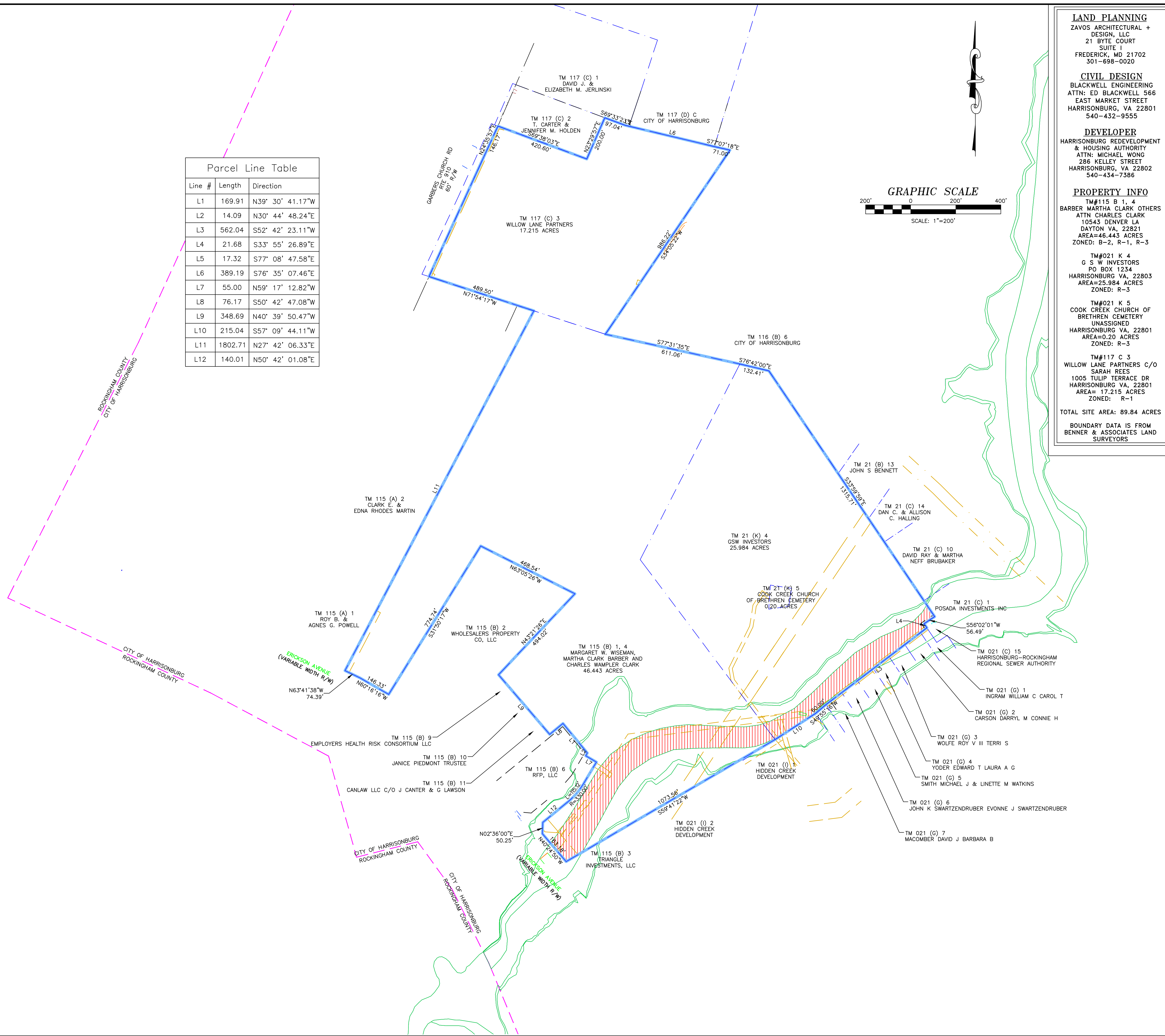


Parcel Line Table		
Line #	Length	Direction
L1	169.91	N39° 30' 41.17"W
L2	14.09	N30° 44' 48.24"E
L3	562.04	S52° 42' 23.11"W
L4	21.68	S33° 55' 26.89"E
L5	17.32	S77° 08' 47.58"E
L6	389.19	S76° 35' 07.46"E
L7	55.00	N59° 17' 12.82"W
L8	76.17	S50° 42' 47.08"W
L9	348.69	N40° 39' 50.47"W
L10	215.04	S57° 09' 44.11"W
L11	1802.71	N27° 42' 06.33"E
L12	140.01	N50° 42' 01.08"E



**LAND PLANNING**  
 ZAVOS ARCHITECTURAL + DESIGN, LLC  
 21 BYTE COURT SUITE 1  
 FREDERICK, MD 21702  
 301-698-0020

**CIVIL DESIGN**  
 BLACKWELL ENGINEERING  
 ATTN: ED BLACKWELL 566  
 EAST MARKET STREET  
 HARRISONBURG, VA 22801  
 540-432-9555

**DEVELOPER**  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 ATTN: MICHAEL WONG  
 286 KELLEY STREET  
 HARRISONBURG, VA 22802  
 540-434-7386

