



LINE	BEARING	DISTANCE
L1	N 63°07'30" W	74.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1389.39'	186.16'	186.02'	N 66°57'48" W	07°40'36"
C2	18.00'	27.33'	24.78'	N 19°37'57" W	86°59'07"
C3	325.00'	16.01'	16.01'	N 22°26'57" E	02°49'20"
C4	275.00'	45.89'	45.84'	N 25°49'08" E	09°33'43"

**GENERAL NOTES:**

- THE PROPERTY IS KNOWN AND DESIGNATED AS TAX NO. 037-G-10 AND AS LOT 40, WELLINGTON SUBDIVISION AT 1250 W MARKET STREET, HARRISONBURG, ROCKINGHAM COUNTY, VIRGINIA. THE PROPERTY IS SITUATED IN THE "B-2C ZONE" (GENERAL BUSINESS DISTRICT(CONDITIONAL)). THE SUBJECT PROPERTY AND CONTAINS A TOTAL OF ±2.089 ACRES.
- EXISTING USE: VACANT  
PROPOSED USE: SELF-STORAGE
- BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:  
3.1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHY SURVEY OF LOT 40, WELLINGTON SUBDIVISION" PREPARED BY BENNER & ASSOCIATES, INC., DATED SEPTEMBER 26, 2022.

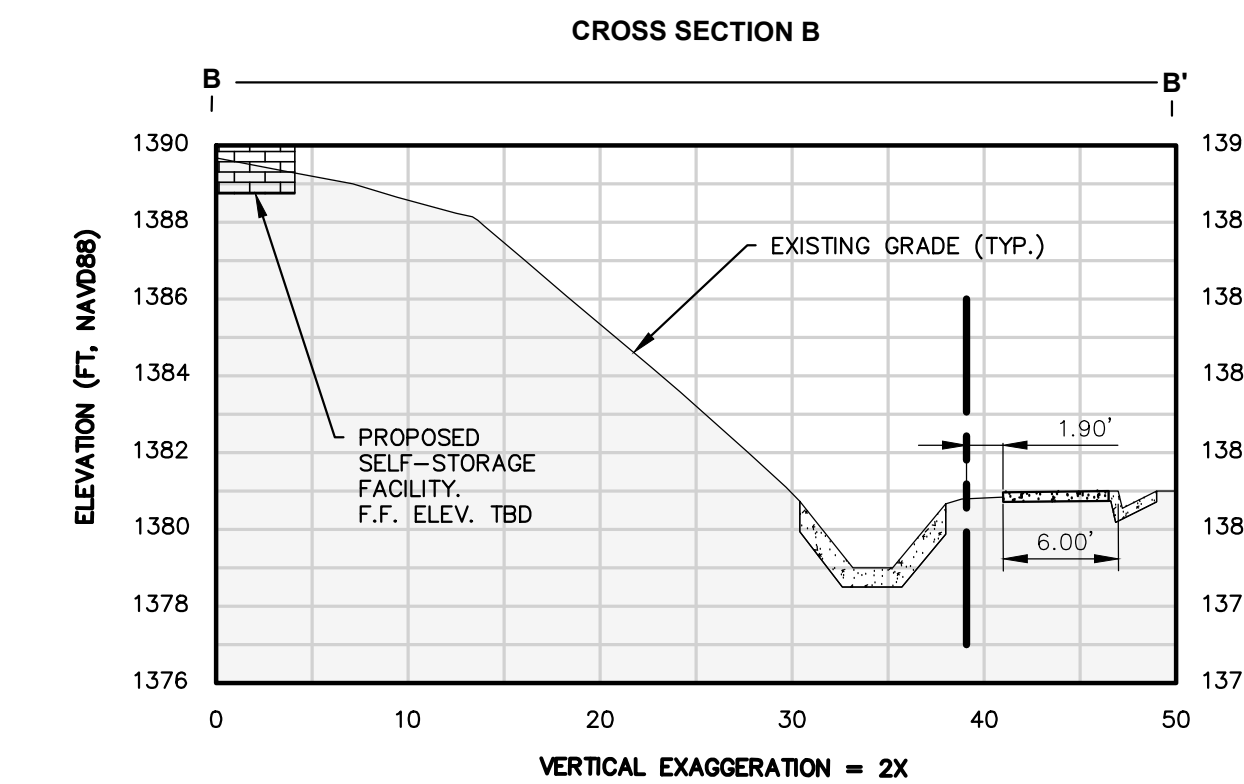
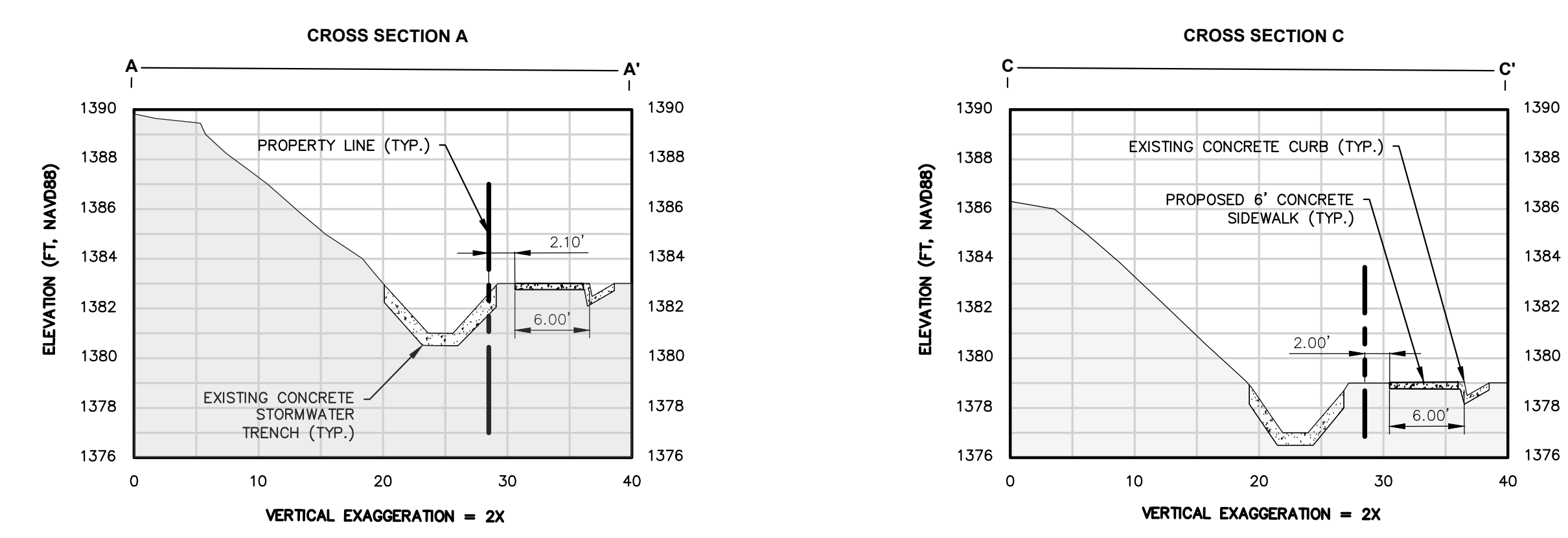
**BULK ZONE REQUIREMENTS**

