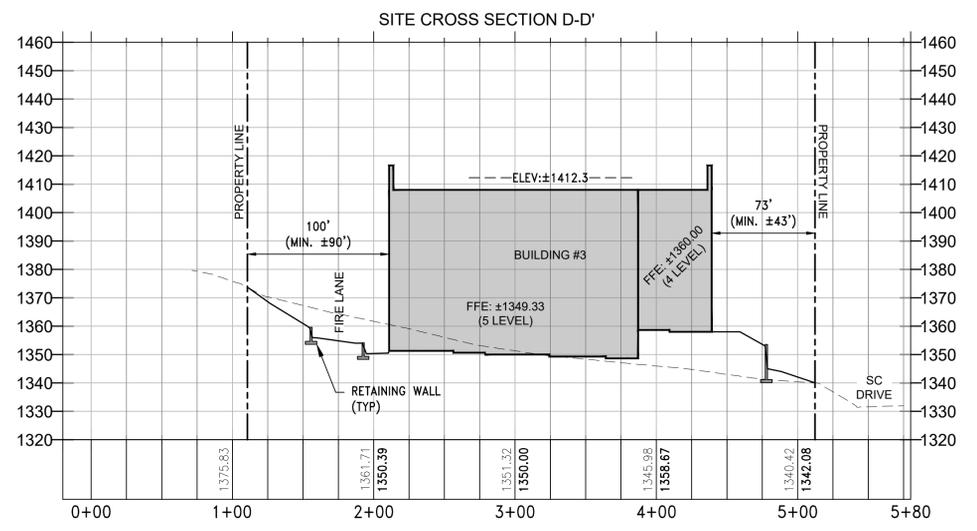
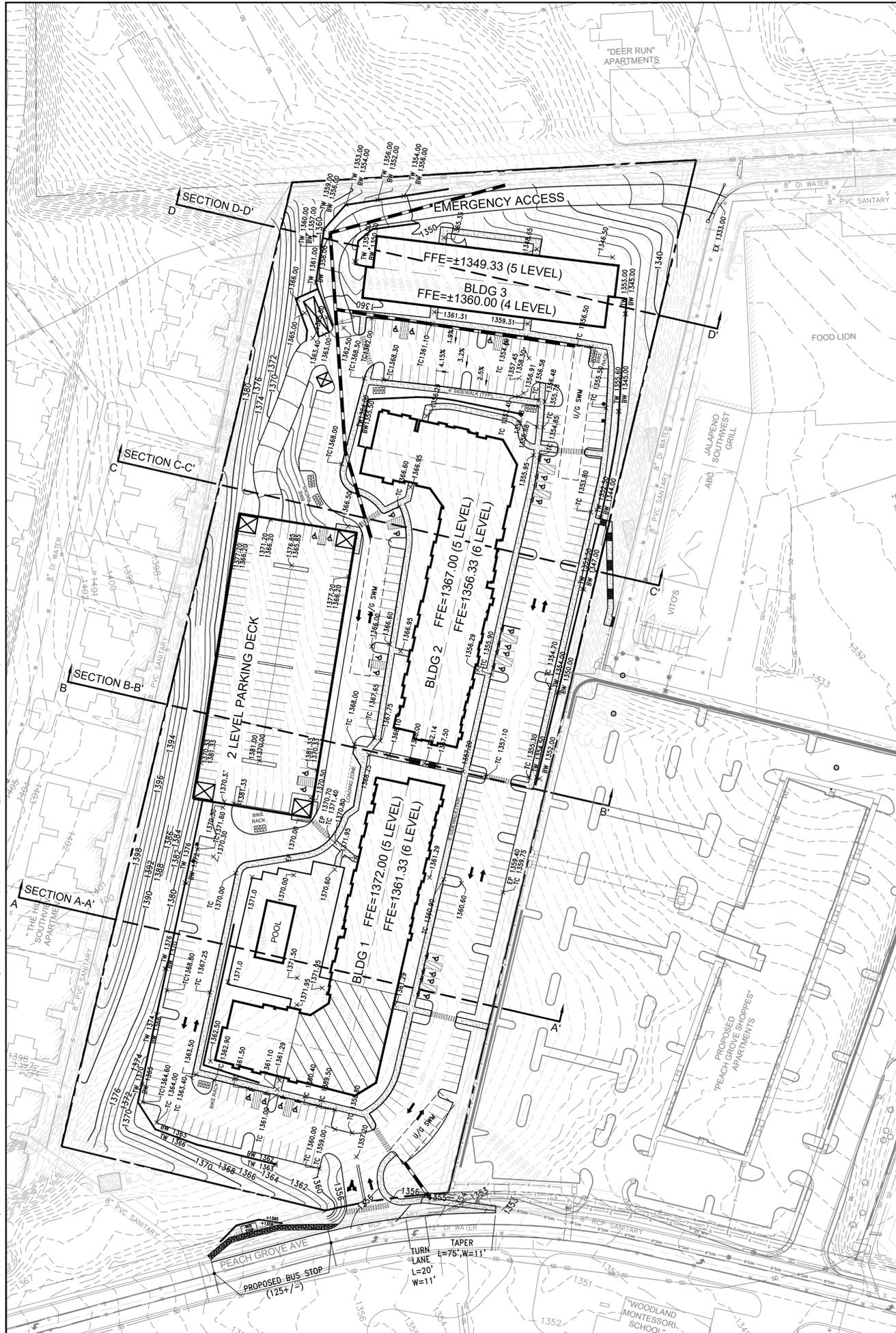