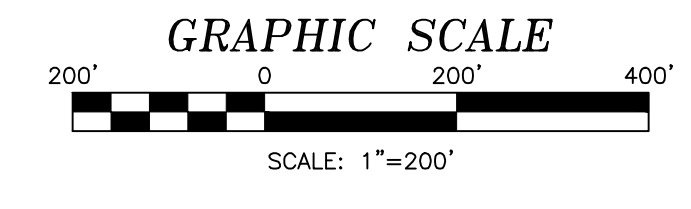
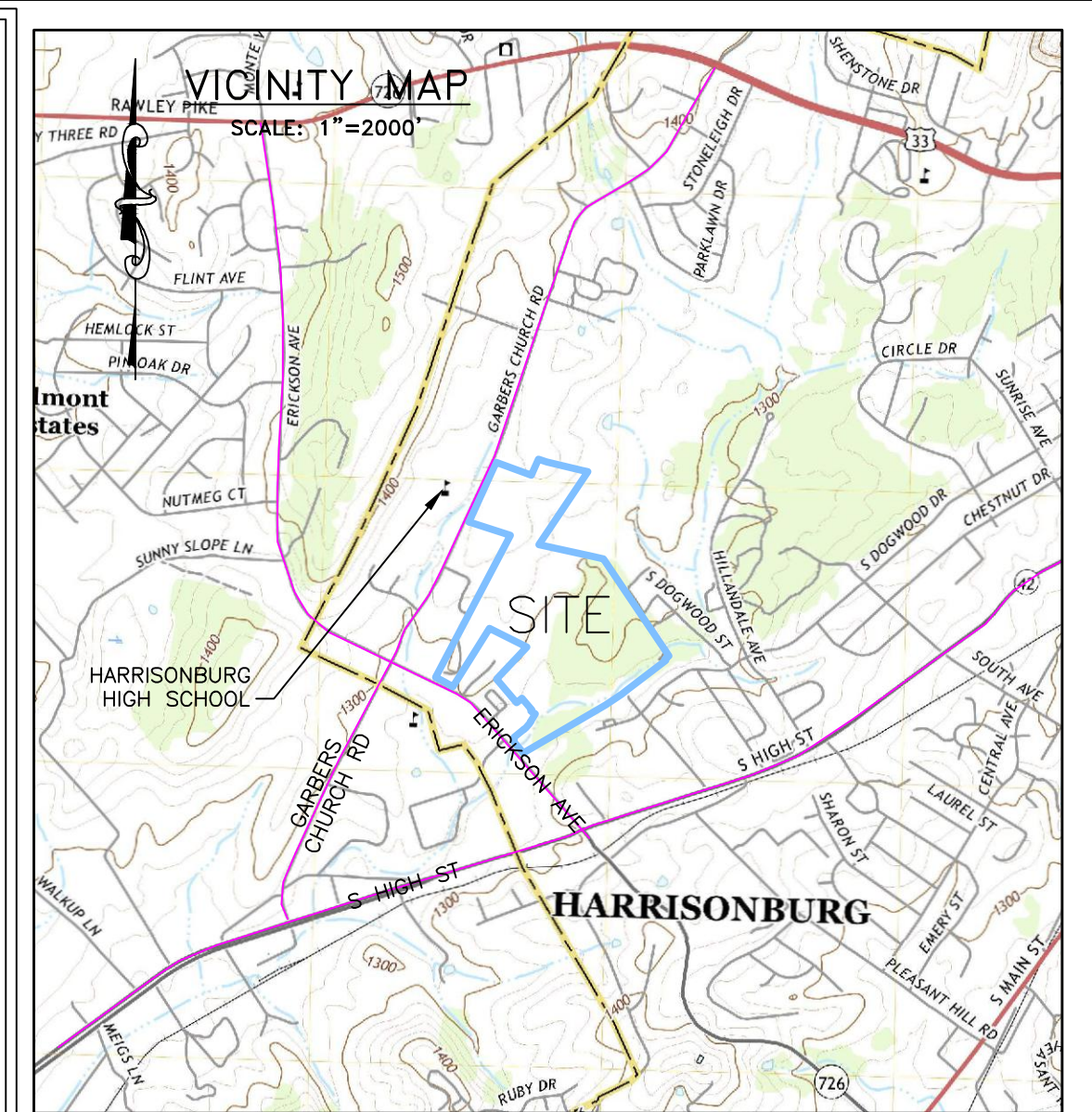
**PROPERTY INFO**  
 TM#115 B 1, 4  
 BARBER MARTHA CLARK OTHERS  
 ATTN: CHARLES CLARK  
 10543 DENVER LA DAYTON VA, 22821  
 AREA=46.443 ACRES  
 ZONED: B-2, R-1, R-3

TM#021 K 4  
 G S W INVESTORS  
 PO BOX 1234  
 HARRISONBURG VA, 22803  
 AREA=25.984 ACRES  
 ZONED: R-3

TM#021 K 5  
 COOK CREEK CHURCH OF BRETHREN CEMETERY  
 UNASSIGNED  
 HARRISONBURG VA, 22801  
 AREA=0.20 ACRES  
 ZONED: R-3

TM#117 C 3  
 WILLOW LANE PARTNERS C/O SARAH REES  
 1005 TULIP TERRACE DR  
 HARRISONBURG VA, 22801  
 AREA= 17.215 ACRES  
 ZONED: R-1

