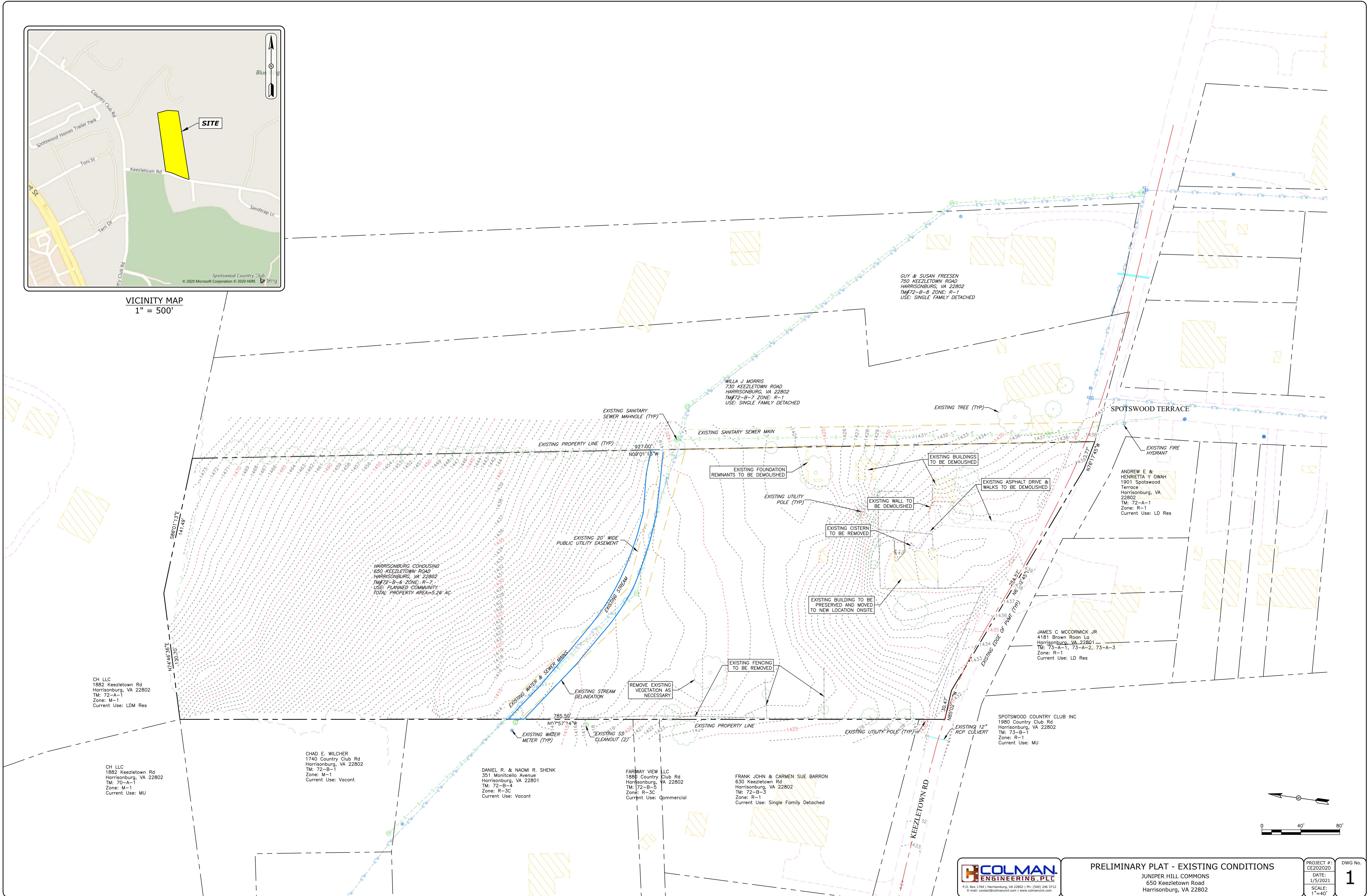


VICINITY MAP  
1" = 500'



CH LLC  
1882 Keezletown Rd  
Harrisonburg, VA 22802  
TM: 72-A-1  
Zone: M-1  
Current Use: LDM Res

CH LLC  
1882 Keezletown Rd  
Harrisonburg, VA 22802  
TM: 70-A-1  
Zone: M-1  
Current Use: MU

CHAD E. WILCHER  
1740 Country Club Rd  
Harrisonburg, VA 22802  
TM: 72-B-1  
Zone: M-1  
Current Use: Vacant

DANIEL R. & NAOMI R. SHENK  
351 Monticello Avenue  
Harrisonburg, VA 22801  
TM: 72-B-4  
Zone: R-3C  
Current Use: Vacant

FARWAY VIEW LLC  
1889 Country Club Rd  
Harrisonburg, VA 22802  
TM: 72-B-5  
Zone: R-3C  
Current Use: Commercial

FRANK JOHN & CARMEN SUE BARRON  
630 Keezletown Rd  
Harrisonburg, VA 22802  
TM: 72-B-3  
Zone: R-1  
Current Use: Single Family Detached

SPOTSWOOD COUNTRY CLUB INC  
1980 Country Club Rd  
Harrisonburg, VA 22802  
TM: 73-B-1  
Current Use: MU

JAMES C MCCORMICK JR  
4181 Brown Road Ln  
Harrisonburg, VA 22801  
TM: 73-A-1, 73-A-2, 73-A-3  
Zone: R-1  
Current Use: LD Res

ANDREW E & HENRIETTA Y OWAH  
1901 Spotswood Terrace  
Harrisonburg, VA 22802  
TM: 72-A-1  
Zone: R-1  
Current Use: LD Res

