

VICINITY MAP  
SCALE: 1" = 2,000'

USE	QUANTITY AND UNIT	PARKING RATE	SPACES REQUIRED	SPACES PROVIDED
BANK	3,698 SF	1/300 SF	13	13
SEE ARTICLE G-10-3-25 (16) FOR PARKING RATES		TOTAL	13	13
		HANDICAP	1	2

USE	QUANTITY AND UNIT	PARKING RATE	SPACES REQUIRED	SPACES PROVIDED
RESTAURANT	3149 SF	1/100 #F	32	31
SEE ARTICLE G-10-3-25 (15) FOR PARKING RATES		TOTAL	32	32**
**SHARED USE PARKING AGREEMENT		HANDICAP	2	2

LEGEND

- PROPOSED PARCEL SUBDIVISION
  - CENTER LINE
  - ELECTRIC/TELEPHONE
  - METER/ TRANSFORMER
  - CUY 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
  - EXISTING LEASE LINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING BUILDING
- 
- EXISTING ROAD
  - EXISTING PARKING
  - DUMPSTER
  - CO-12/ASPHALT RAMP
  - HANDICAP PARKING
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER VALVE
  - WATER METER
  - EXISTING FENCE LINE
  - PROPOSED FENCE
  - PROPOSED CONCRETE PAVING
  - MILLING AND OVERLAY
  - GRAVEL AREA
  - GRASS AREA

Date: FEB. 2021  
 Scale: 1" = 100'  
 Designed by: EHB  
 Drawn by: RUJ  
 Checked by: EHB

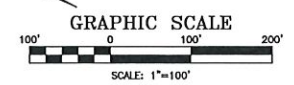
**BLACKWELL ENGINEERING, PLC**  
 565 East Market Street  
 Harrisonburg, Virginia 22801  
 Phone: (540)302-8888 Fax: (540)304-7664  
 E-Mail: [info@blackwellengineering.com](mailto:info@blackwellengineering.com)

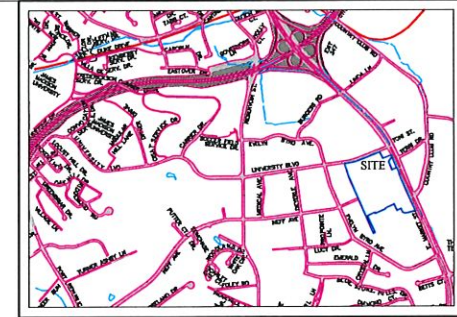
2-3-21
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PRE-PLAT SUBDIVISION - PARCELS 1 & 2  
 SM VALLEY MALL LLC  
 MACERICH  
 1162 PITTSFORD-VICTOR ROAD, SUITE 100  
 PITTSFORD, NY 14534

Drawing No.  
**1**  
 of 2 Sheets

Job No. 2861





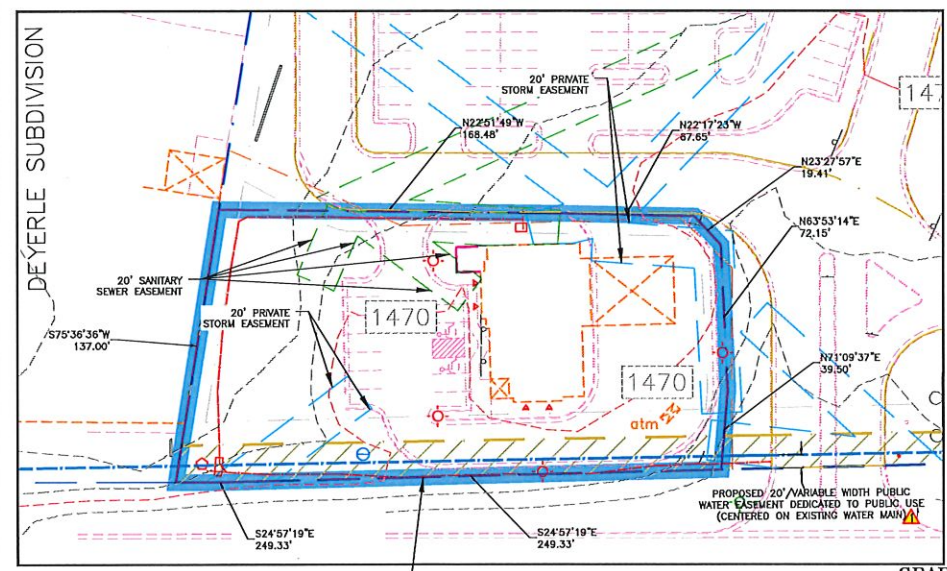
VICINITY MAP  
SCALE: 1" = 2,000'