TOTAL SITE AREA: 89.84 ACRES  
 BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS



**LEGEND**

	SITE PROPERTY LINE
	PROPERTY LINE
	EASEMENT
	FLOODPLAIN
	FLOODWAY

Date: 12/7/2022  
 Scale: 1"=200'  
 Designed by: \_\_\_  
 Drawn by: NHK  
 Checked by: EHB

**Blackwell Engineering, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 Phone: (540) 432-9555 FAX: (540) 434-7604  
 Email: BE@blackwellengineering.com

Revision Dates

1/4/23 PER CITY

**CONCEPTUAL SITE LAYOUT - EXISTING SITE**  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 286 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**1**  
 of 7 Sheets

Job No. 2935-R

File: 2935-R\_Harrisonburg\_Housing\_Development.dwg Printed: January 4, 2023

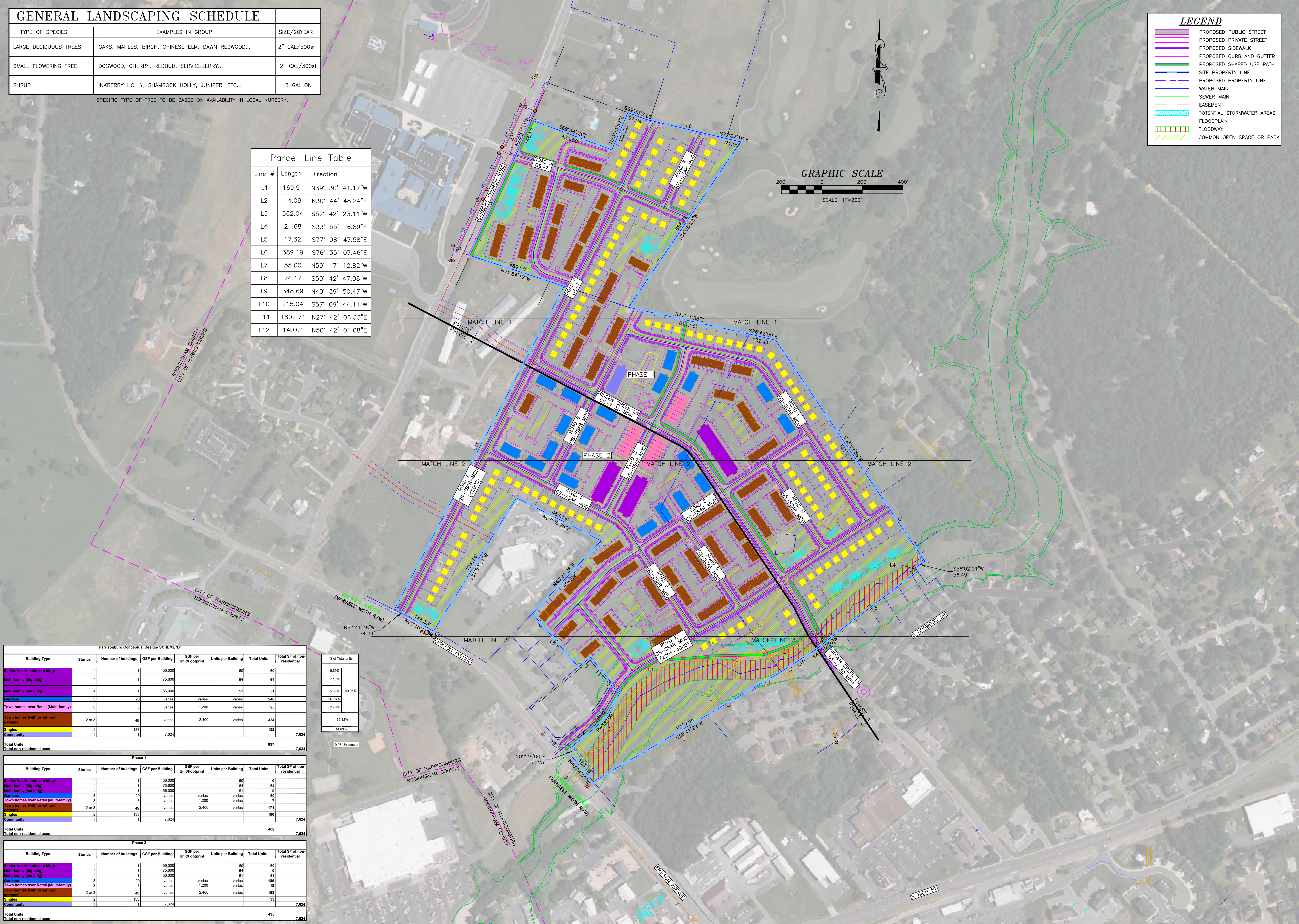
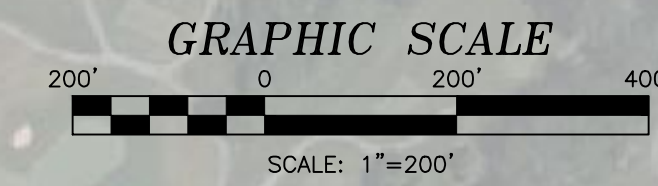
# GENERAL LANDSCAPING SCHEDULE

TYPE OF SPECIES	EXAMPLES IN GROUP	SIZE/20YEAR
LARGE DECIDUOUS TREES	OAKS, MAPLES, BIRCH, CHINESE ELM, DAWN REDWOOD...	2" CAL/500sf
SMALL FLOWERING TREE	DOGWOOD, CHERRY, REDBUD, SERVICEBERRY...	2" CAL/300sf
SHRUB	INKBERRY HOLLY, SHAMROCK HOLLY, JUNIPER, ETC...	3 GALLON

SPECIFIC TYPE OF TREE TO BE BASED ON AVAILABILITY IN LOCAL NURSERY.

