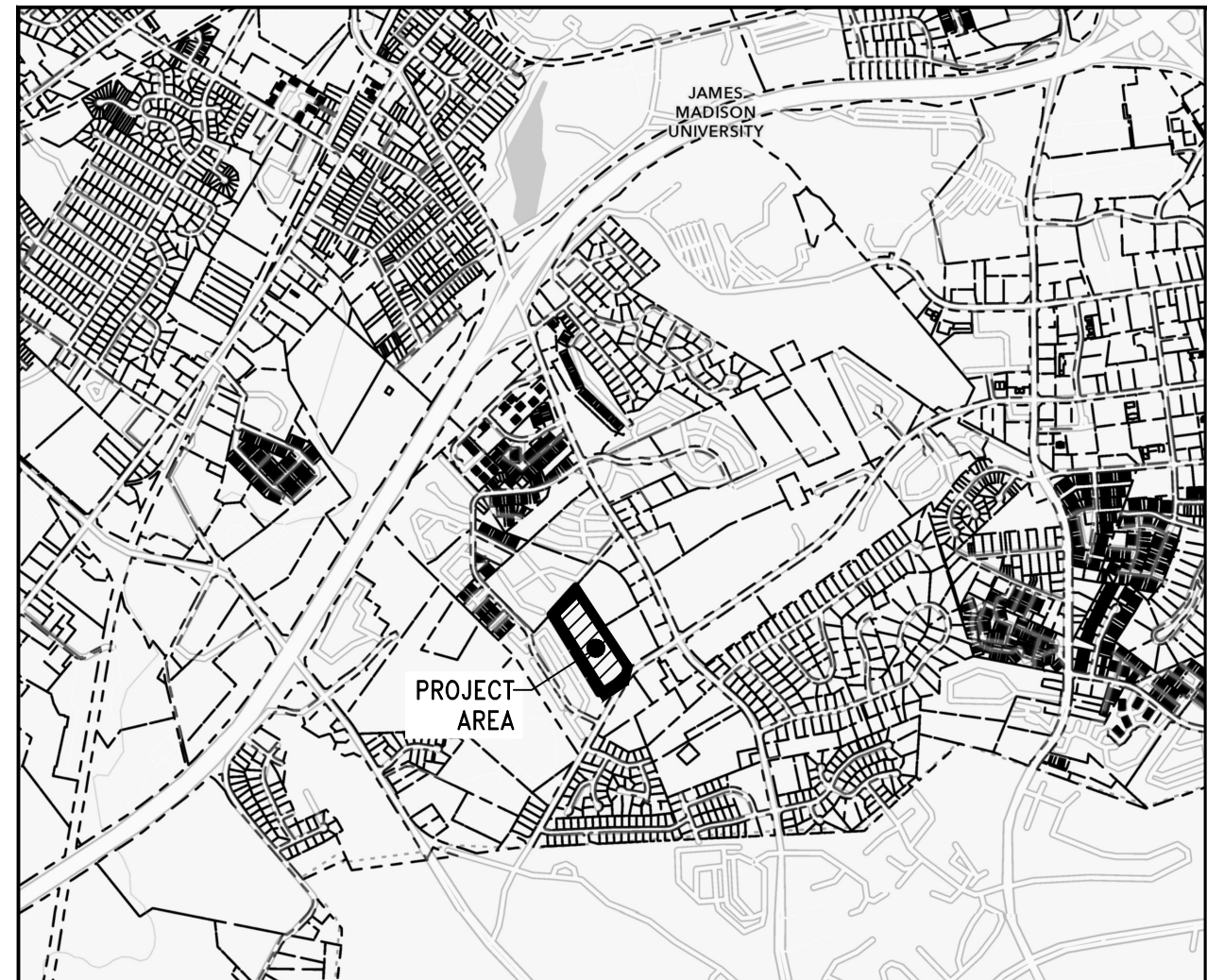
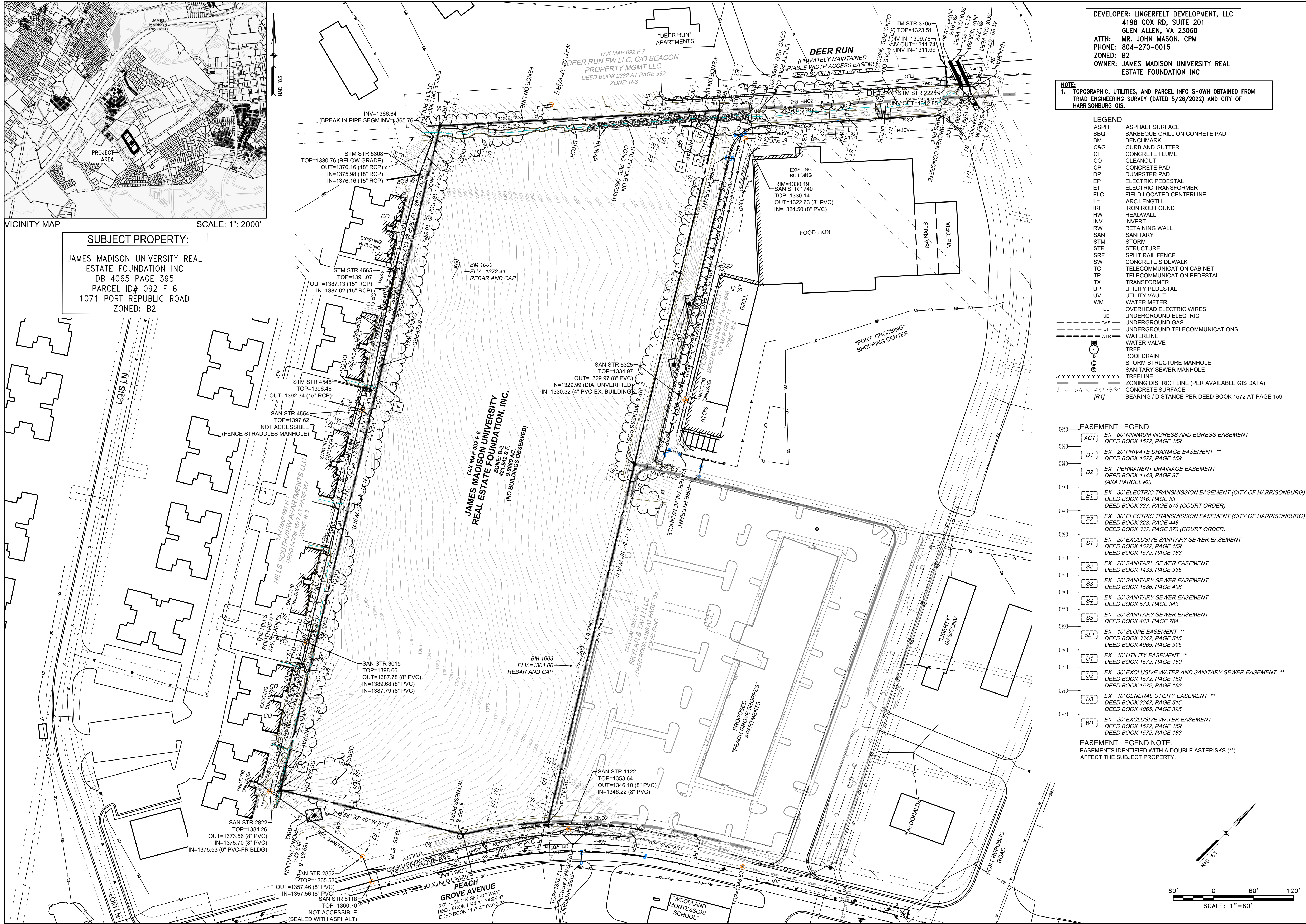