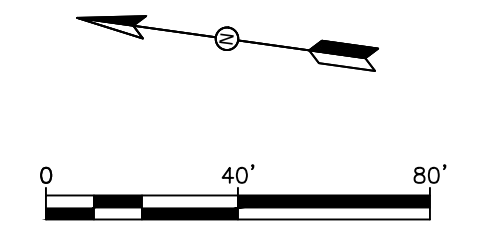
GUY & SUSAN FREESSEN  
750 KEEZLETOWN ROAD  
HARRISONBURG, VA 22802  
TM#72-B-8 ZONE: R-1  
USE: SINGLE FAMILY DETACHED

WILLA J MORRIS  
730 KEEZLETOWN ROAD  
HARRISONBURG, VA 22802  
TM#72-B-7 ZONE: R-1  
USE: SINGLE FAMILY DETACHED



PRELIMINARY PLAT - EXISTING CONDITIONS  
JUNIPER HILL COMMONS  
650 Keezletown Road  
Harrisonburg, VA 22802

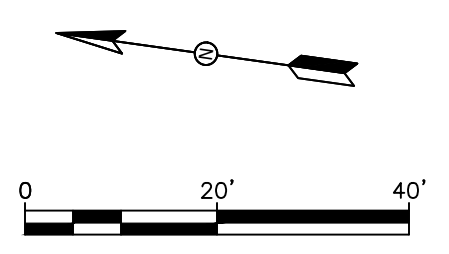
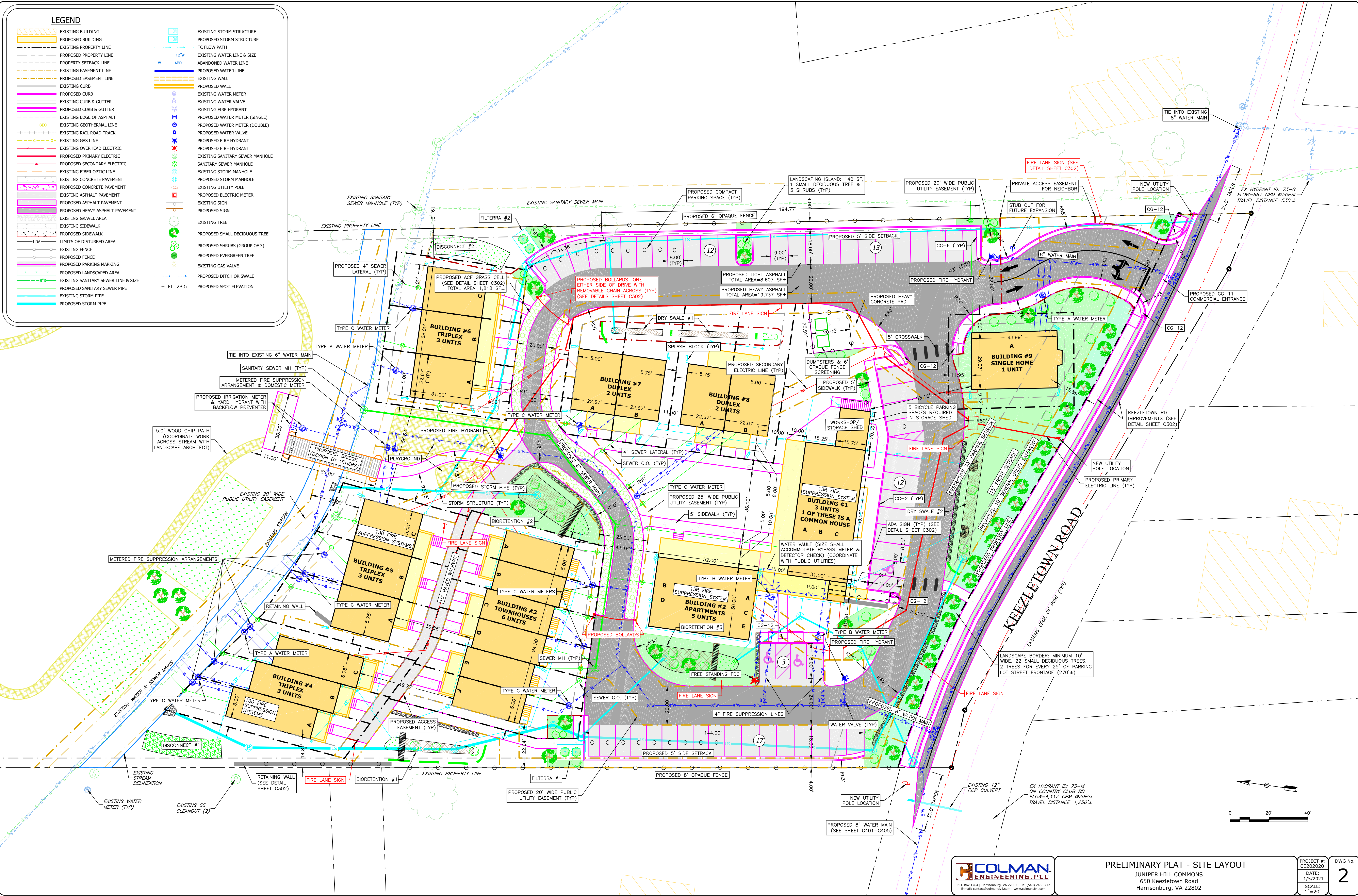
PROJECT #: CE202020  
DATE: 1/5/2021  
SCALE: 1"=40'  
DWG No. 1