Line #	Length	Direction
L1	169.91	N39° 30' 41.17"W
L2	14.09	N30° 44' 48.24"E
L3	562.04	S52° 42' 23.11"W
L4	21.68	S33° 55' 26.89"E
L5	17.32	S77° 08' 47.58"E
L6	389.19	S76° 35' 07.46"E
L7	55.00	N59° 17' 12.82"W
L8	76.17	S50° 42' 47.08"W
L9	348.69	N40° 39' 50.47"W
L10	215.04	S57° 09' 44.11"W
L11	1802.71	N27° 42' 06.33"E
L12	140.01	N50° 42' 01.08"E

	PROPOSED PUBLIC STREET
	PROPOSED PRIVATE STREET
	PROPOSED SIDEWALK
	PROPOSED CURB AND GUTTER
	PROPOSED SHARED USE PATH
	SITE PROPERTY LINE
	PROPOSED PROPERTY LINE
	WATER MAIN
	SEWER MAIN
	EASEMENT
	POTENTIAL STORMWATER AREAS
	FLOODPLAIN
	FLOODWAY
	COMMON OPEN SPACE OR PARK



Building Type	Stories	Number of buildings	GSF per Building	GSF per Unit/Footprint	Units per Building	Total Units	Total SF of non-residential	% of Total units
Senior Apartments (sm bldg)	4	1	58,000		60	60		6.69%
Multi-family (big bldg)	4	1	75,600		64	64		7.13%
Multi-family (sm bldg)	4	1	58,000		51	51		5.68%
Gardens	3	20	varies	varies	varies	240		26.76%
Town homes over Retail (Multi-family)	3	3	varies	1,200	varies	25		2.79%
Town homes (with or without garages)	2 or 3	49	varies	2,400	varies	334		36.12%
Singles	2	133				133	7,624	14.88%
Community	1	1	7,624					
<b>Total Units</b>						<b>897</b>	<b>7,624</b>	
<b>Total non-residential uses</b>								

Building Type	Stories	Number of buildings	GSF per Building	GSF per Unit/Footprint	Units per Building	Total Units	Total SF of non-residential
Senior Apartments (sm bldg)	4	1	58,000		60	60	0
Multi-family (big bldg)	4	1	75,600		64	64	0
Multi-family (sm bldg)	4	1	58,000		51	51	0
Gardens	3	20	varies	varies	varies	60	0
Town homes over Retail (Multi-family)	3	3	varies	1,200	varies	7	0
Town homes (with or without garages)	2 or 3	49	varies	2,400	varies	171	0
Singles	2	133				100	7,624
Community	1	1	7,624				
<b>Total Units</b>						<b>402</b>	<b>7,624</b>
<b>Total non-residential uses</b>							

Building Type	Stories	Number of buildings	GSF per Building	GSF per Unit/Footprint	Units per Building	Total Units	Total SF of non-residential
Senior Apartments (sm bldg)	4	1	58,000		60	60	0
Multi-family (big bldg)	4	1	75,600		64	64	0
Multi-family (sm bldg)	4	1	58,000		51	51	0
Gardens	3	20	varies	varies	varies	180	0
Town homes over Retail (Multi-family)	3	3	varies	1,200	varies	18	0
Town homes (with or without garages)	2 or 3	49	varies	2,400	varies	153	0
Singles	2	133				33	7,624
Community	1	1	7,624				
<b>Total Units</b>						<b>495</b>	<b>7,624</b>
<b>Total non-residential uses</b>							

Date: 12/7/2022  
 Scale: 1"=200'  
 Designed by: \_\_\_  
 Drawn by: NHK  
 Checked by: EHB

**Blackwell Engineering, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 Phone: (540) 432-9555 FAX: (540) 434-7604  
 Email: BE@blackwellengineering.com

Revision Dates  
 1/4/23 PER CITY

CONCEPTUAL SITE LAYOUT  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 286 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**2**  
 of 7 Sheets