\\ad.rkk.com\is\Cloud\Projects\2022\22132\_UMFFGROV\CADD\Construction Drawings\Concept Plans for Rezoning\C1.0 - EXISTING SITE CONDITIONS.dwg / 1/10/2023 10:18:26 AM by



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

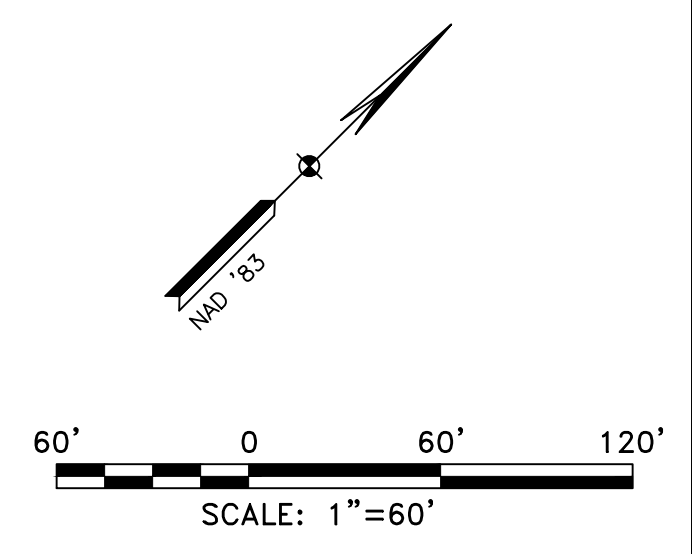
NOTE:  
1. TOPOGRAPHIC, UTILITIES, AND PARCEL INFO SHOWN OBTAINED FROM TRIAD ENGINEERING SURVEY (DATED 5/26/2022) AND CITY OF HARRISONBURG GIS.

- 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.

<b>PLAN REVISIONS</b>	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
<b>SHEET</b>	C1.0
<b>SCALE</b>	1"=60'
<b>LINGERFELT DEVELOPMENT APARTMENTS</b>	<b>CITY OF HARRISONBURG, VIRGINIA</b>
<b>EXISTING SITE CONDITIONS</b>	
<b>DATE: 11/21/2022</b>	<b>ENGINEER: MMM</b>
	<b>CHECKED: MMM</b>
	<b>CAD: MCH, OJG</b>
	<b>JOB# 22132</b>

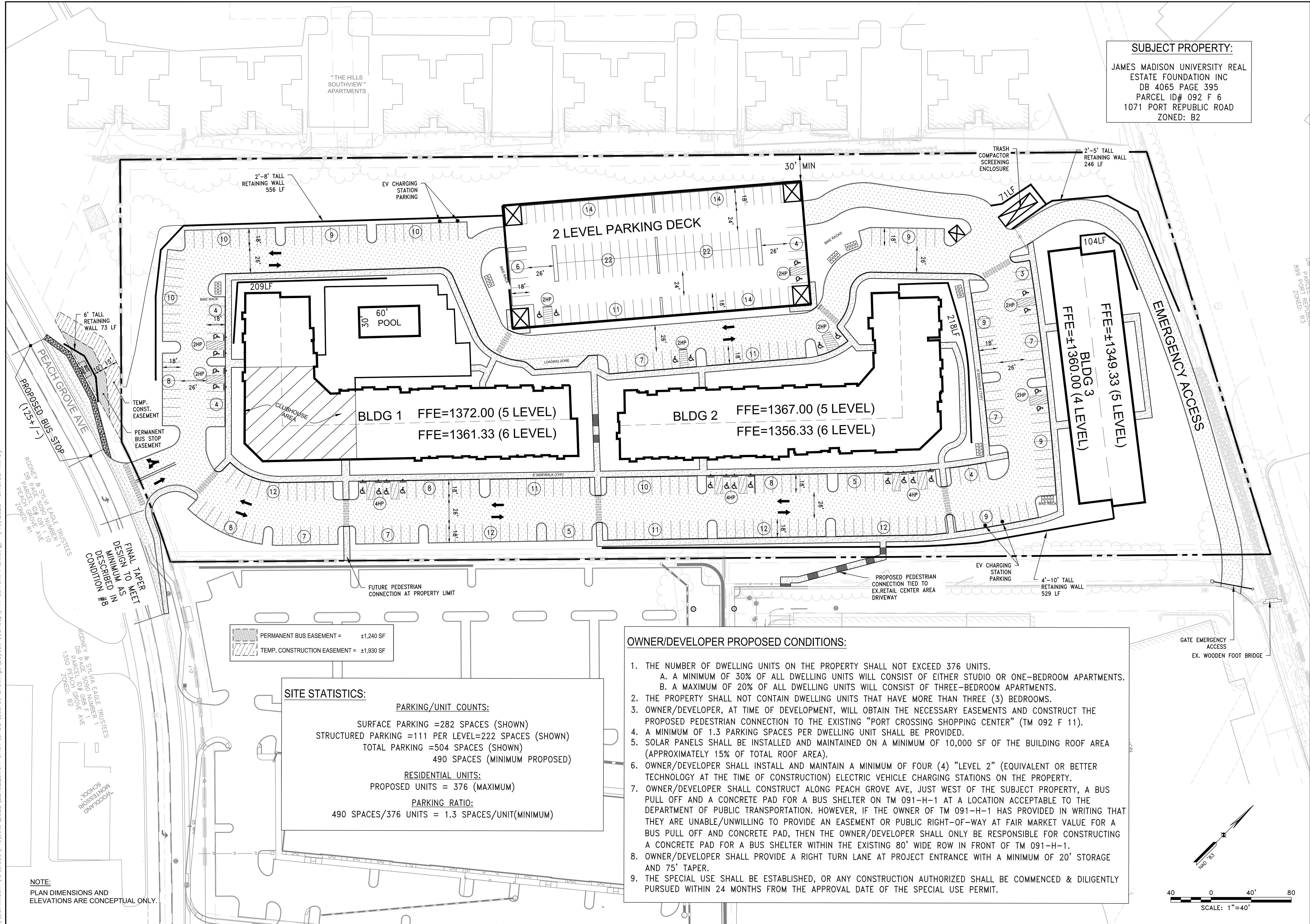


**RK&K**  
P: 804.782.1903  
2100 E. Cary St., Suite 309 | Richmond, VA 23223  
Engineers | Construction Managers | Planners | Scientists  
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**SUBJECT PROPERTY:**