**LEGEND**

- |  |                                     |  |                                 |
|--|-------------------------------------|--|---------------------------------|
|  | EXISTING BUILDING                   |  | EXISTING STORM STRUCTURE        |
|  | PROPOSED BUILDING                   |  | PROPOSED STORM STRUCTURE        |
|  | EXISTING PROPERTY LINE              |  | TC FLOW PATH                    |
|  | PROPOSED PROPERTY LINE              |  | EXISTING WATER LINE & SIZE      |
|  | PROPERTY SETBACK LINE               |  | ABANDONED WATER LINE            |
|  | EXISTING EASEMENT LINE              |  | PROPOSED WATER LINE             |
|  | PROPOSED EASEMENT LINE              |  | EXISTING WALL                   |
|  | EXISTING CURB                       |  | PROPOSED WALL                   |
|  | PROPOSED CURB                       |  | EXISTING WATER METER            |
|  | EXISTING CURB & GUTTER              |  | EXISTING WATER VALVE            |
|  | PROPOSED CURB & GUTTER              |  | EXISTING FIRE HYDRANT           |
|  | EXISTING EDGE OF ASPHALT            |  | PROPOSED WATER METER (SINGLE)   |
|  | EXISTING GEOTHERMAL LINE            |  | PROPOSED WATER METER (DOUBLE)   |
|  | EXISTING RAIL ROAD TRACK            |  | PROPOSED WATER VALVE            |
|  | EXISTING GAS LINE                   |  | PROPOSED FIRE HYDRANT           |
|  | EXISTING OVERHEAD ELECTRIC          |  | PROPOSED FIRE HYDRANT           |
|  | PROPOSED PRIMARY ELECTRIC           |  | EXISTING SANITARY SEWER MANHOLE |
|  | PROPOSED SECONDARY ELECTRIC         |  | SANITARY SEWER MANHOLE          |
|  | EXISTING FIBER OPTIC LINE           |  | EXISTING STORM MANHOLE          |
|  | EXISTING CONCRETE PAVEMENT          |  | PROPOSED STORM MANHOLE          |
|  | PROPOSED CONCRETE PAVEMENT          |  | EXISTING UTILITY POLE           |
|  | EXISTING ASPHALT PAVEMENT           |  | PROPOSED ELECTRIC METER         |
|  | PROPOSED ASPHALT PAVEMENT           |  | EXISTING SIGN                   |
|  | PROPOSED HEAVY ASPHALT PAVEMENT     |  | PROPOSED SIGN                   |
|  | EXISTING GRAVEL AREA                |  | EXISTING TREE                   |
|  | EXISTING SIDEWALK                   |  | PROPOSED SMALL DECIDUOUS TREE   |
|  | PROPOSED SIDEWALK                   |  | PROPOSED SHRUBS (GROUP OF 3)    |
|  | LIMITS OF DISTURBED AREA            |  | PROPOSED EVERGREEN TREE         |
|  | EXISTING FENCE                      |  | EXISTING GAS VALVE              |
|  | PROPOSED FENCE                      |  | PROPOSED DITCH OR SWALE         |
|  | PROPOSED PARKING MARKING            |  | EXISTING TREE                   |
|  | PROPOSED LANDSCAPED AREA            |  | PROPOSED SPOT ELEVATION         |
|  | EXISTING SANITARY SEWER LINE & SIZE |  |                                 |
|  | PROPOSED SANITARY SEWER PIPE        |  |                                 |
|  | EXISTING STORM PIPE                 |  |                                 |
|  | PROPOSED STORM PIPE                 |  |                                 |



**COLMAN ENGINEERING, PLLC**  
 P.O. Box 1754 | Harrisonburg, VA 22802 | Ph: (540) 246-3712  
 E-mail: contact@colmancivil.com | www.colmancivil.com