Job No. 2935-R

File: 2935-R\_Harrisonburg\_Housing\_Development.dwg Printed: January 4, 2023

Date: 12/7/2022  
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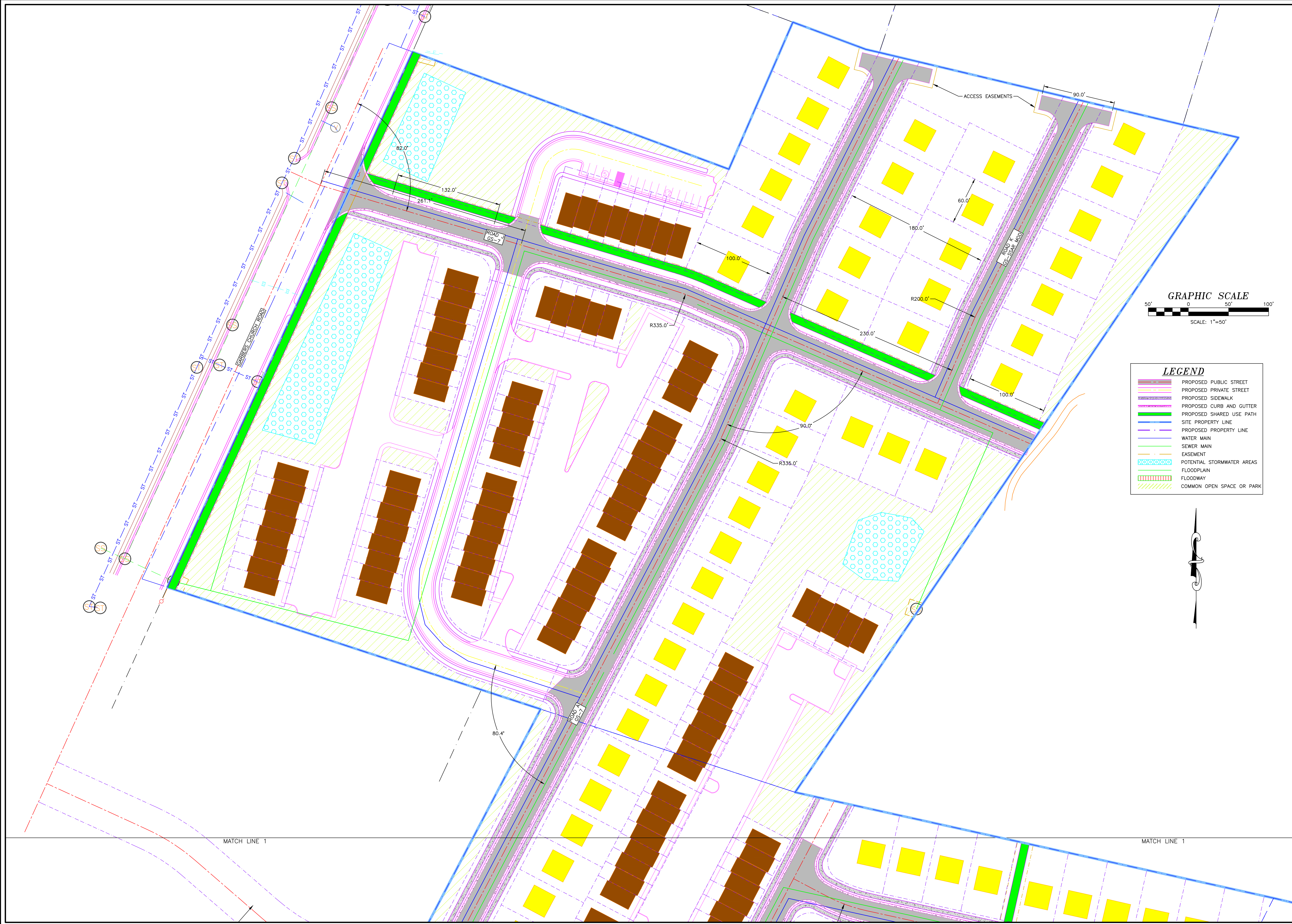
Revision Dates
1/4/23 PER CITY

CONCEPTUAL SITE LAYOUT - NORTH
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BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 266 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**3**  
 of 7 Sheets

Job No. 2935-R



For 2935-R, Harrisonburg Housing Development, Revised January 4, 2023



**LEGEND**

	PROPOSED PUBLIC STREET
	PROPOSED PRIVATE STREET
	PROPOSED SIDEWALK
	PROPOSED CURB AND GUTTER
	PROPOSED SHARED USE PATH
	SITE PROPERTY LINE
	PROPOSED PROPERTY LINE
	WATER MAIN
	SEWER MAIN
	EASEMENT
	POTENTIAL STORMWATER AREAS
	FLOODPLAIN
	FLOODWAY
	COMMON OPEN SPACE OR PARK

Date: 12/7/2022  
 Scale: 1"=50'  
 Designed by: NHK  
 Drawn by: NHK  
 Checked by: EHB

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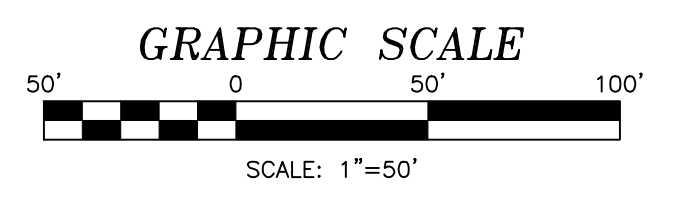


Revision Dates  
 1/4/23 PER CITY

**CONCEPTUAL SITE LAYOUT – CENTRAL CORE**  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 266 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**4**  
 of 7 Sheets