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



**PLAN REVISIONS -**  
1/12/22 REVISED PER CITY REVIEW COMMENTS 11/29/22  
2/12/22 REVISED PER CITY COMMENTS 2/28/22  
3/19/23 REVISED CONDITIONS #6 & #7 PER STAFF REPORT 1/11/23 PC

**SHEET** C2.0  
**SCALE** 1"=40'

**LINGERFELT DEVELOPMENT APARTMENTS**  
CITY OF HARRISONBURG, VIRGINIA  
**SITE LAYOUT DEVELOPMENT PLAN**

**DATE:** 11/21/2022  
**ENGINEER:** MMM  
**CHECKED:** MMM  
**CAD:** MCH, OJG  
**JOB#:** 22132

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

**SITE STATISTICS:**

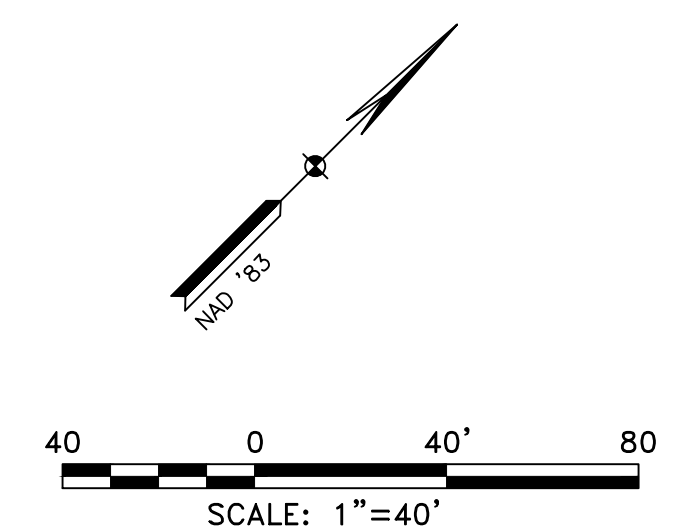
**PARKING/UNIT COUNTS:**  
SURFACE PARKING = 282 SPACES (SHOWN)  
STRUCTURED PARKING = 111 PER LEVEL = 222 SPACES (SHOWN)  
TOTAL PARKING = 504 SPACES (SHOWN)  
490 SPACES (MINIMUM PROPOSED)

**RESIDENTIAL UNITS:**  
PROPOSED UNITS = 376 (MAXIMUM)

**PARKING RATIO:**  
490 SPACES/376 UNITS = 1.3 SPACES/UNIT (MINIMUM)

**OWNER/DEVELOPER PROPOSED CONDITIONS:**

1. THE NUMBER OF DWELLING UNITS ON THE PROPERTY SHALL NOT EXCEED 376 UNITS.  
A. A MINIMUM OF 30% OF ALL DWELLING UNITS WILL CONSIST OF EITHER STUDIO OR ONE-BEDROOM APARTMENTS.  
B. A MAXIMUM OF 20% OF ALL DWELLING UNITS WILL CONSIST OF THREE-BEDROOM APARTMENTS.
2. THE PROPERTY SHALL NOT CONTAIN DWELLING UNITS THAT HAVE MORE THAN THREE (3) BEDROOMS.
3. OWNER/DEVELOPER, AT TIME OF DEVELOPMENT, WILL OBTAIN THE NECESSARY EASEMENTS AND CONSTRUCT THE PROPOSED PEDESTRIAN CONNECTION TO THE EXISTING "PORT CROSSING SHOPPING CENTER" (TM 092 F 11).
4. A MINIMUM OF 1.3 PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED.
5. SOLAR PANELS SHALL BE INSTALLED AND MAINTAINED ON A MINIMUM OF 10,000 SF OF THE BUILDING ROOF AREA (APPROXIMATELY 15% OF TOTAL ROOF AREA).
6. OWNER/DEVELOPER SHALL INSTALL AND MAINTAIN A MINIMUM OF FOUR (4) "LEVEL 2" (EQUIVALENT OR BETTER TECHNOLOGY AT THE TIME OF CONSTRUCTION) ELECTRIC VEHICLE CHARGING STATIONS ON THE PROPERTY.
7. OWNER/DEVELOPER SHALL CONSTRUCT ALONG PEACH GROVE AVE, JUST WEST OF THE SUBJECT PROPERTY, A BUS PULL OFF AND A CONCRETE PAD FOR A BUS SHELTER ON TM 091-H-1 AT A LOCATION ACCEPTABLE TO THE DEPARTMENT OF PUBLIC TRANSPORTATION. HOWEVER, IF THE OWNER OF TM 091-H-1 HAS PROVIDED IN WRITING THAT THEY ARE UNABLE/UNWILLING TO PROVIDE AN EASEMENT OR PUBLIC RIGHT-OF-WAY AT FAIR MARKET VALUE FOR A BUS PULL OFF AND CONCRETE PAD, THEN THE OWNER/DEVELOPER SHALL ONLY BE RESPONSIBLE FOR CONSTRUCTING A CONCRETE PAD FOR A BUS SHELTER WITHIN THE EXISTING 80' WIDE ROW IN FRONT OF TM 091-H-1.
8. OWNER/DEVELOPER SHALL PROVIDE A RIGHT TURN LANE AT PROJECT ENTRANCE WITH A MINIMUM OF 20' STORAGE AND 75' TAPER.
9. THE SPECIAL USE SHALL BE ESTABLISHED, OR ANY CONSTRUCTION AUTHORIZED SHALL BE COMMENCED & DILIGENTLY PURSUED WITHIN 24 MONTHS FROM THE APPROVAL DATE OF THE SPECIAL USE PERMIT.