**PRELIMINARY PLAT - SITE LAYOUT**  
 JUNIPER HILL COMMONS  
 650 Keezletown Road  
 Harrisonburg, VA 22802

PROJECT #: CE202020  
 DATE: 1/5/2021  
 SCALE: 1"=20'  
 DWG No. **2**



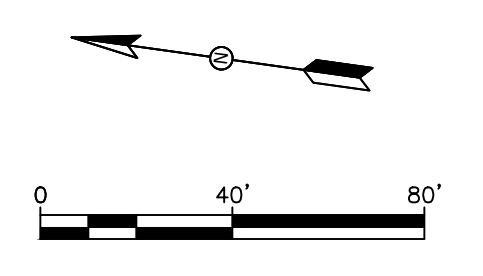
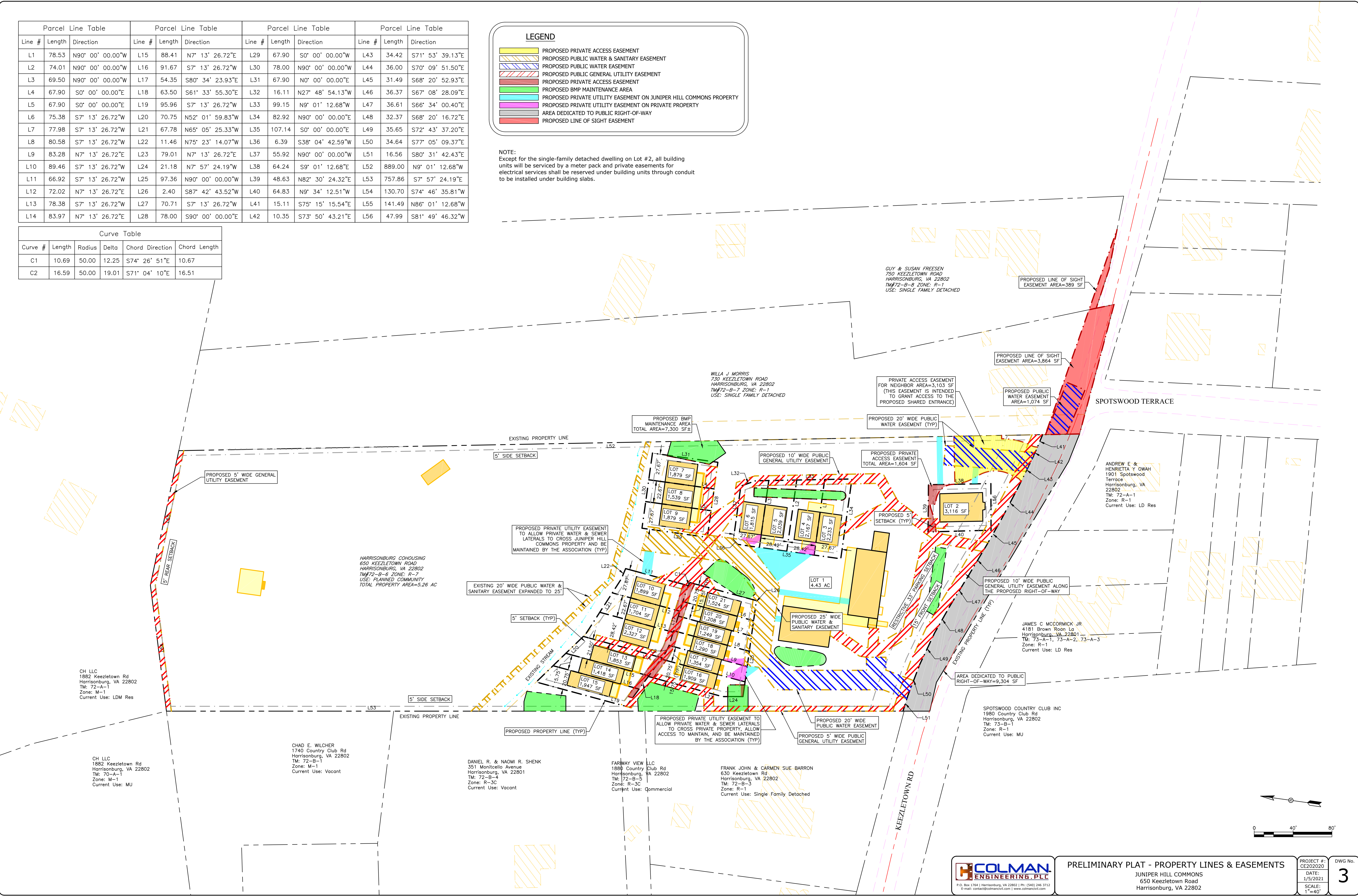
Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	78.53	N90° 00' 00.00"W	L15	88.41	N7° 13' 26.72"E	L29	67.90	S0° 00' 00.00"W	L43	34.42	S71° 53' 39.13"E
L2	74.01	N90° 00' 00.00"W	L16	91.67	S7° 13' 26.72"W	L30	78.00	N90° 00' 00.00"W	L44	36.00	S70° 09' 51.50"E
L3	69.50	N90° 00' 00.00"W	L17	54.35	S80° 34' 23.93"E	L31	67.90	N0° 00' 00.00"E	L45	31.49	S68° 20' 52.93"E
L4	67.90	S0° 00' 00.00"E	L18	63.50	S61° 33' 55.30"E	L32	16.11	N27° 48' 54.13"W	L46	36.37	S67° 08' 28.09"E
L5	67.90	S0° 00' 00.00"E	L19	95.96	S7° 13' 26.72"W	L33	99.15	N9° 01' 12.68"W	L47	36.61	S66° 34' 00.40"E
L6	75.38	S7° 13' 26.72"W	L20	70.75	N52° 01' 59.83"W	L34	82.92	N90° 00' 00.00"E	L48	32.37	S68° 20' 16.72"E
L7	77.98	S7° 13' 26.72"W	L21	67.78	N65° 05' 25.33"W	L35	107.14	S0° 00' 00.00"E	L49	35.65	S72° 43' 37.20"E
L8	80.58	S7° 13' 26.72"W	L22	11.46	N75° 23' 14.07"W	L36	6.39	S38° 04' 42.59"W	L50	34.64	S77° 05' 09.37"E
L9	83.28	N7° 13' 26.72"E	L23	79.01	N7° 13' 26.72"E	L37	55.92	N90° 00' 00.00"W	L51	16.56	S80° 31' 42.43"E
L10	89.46	S7° 13' 26.72"W	L24	21.18	N7° 57' 24.19"W	L38	64.24	S9° 01' 12.68"E	L52	889.00	N9° 01' 12.68"W
L11	66.92	S7° 13' 26.72"W	L25	97.36	N90° 00' 00.00"W	L39	48.63	N82° 30' 24.32"E	L53	757.86	S7° 57' 24.19"E
L12	72.02	N7° 13' 26.72"E	L26	2.40	S87° 42' 43.52"W	L40	64.83	N9° 34' 12.51"W	L54	130.70	S74° 46' 35.81"W
L13	78.38	S7° 13' 26.72"W	L27	70.71	S7° 13' 26.72"E	L41	15.11	S75° 15' 15.54"E	L55	141.49	N86° 01' 12.68"W
L14	83.97	N7° 13' 26.72"E	L28	78.00	S90° 00' 00.00"E	L42	10.35	S73° 50' 43.21"E	L56	47.99	S81° 49' 46.32"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	10.69	50.00	12.25	S74° 26' 51"E	10.67
C2	16.59	50.00	19.01	S71° 04' 10"E	16.51