WELLS FARGO PARKING TABLE			
USE	QUANTITY AND UNIT	PARKING RATE	SPACES PROVIDED
BANK	3,698 SF	1/300 SF	13
SEE ARTICLE G-10-3-25 (16) FOR PARKING RATES		TOTAL	13
		HANDICAP	2

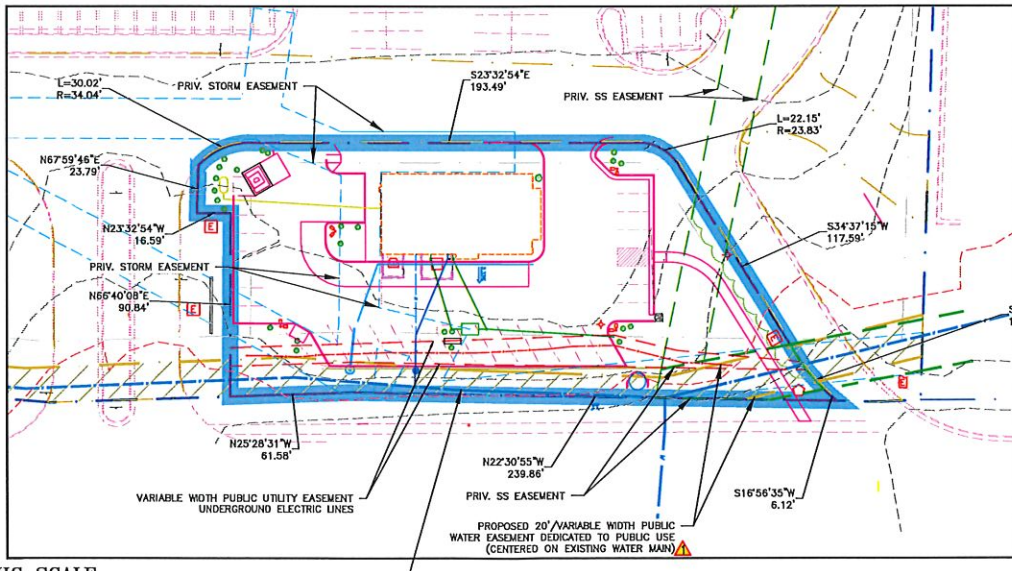
POPEYE'S PARKING TABLE			
USE	QUANTITY AND UNIT	PARKING RATE	SPACES PROVIDED
RESTAURANT	3149 SF	1/100 SF	32
SEE ARTICLE G-10-3-25 (15) FOR PARKING RATES		TOTAL	32**
		HANDICAP	2

LEGEND

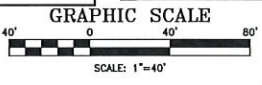
- PROPOSED PARCEL SUBDIVISION
- CENTER LINE
- ELECTRIC/TELEPHONE
- METER/ TRANSFORMER
- GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES
- PROPOSED UTILITY POLE
- WATER LINES
- SANITARY SEWER FORCE MAIN
- SANITARY LINES
- SANITARY SEWER CLEANOUT
- STORM SYSTEM
- PROPOSED DITCH
- GAS LINES
- EXISTING PROPERTY LINE
- EXISTING LEASE LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- EXISTING ROAD
- EXISTING PARKING
- DUMPSTER
- CG-12/ASPHALT RAMP
- HANDICAP PARKING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- EXISTING FENCE LINE
- PROPOSED FENCE
- PROPOSED CONCRETE PAVING
- MILLING AND OVERLAY
- GRAVEL AREA
- GRASS AREA



RESERVE PARCEL 1  
WELLS FARGO  
2025 E. MARKET ST.  
HARRISONBURG, VA 22801  
ZONED: B-2  
0.783 AC.  
DB 2915 PG 105  
TO BE SUB-DIVIDED



RESERVE PARCEL 2  
POPEYE'S  
1915 E. MARKET ST.  
HARRISONBURG, VA 22801  
ZONED: B-2  
0.747 AC.  
DB 1101 PG 410  
DB 721 PG 165  
TO BE SUB-DIVIDED



Date: FEB. 2021  
Scale: 1" = 40'  
Designed by: EHB  
Drawn by: RU  
Checked by: EHB

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Revision Dates
2-3-21

PRE-PLAT SUBDIVISION - PARCELS 1 & 2  
SM VALLEY MALL LLC  
MACERICH-VICTOR ROAD, SUITE 100  
PITTSFORD, NY 14534

Drawing No.  
**2**  
of 2 Sheets

Job No. 2861