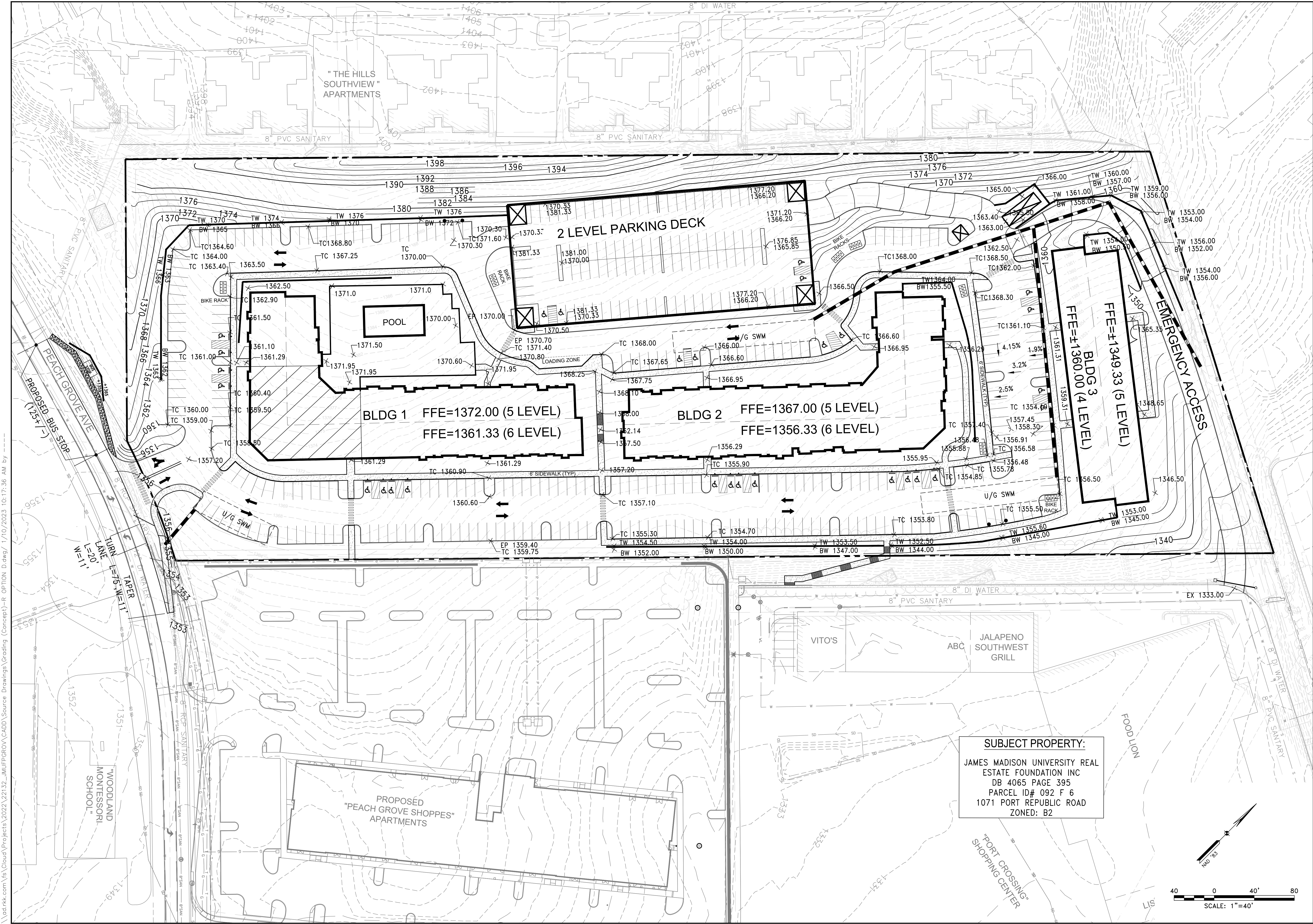


CONDITION DESCRIBED IN MINIMUM TAPER DESIGN TO A MINIMUM OF 8' (25+/-) PEACH GROVE AVE  
RODNEY & SYLVIA EAGLE TRUSTEES  
DB PAGE 500 NUMBER 1  
DB PARCEL 092 F 6  
1350 PEACH GROVE AVE  
HARRISONBURG, VA 22801  
ZONED: B2

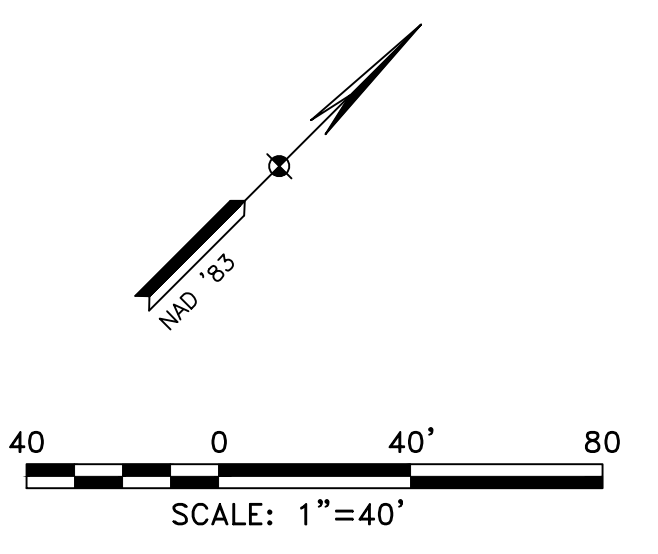
**NOTE:**  
PLAN DIMENSIONS AND ELEVATIONS ARE CONCEPTUAL ONLY.

RODNEY & SYLVIA EAGLE TRUSTEES  
DB PAGE 500 NUMBER 1  
DB PARCEL 092 F 6  
1350 PEACH GROVE AVE  
HARRISONBURG, VA 22801  
ZONED: B2