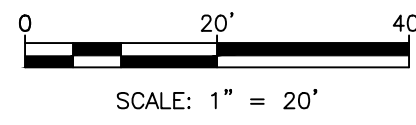
**LEGEND**

- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED PUBLIC WATER & SANITARY EASEMENT
- PROPOSED PUBLIC WATER EASEMENT
- PROPOSED PUBLIC GENERAL UTILITY EASEMENT
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED BMP MAINTENANCE AREA
- PROPOSED PRIVATE UTILITY EASEMENT ON JUNIPER HILL COMMONS PROPERTY
- PROPOSED PRIVATE UTILITY EASEMENT ON PRIVATE PROPERTY
- AREA DEDICATED TO PUBLIC RIGHT-OF-WAY
- PROPOSED LINE OF SIGHT EASEMENT

**NOTE:**  
 Except for the single-family detached dwelling on Lot #2, all building units will be serviced by a meter pack and private easements for electrical services shall be reserved under building units through conduit to be installed under building slabs.







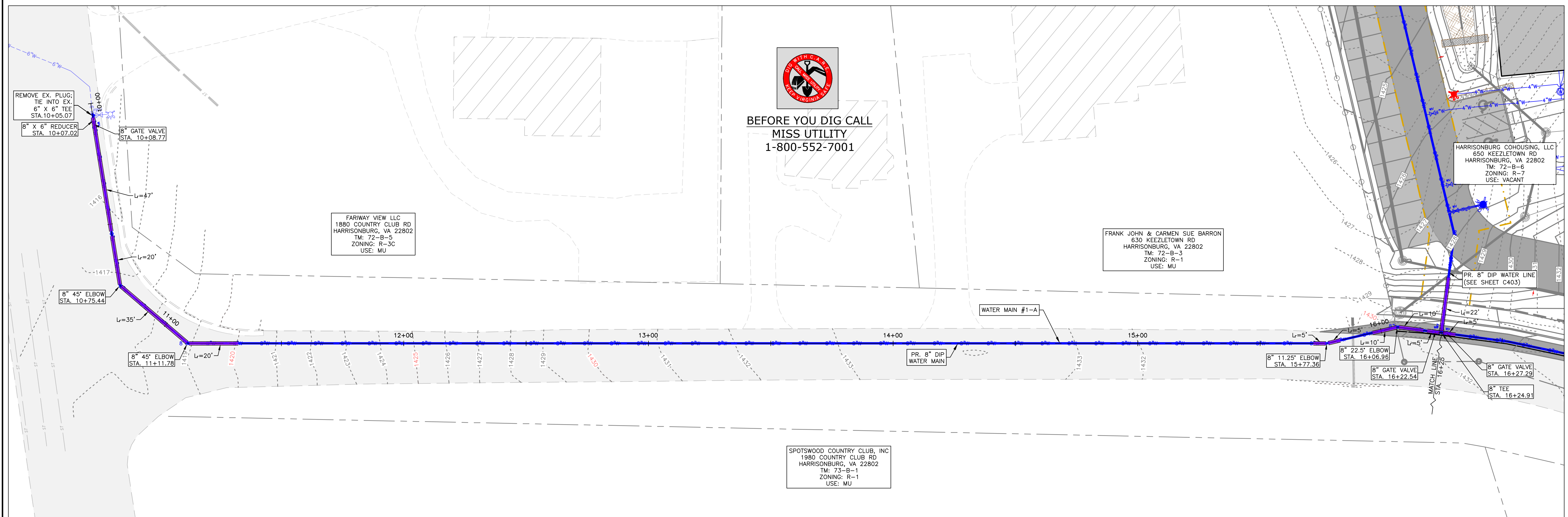
**KEY**  
 = RETAINED LENGTH (L)  
 → ALL FITTINGS & JOINTS WITHIN LENGTH SHALL BE RESTRAINED

**SEQUENCE OF CONSTRUCTION**

1. INSTALL NEW 8" WATER LINE AND ASSOCIATED APPURTENANCES AS SHOWN ON PLANS. PLUG ENDS OF NEW WATER LINES UNTIL TESTING IS COMPLETED.
2. PERFORM PRESSURE AND BACTERIA TESTING FOR NEW WATER LINES.
3. REMOVE PLUGS FROM EXISTING WATER MAIN AND CONNECT NEW WATER LINE TO EXISTING WATER MAIN.

Date: 11/3/2020  
 Scale: 1" = 20'  
 Designed by: GLC  
 Drawn by: JDY  
 Reviewed by: GLC