DATE: 11/21/2022 ENGINEER: MMM CHECKED: MMM CAD: MCH, OJG JOB#: 22132	PLAN REVISIONS - 1) 12/22/22 REVISED PER CITY REVIEW COMMENTS 11/29/22 2) 12/28/22 REVISED PER CITY COMMENTS 12/29/22 3) 1/16/23 REVISED CONDITIONS #6 & #7 PER STAFF REPORT 1/11/23 PC
	SHEET: C3.0 SCALE: 1"=40'
LINGERFELT DEVELOPMENT APARTMENTS CITY OF HARRISONBURG, VIRGINIA	SITE GRADING DEVELOPMENT PLAN

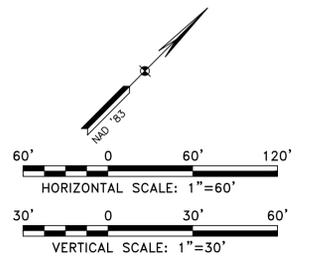


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\\ad.rkk.com\is\Cloud\Projects\2022\22132_JMUFFGROV\CADD\Source Drawings\Grading (Concept)-R_OPTION Dwg\1/10/2023 10:16:54 AM by ----



SUBJECT PROPERTY:
 JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC
 DB 4065 PAGE 395
 PARCEL ID# 092 F 6
 1071 PORT REPUBLIC ROAD
 ZONED: B2



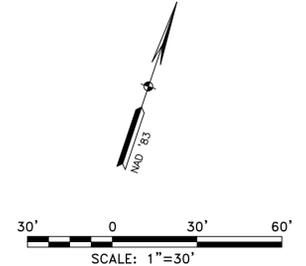
PLAN REVISIONS	1) 1/25/22 REVISED PER CITY REVIEW COMMENTS 1/12/22
	2) 1/28/22 REVISED PER CITY COMMENTS 2/8/22
SHEET	C4.0
SCALE	1"=60'
LINGERFELT DEVELOPMENT APARTMENTS	CITY OF HARRISONBURG, VIRGINIA
SITE GRADING PLAN	W/ CROSS SECTIONS
DATE: 11/21/2022	ENGINEER: MMM
CHECKED: MMM	CAD: MCH, OJG
JOB# 22132	



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	PERMANENT BUS EASEMENT =	±1,240 SF
	TEMP. CONSTRUCTION EASEMENT =	±1,930 SF



 P: 804.782.1903 2100 E. Cary St., Suite 309 Richmond, VA 23223 Engineers Construction Managers Planners Scientists www.rkk.com Responsive People Creative Solutions	DATE: 11/21/2022 ENGINEER: MMM CHECKED: MMM CAD: MCH, OJG JOB#: 22132	LINGERFELT DEVELOPMENT APARTMENTS CITY OF HARRISONBURG, VIRGINIA OPTION "E" ENTRANCE WITH BUS STOP WEST	SHEET C-1.0 SCALE 1"=30'	PLAN REVISIONS - 1) 12/5/22 REVISED PER CITY REVIEW COMMENTS 11/29/22 2) 12/8/22 REVISED PER CITY COMMENTS 12/8/22 3) 1/9/23 REVISED CONDITIONS #6 & #7 PER STAFF REPORT 1/11/23 PC
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