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



<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132
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<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132
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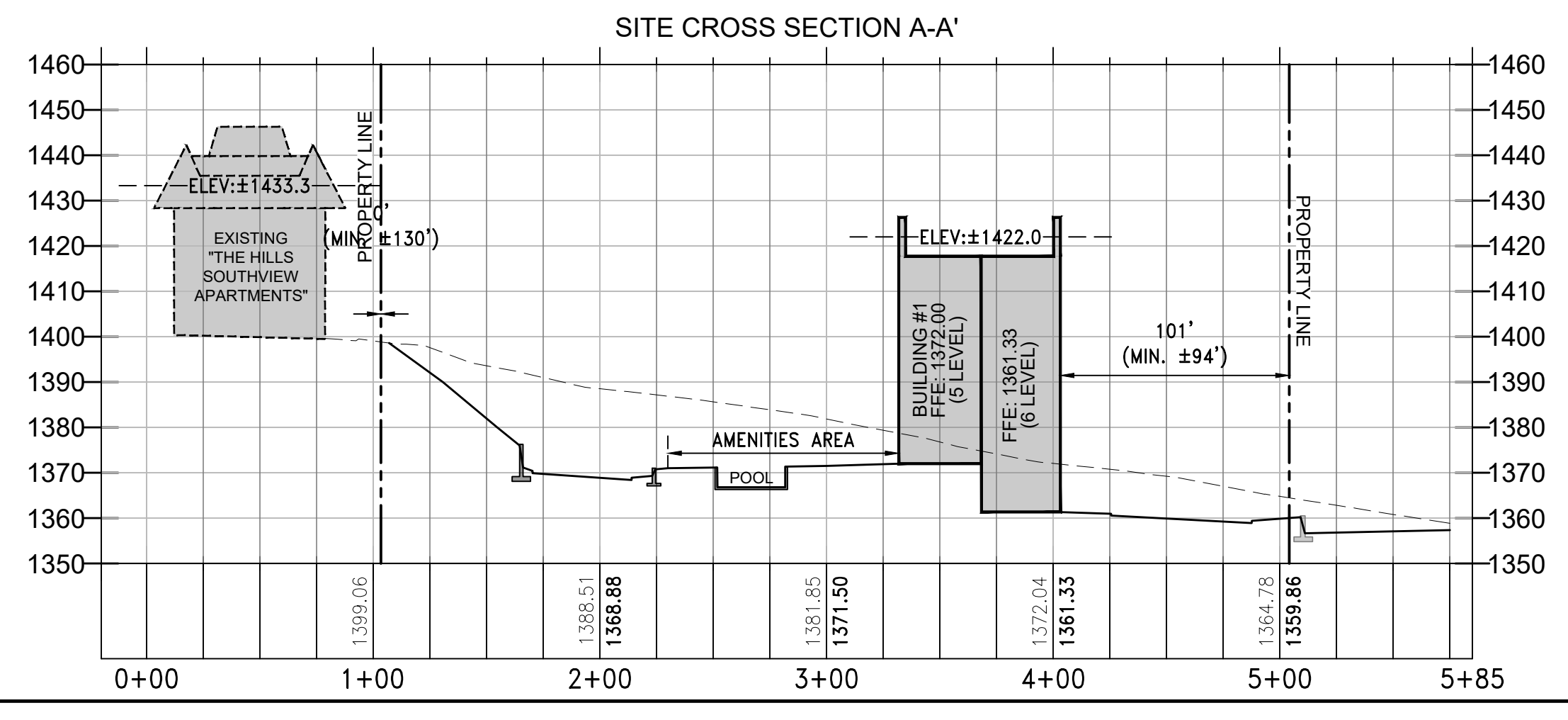
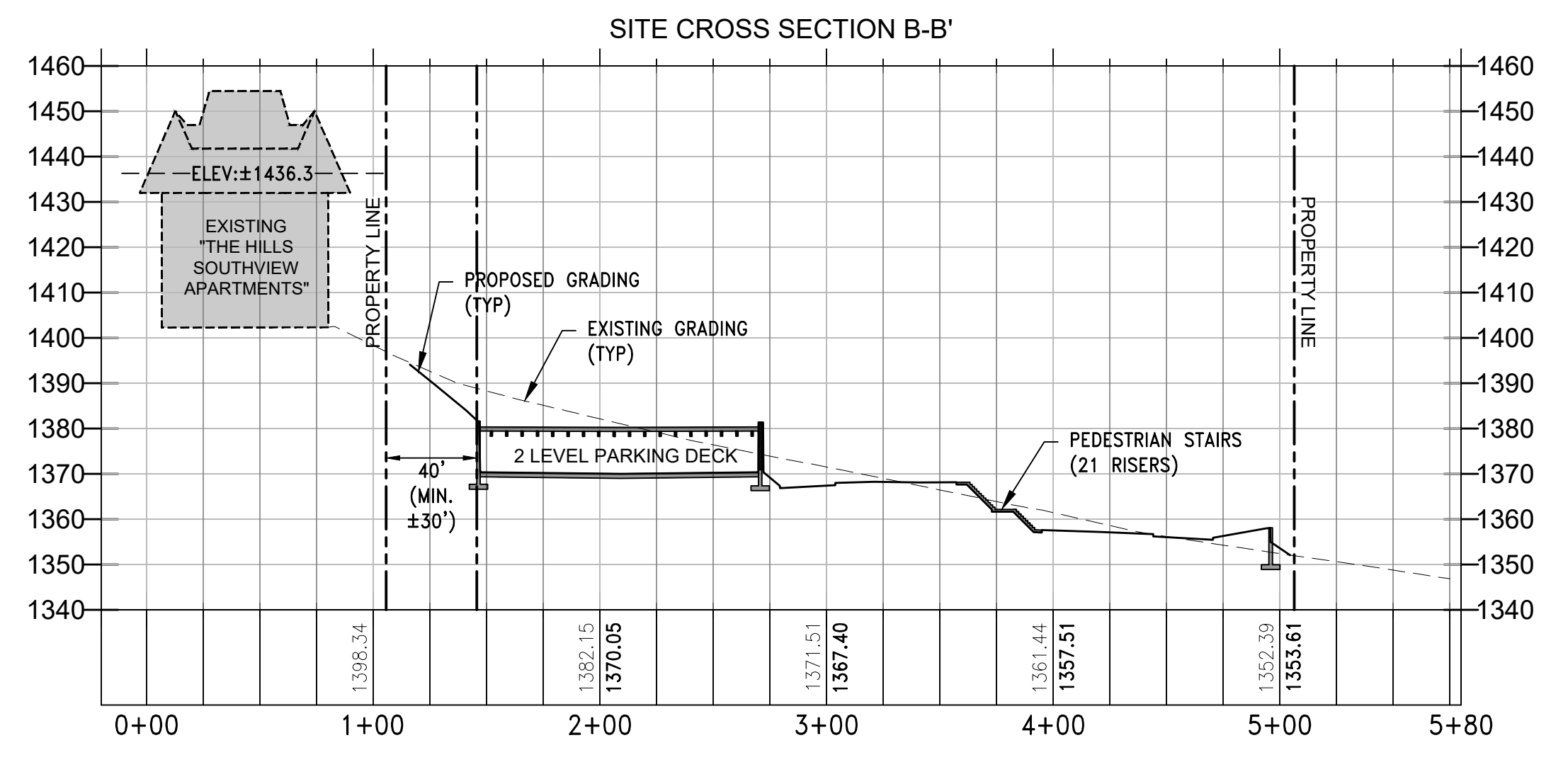
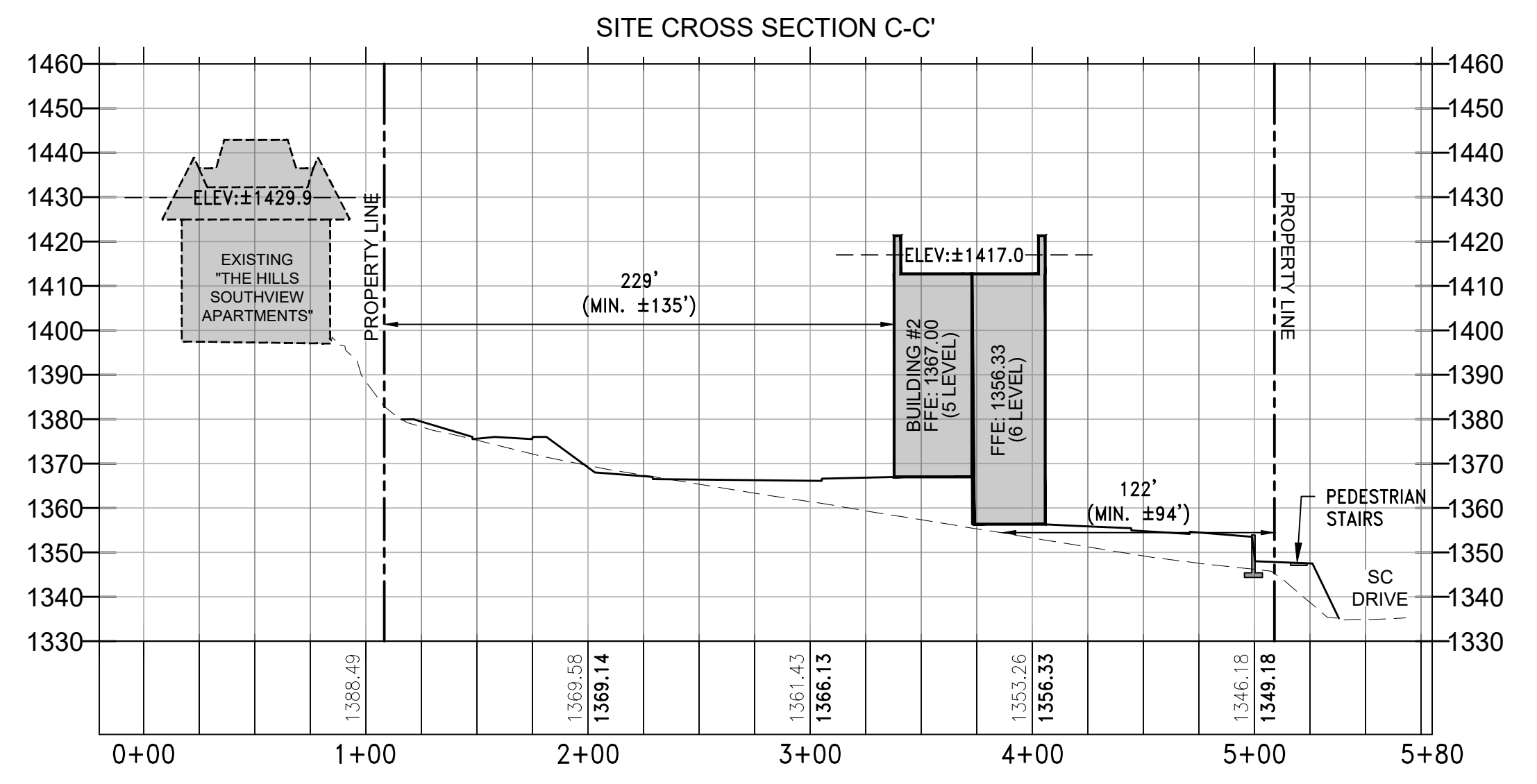
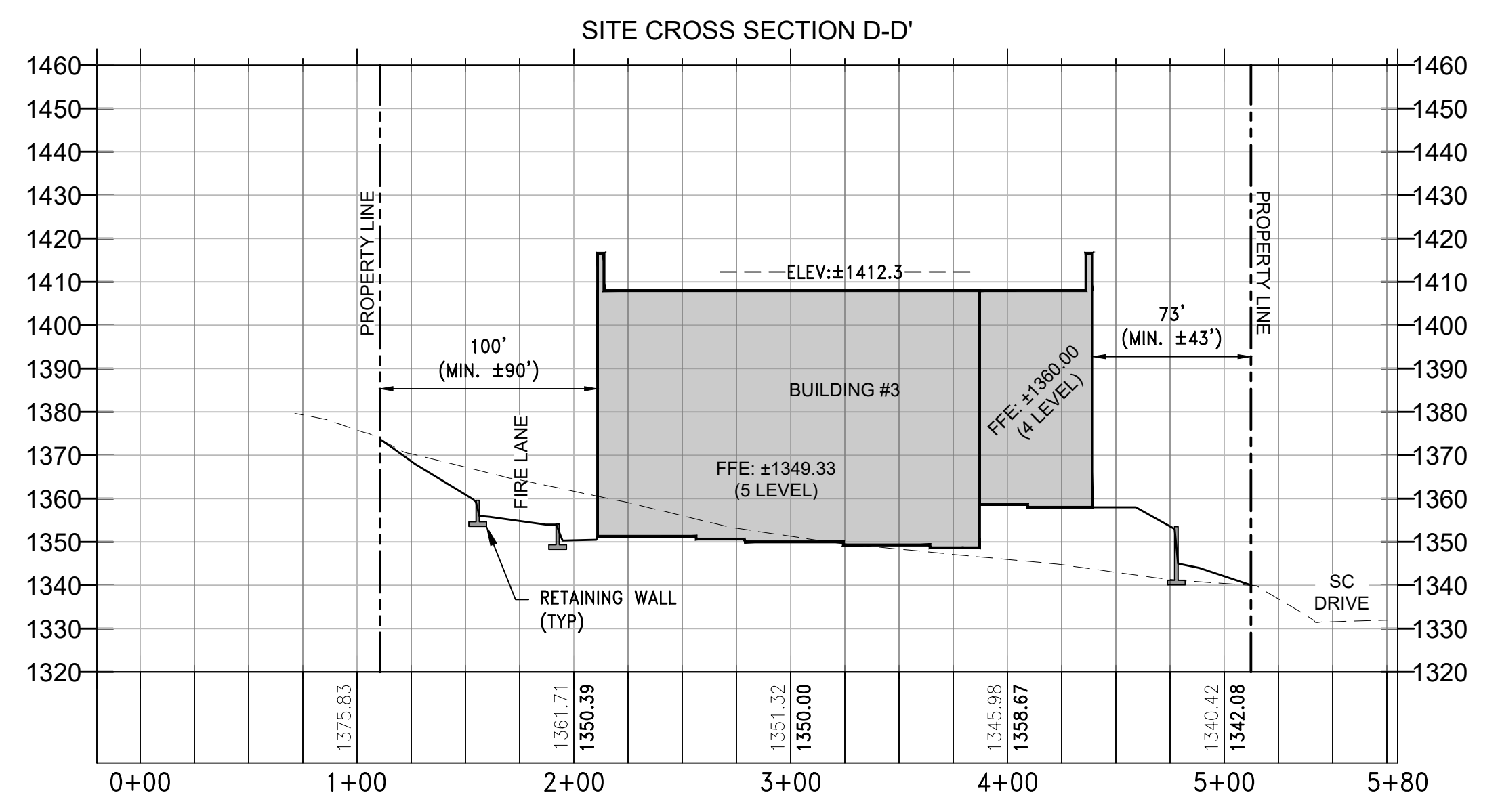
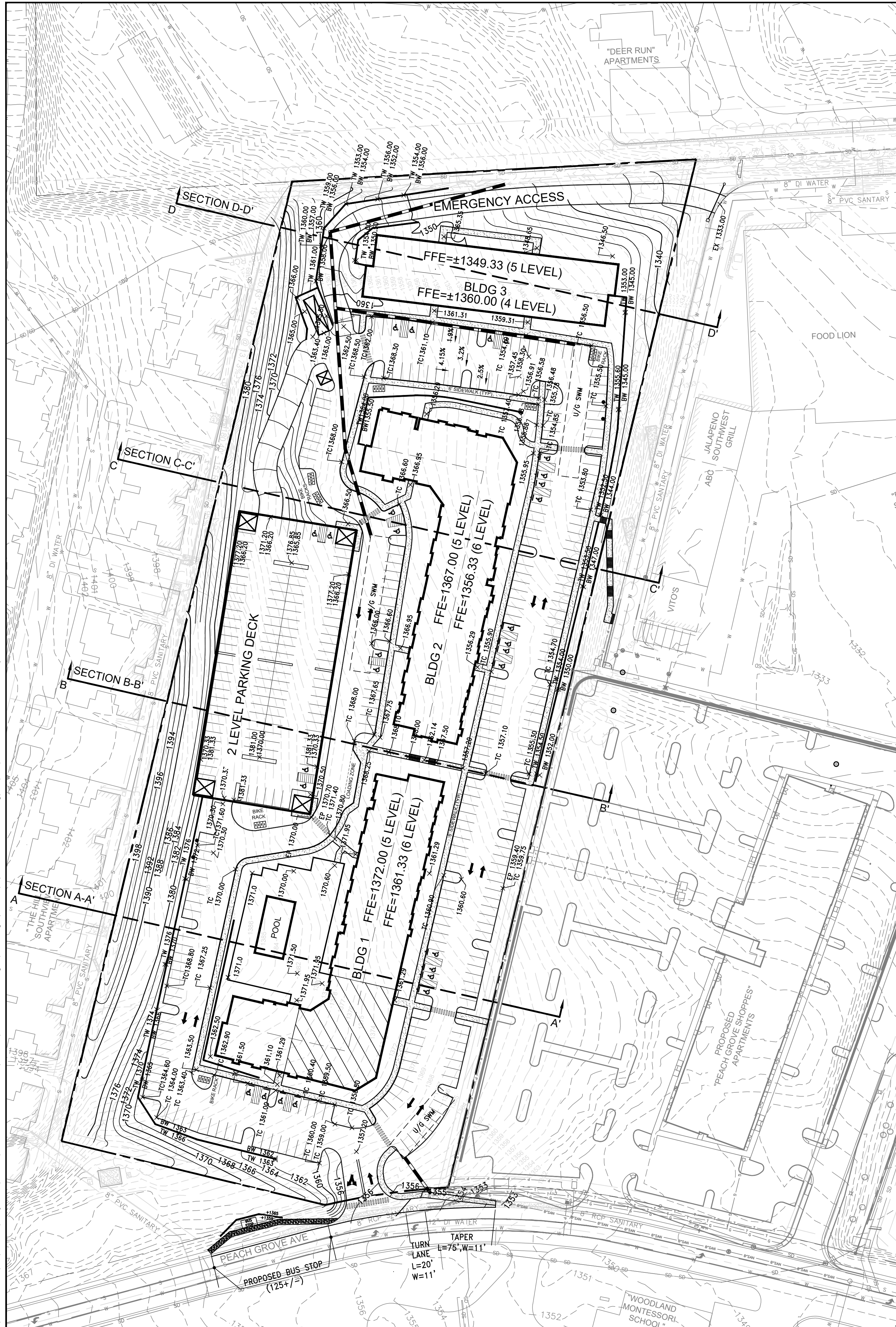
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