**B-2C ZONE (GENERAL BUSINESS DISTRICT (CONDITIONAL))**

REQUIREMENTS	PERMITTED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA	N/A	2.089 AC	2.089 AC
MINIMUM FRONT YARD	30 FT	N/A	33 FT
MINIMUM SIDE YARD*	35 FT	N/A	37 FT
MINIMUM REAR YARD*	35 FT	N/A	45 FT
MAXIMUM HEIGHT	75 FT	N/A	38 FT
MAXIMUM NUMBER OF STORIES	NO MAXIMUM	N/A	3

\*SIDE AND REAR YARD SETBACKS—TEN (10) FEET, EXCEPT ON THE SIDE OF A LOT ABUTTING A RESIDENTIAL DISTRICT, THEN THIRTY (30) FEET; PROVIDED THAT FOR ANY STRUCTURE GREATER THAN THIRTY-FIVE (35) FEET IN HEIGHT WHICH ABUTS A RESIDENTIAL DISTRICT, THEN ONE (1) ADDITIONAL FOOT OF SETBACK IS REQUIRED FOR EACH FOOT ABOVE THIRTY-FIVE (35) FEET.

- A 15-FT WIDE LANDSCAPING BUFFER CONSISTING OF TREES AND SHRUBS SHALL BE INSTALLED AND MAINTAINED WITH THE INTENT TO FORM A DENSE SCREEN. THE VEGETATION MAY INCLUDE BUT IS NOT LIMITED TO PLANTINGS SUCH AS COLORADO SPRUCE, EASTERN RED CEDAR, DOUGLAS FIR, NORWAY SPRUCE, ETC. THE INSTALLED VEGETATION SHALL BE 6-8 FEET IN HEIGHT AT THE TIME OF PLANTING, INSTALLED AT A MINIMUM SPACING OF 5-FT. ON CENTER, AND LOCATED ALONG BRICKSTONE COURT AND THE WESTERLY BOUNDARY.



**STORMWATER DRAINAGE SWALE CROSS SECTIONS**  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 10'  
 NOTE: CONCRETE SWALE AND CONCRETE CURB DEPTH ARE APPROXIMATE.

No.	Date	Revision	Revised By	Checked By
2.	2/23/2023	REVISED PER CITY COMMENTS	CFE	LBB
1.	1/31/2023	REVISED PER CITY COMMENTS	CFE	LBB

**FPA**  
**FRENCH & PARRELLO ASSOCIATES**  
 Corporate Office:  
 1800 Rt. 34, Suite 101  
 Wall, New Jersey 07719  
 732.312.9800  
 FPAEngineers.com

FOR  
**1250 W MARKET STREET**  
**TAX PARCEL 037-G-10, LOT 40 WELLINGTON SUBDIVISION**  
 CITY OF HARRISONBURG  
 ROCKINGHAM COUNTY, VIRGINIA

DATE: 11-15-2022  
 DESIGNED BY: CFE  
 DRAWN BY: CFE

SCALE: 1" = 20'  
 CHECKED BY: LBB  
 FIELD BOOK

PROJECT NUMBER: 19036.001  
 SHEET: 1 of 1

\\file1\Docs\19K\19000\19036 - Harrisonburg Self Storage\CADD\DWG\CONCEPTS\19036.001-CONCEPT 2.dwg, CONCEPT