Job No. 2935-R



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 Engineering, PLC  
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 Harrisonburg, Virginia 22801  
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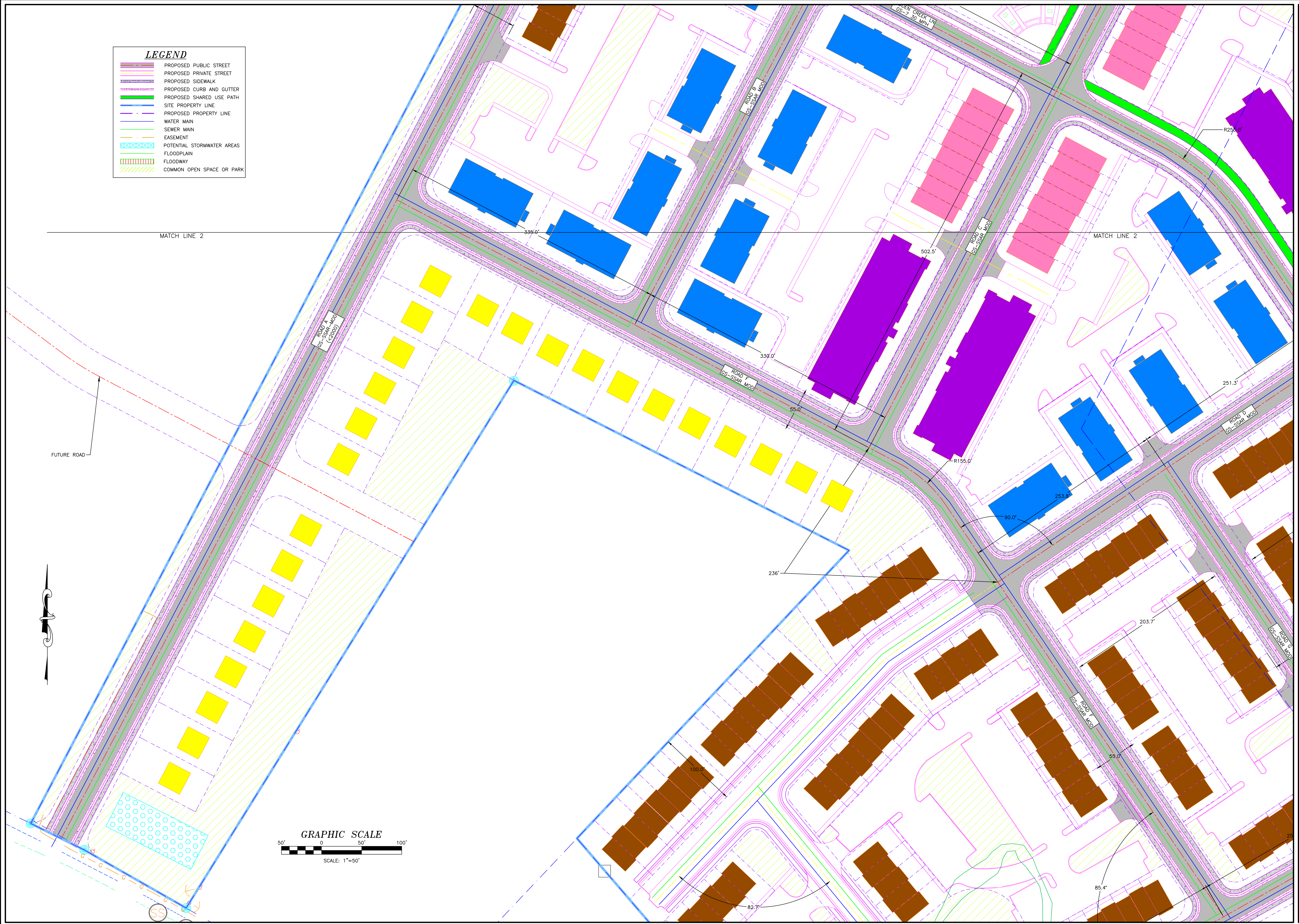
Revision Dates  
 1/4/23 PER CITY

**CONCEPTUAL SITE LAYOUT - WEST**  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 266 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**5**  
 of 7 Sheets

Job No. 2935-R

- LEGEND**
- PROPOSED PUBLIC STREET
  - PROPOSED PRIVATE STREET
  - PROPOSED SIDEWALK
  - PROPOSED CURB AND GUTTER
  - PROPOSED SHARED USE PATH
  - SITE PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - WATER MAIN
  - SEWER MAIN
  - EASEMENT
  - POTENTIAL STORMWATER AREAS
  - FLOODPLAIN
  - FLOODWAY
  - COMMON OPEN SPACE OR PARK