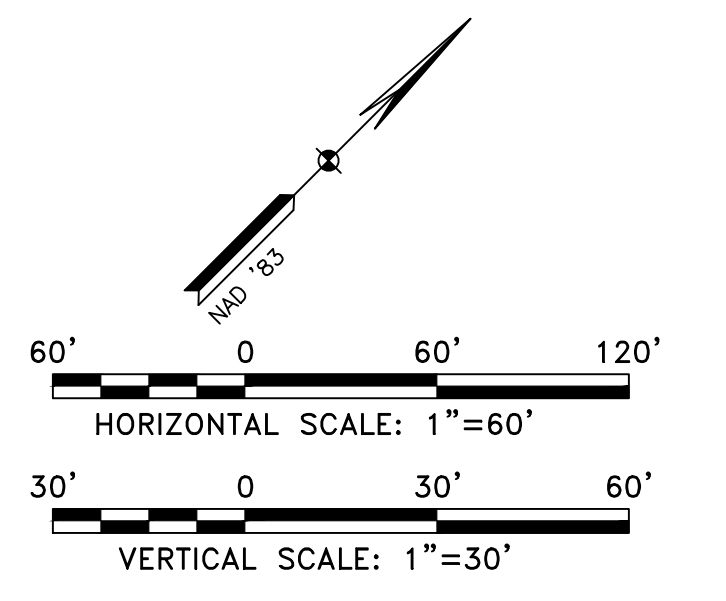
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**SUBJECT PROPERTY:**  
 JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC  
 DB 4065 PAGE 395  
 PARCEL ID# 092 F 6  
 1071 PORT REPUBLIC ROAD  
 ZONED: B2