Revision Dates



SPOTSWOOD COUNTRY CLUB, INC  
 1980 COUNTRY CLUB RD  
 HARRISONBURG, VA 22802  
 TM: 73-B-1  
 ZONING: R-1  
 USE: MU

FARWAY VIEW LLC  
 1880 COUNTRY CLUB RD  
 HARRISONBURG, VA 22802  
 TM: 72-B-5  
 ZONING: R-3C  
 USE: MU

FRANK JOHN & CARMEN SUE BARRON  
 630 KEEZLETOWN RD  
 HARRISONBURG, VA 22802  
 TM: 72-B-3  
 ZONING: R-1  
 USE: MU

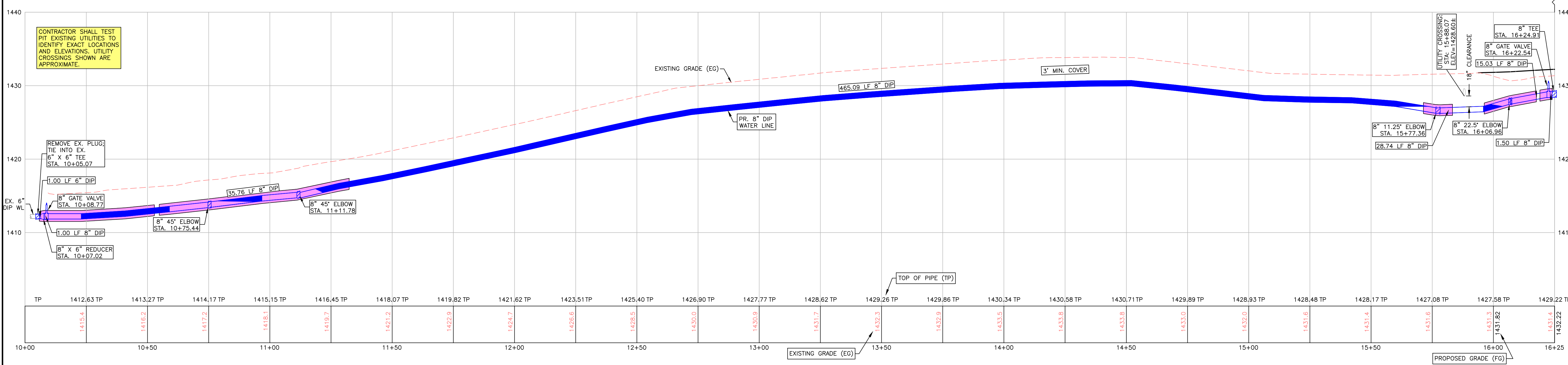
HARRISONBURG COHOUSING, LLC  
 650 KEEZLETOWN RD  
 HARRISONBURG, VA 22802  
 TM: 72-B-6  
 ZONING: R-7  
 USE: VACANT

**COLMAN ENGINEERING, PLLC**

1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
 Email: contact@colmanengineering.com | www.colmanengineering.com



**WATER MAIN #1-A PROFILE**  
 SCALE: H:1"=20', V:1"=7'



**WATER PLAN & PROFILE 1**  
 Juniper Hill Commons  
 Harrisonburg Cohousing  
 650 Keezletown Rd  
 Harrisonburg, VA 22802