For 2935-R, Harrisonburg Housing Development, Revised January 4, 2023

Date: 12/7/2022  
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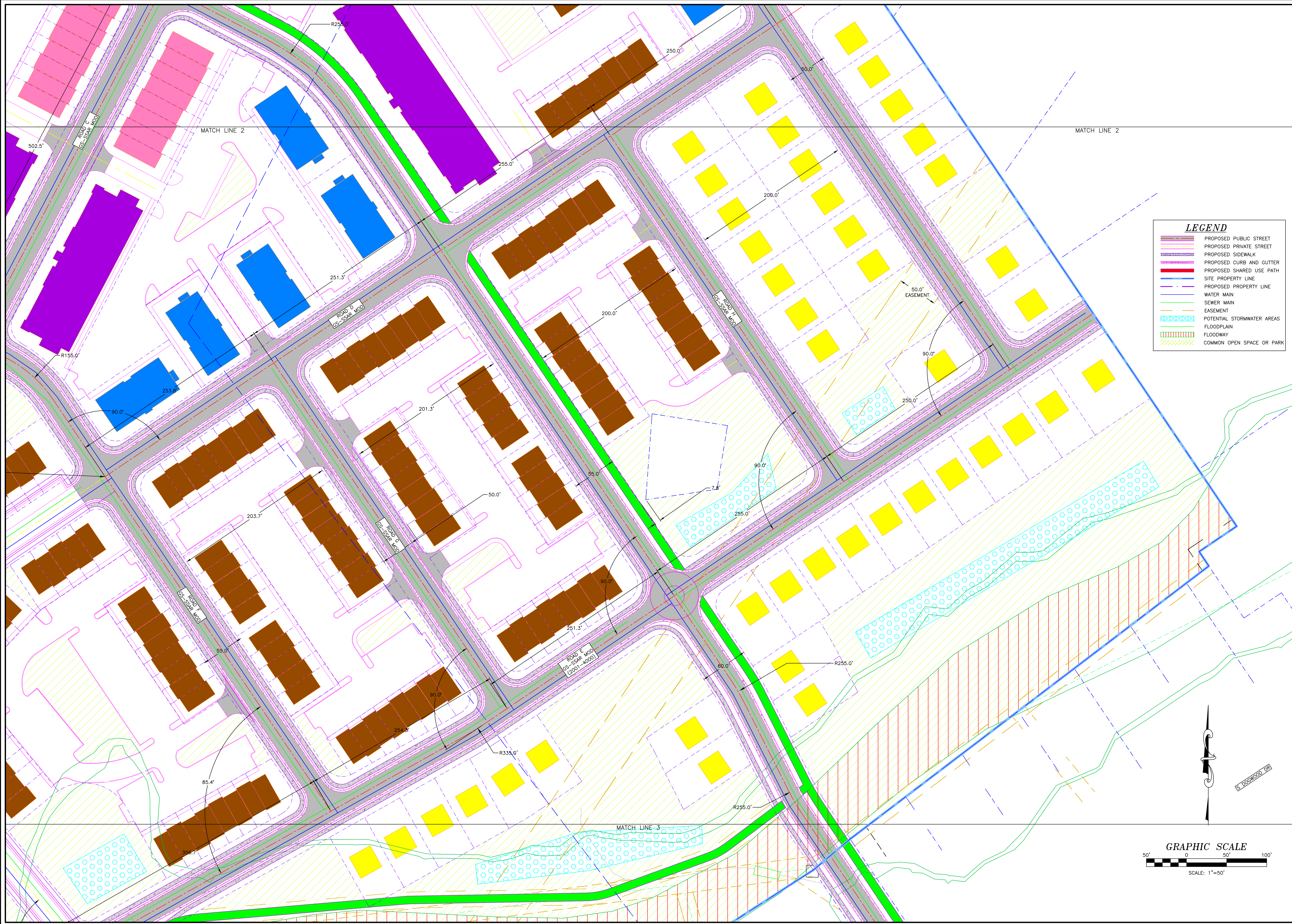


Revision Dates  
 1/4/23 PER CITY

**CONCEPTUAL SITE LAYOUT - SOUTHEAST**  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 266 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**6**  
 of 7 Sheets