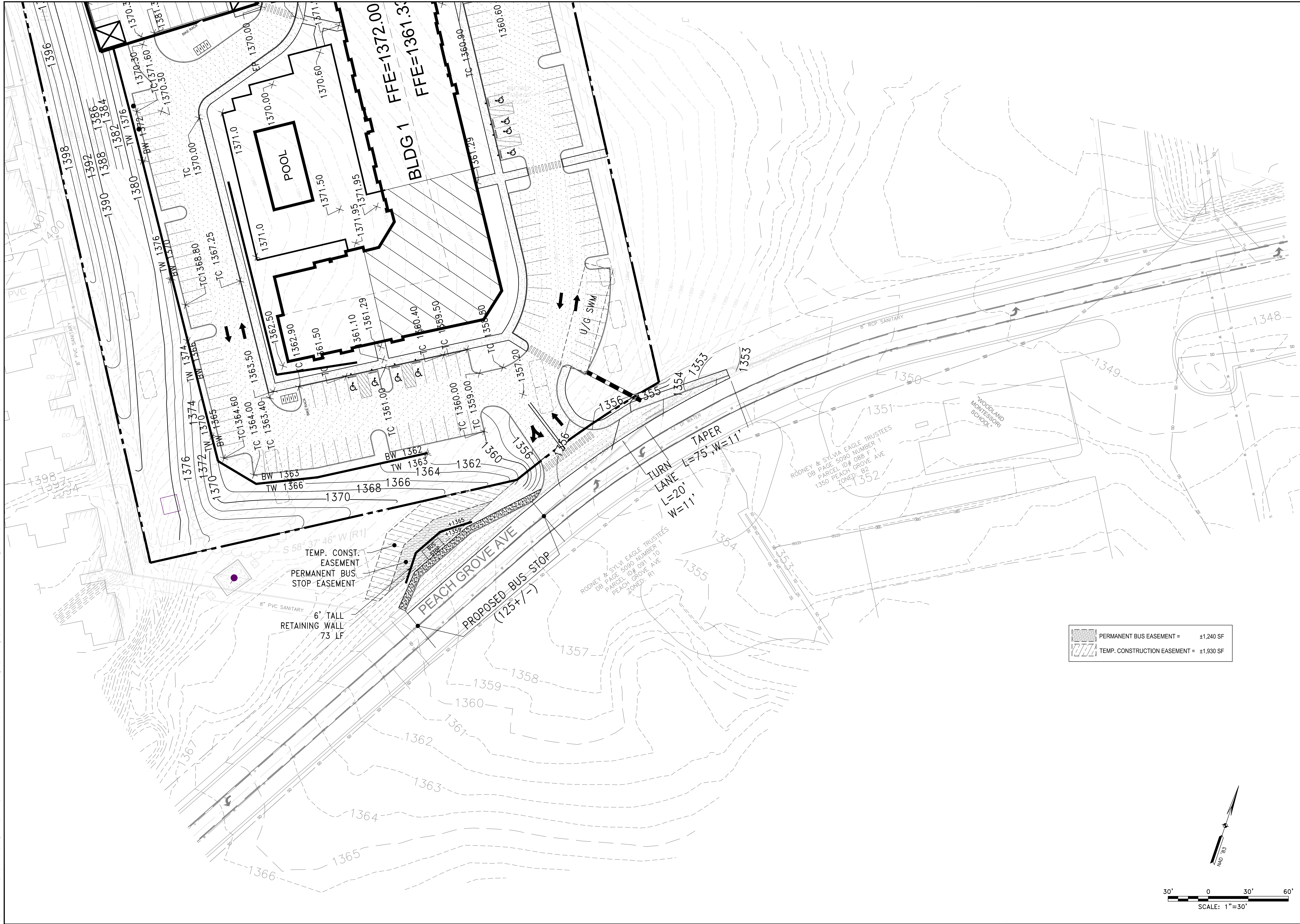


DATE: 11/21/2022	ENGINEER: MMM	DATE: 11/21/2022	PLAN REVISIONS -
	CHECKED: MMM	CAD: MCH, OJG	1) 12/05/22 REVISED PER CITY REVIEW COMMENTS 11/29/22 2) 12/08/22 REVISED PER CITY COMMENTS 12/08/22 3) 10/23 REVISED CONDITIONS #6 & #7 PER STAFF REPORT 11/11/23 PC
JOB# 22132		SHEET C4.0	SHEET
CITY OF HARRISONBURG, VIRGINIA		SCALE 1"=60'	SHEET
SITING GRADING PLAN W/ CROSS SECTIONS		LINGERFELT DEVELOPMENT APARTMENTS	

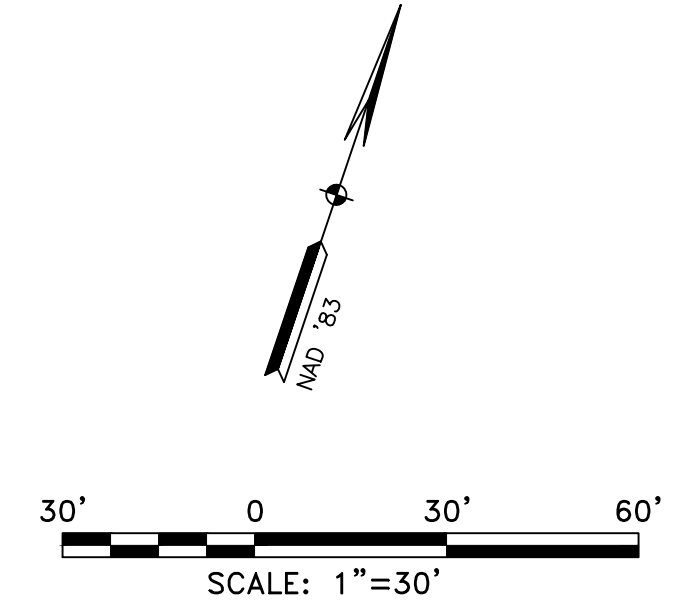




\\ad.rkk.com\is\Cloud\Projects\2022\22132\_MUFFGROV\CADD\Source Drawings\Grading (Concept)-R\_OPTION\_Dwg/1/10/2023 10:15:11 AM by -----



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



<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>LINGERFELT DEVELOPMENT APARTMENTS</b> CITY OF HARRISONBURG, VIRGINIA OPTION "E" ENTRANCE WITH BUS STOP WEST		<b>PLAN REVISIONS -</b> 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
	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132