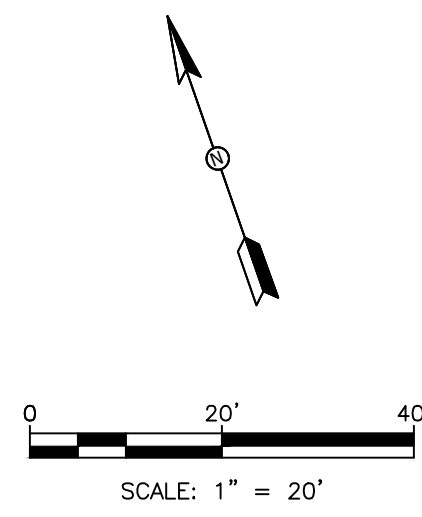
Project No.  
CE202020

Sheet  
**C401**  
of 26 Sheets

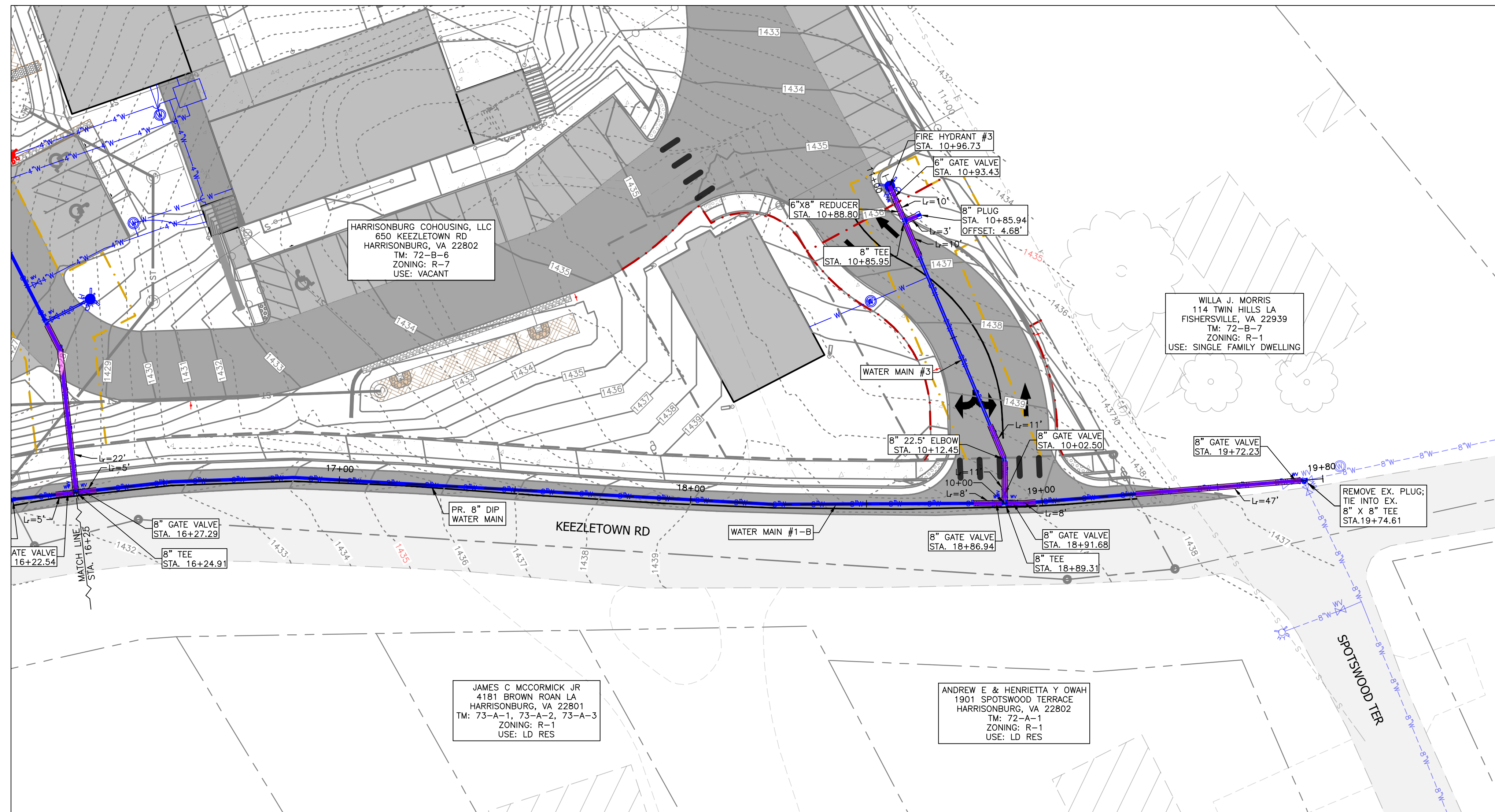
PRELIMINARY NOT FOR CONSTRUCTION

CE202020\_Water\_Use\_Rdp.dwg, Printed: 11/3/2020, By: CE-8





**KEY**  
 = RETAINED LENGTH (L)  
 - ALL FITTINGS & JOINTS WITHIN LENGTH SHALL BE RESTRAINED

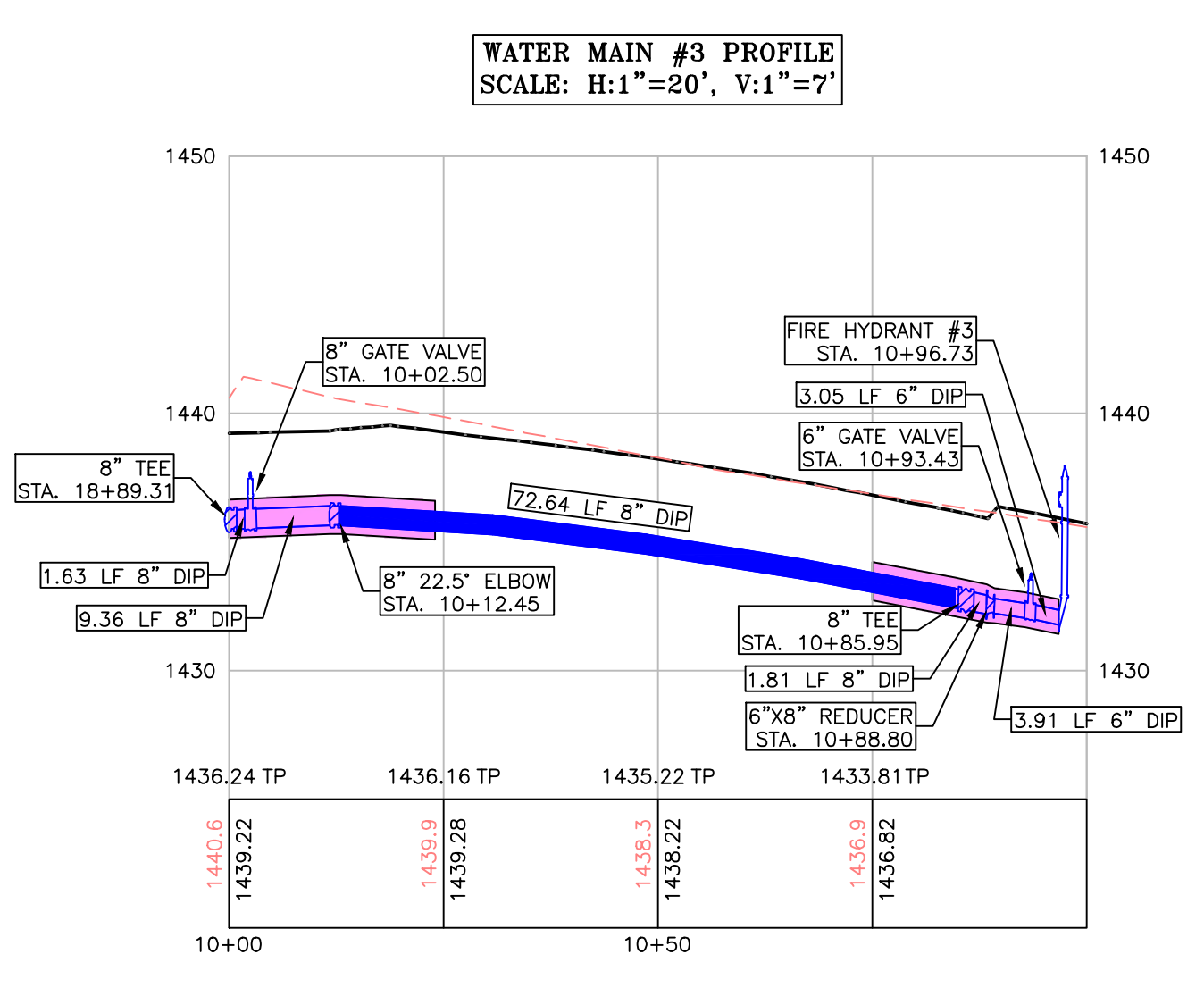
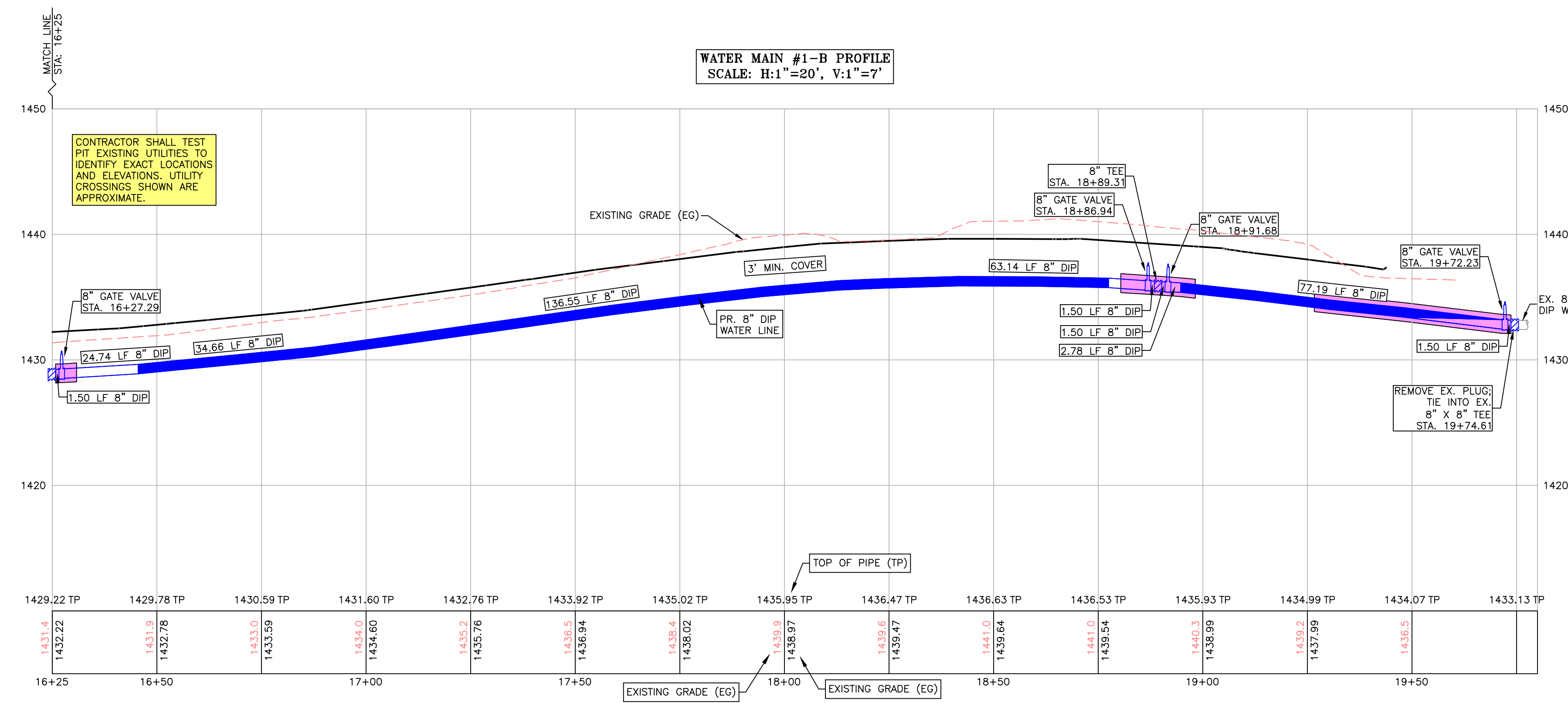
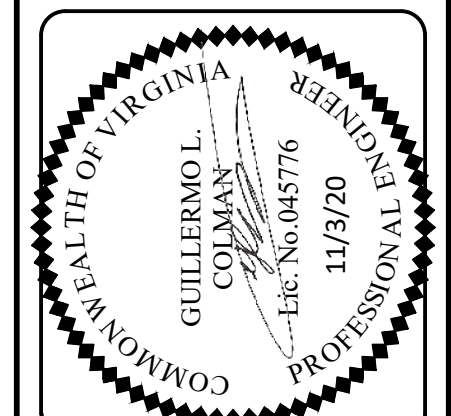


**BEFORE YOU DIG CALL  
 MISS UTILITY  
 1-800-552-7001**

Date: 11/3/2020  
 Scale: 1" = 20'  
 Designed by: GLC  
 Drawn by: JDY  
 Reviewed by: GLC

Revision Dates

**COLMAN ENGINEERING, PLLC**  
 1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
 Email: contact@colmanengineering.com | www.colmanengineering.com



**WATER PLAN & PROFILE 2**  
 Juniper Hill Commons  
 Harrisonburg Cohousing  
 650 Keezletown Rd  
 Harrisonburg, VA 22802

Project No.  
 CE202020

Sheet  
**C402**  
 of 26 Sheets

PRELIMINARY NOT FOR CONSTRUCTION

CE202020\_Water\_Main\_Pkg.dwg, Plotted: 11/3/2020 By: CE-8