Job No. 2935-R



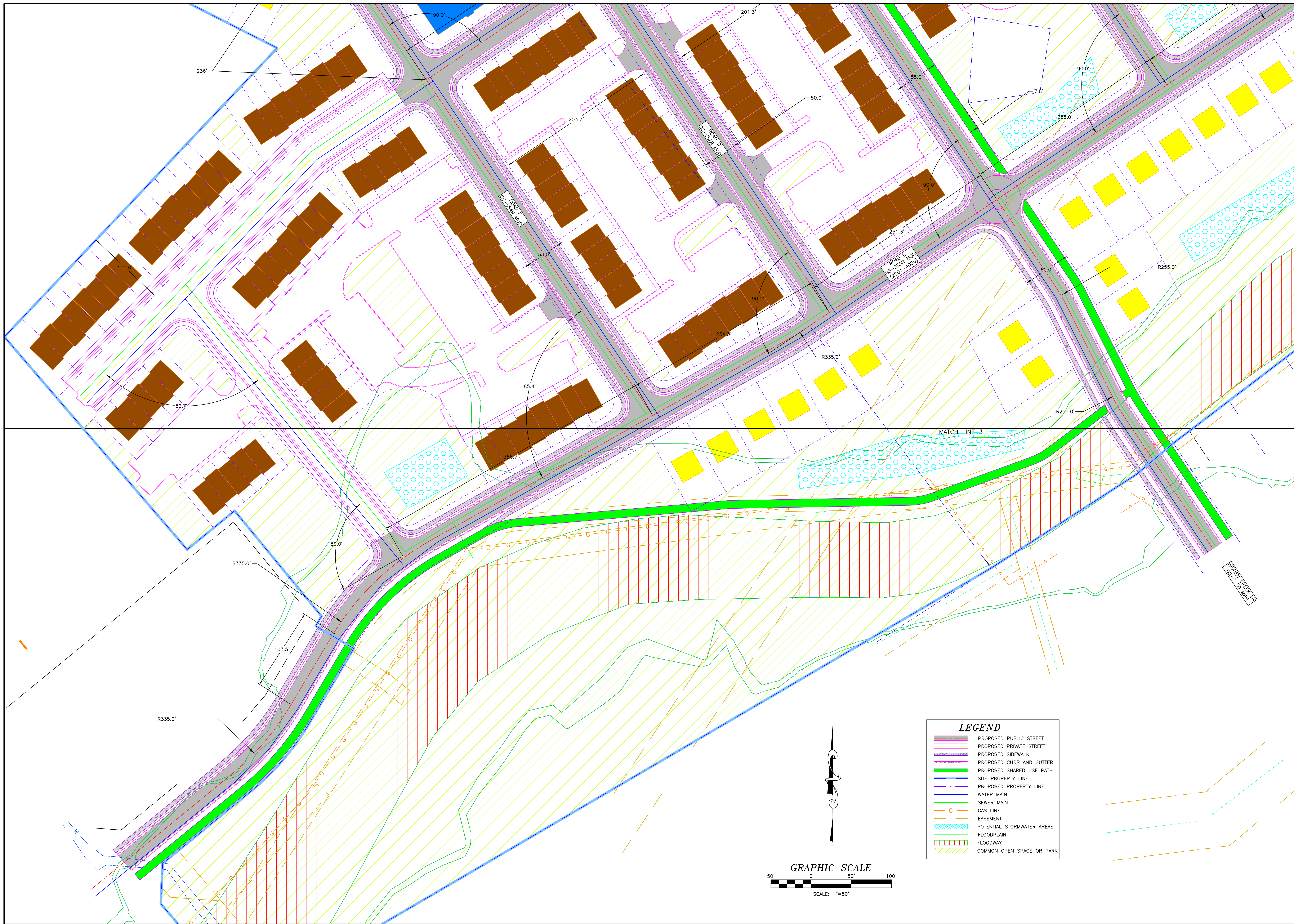
**LEGEND**

- PROPOSED PUBLIC STREET
- PROPOSED PRIVATE STREET
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED SHARED USE PATH
- SITE PROPERTY LINE
- PROPOSED PROPERTY LINE
- WATER MAIN
- SEWER MAIN
- EASEMENT
- POTENTIAL STORMWATER AREAS
- FLOODPLAIN
- FLOODWAY
- COMMON OPEN SPACE OR PARK

**GRAPHIC SCALE**  
 50' 0 50' 100'  
 SCALE: 1"=50'



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Date: 12/7/2022  
 Scale: 1"=50'  
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**Blackwell**  
 Engineering, PLC  
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 Harrisonburg, Virginia 22801  
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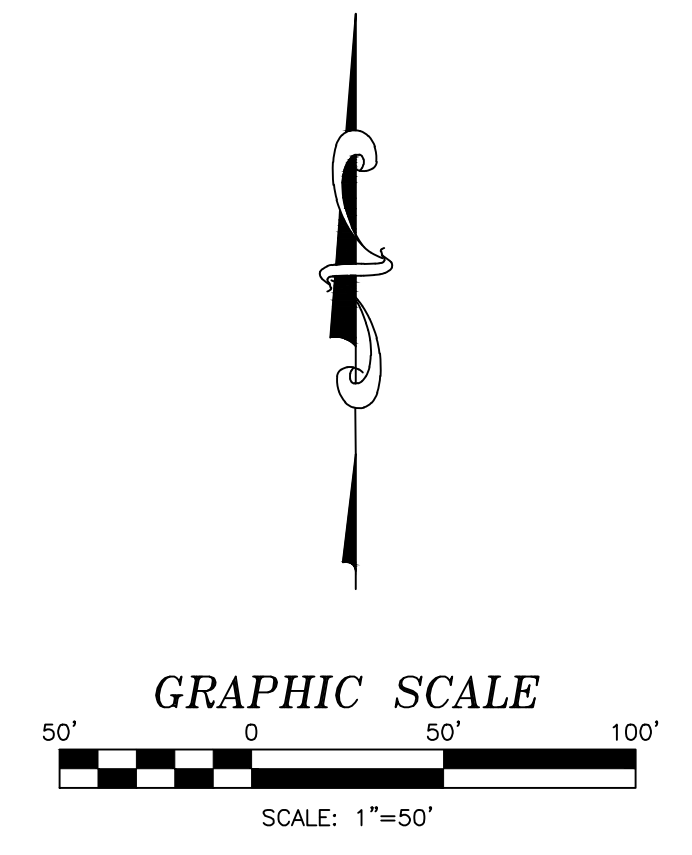
Revision Dates  
 1/4/23 PER CITY

**CONCEPTUAL SITE LAYOUT - SOUTH**  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 266 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**7**  
 of 7 Sheets

Job No. 2935-R

- LEGEND**
- PROPOSED PUBLIC STREET
  - PROPOSED PRIVATE STREET
  - PROPOSED SIDEWALK
  - PROPOSED CURB AND GUTTER
  - PROPOSED SHARED USE PATH
  - SITE PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - WATER MAIN
  - SEWER MAIN
  - GAS LINE
  - EASEMENT
  - POTENTIAL STORMWATER AREAS
  - FLOODPLAIN
  - FLOODWAY
  - COMMON OPEN SPACE OR PARK



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