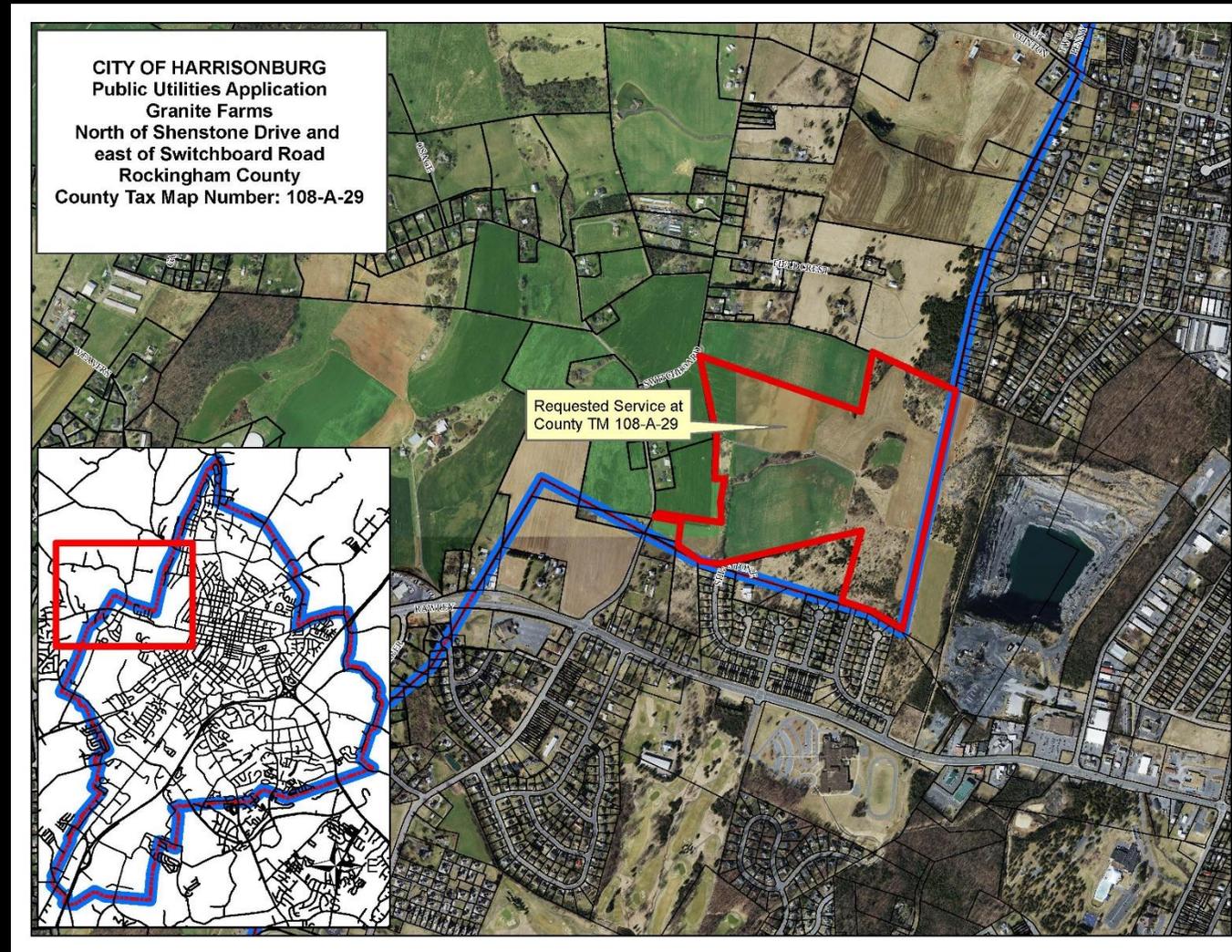
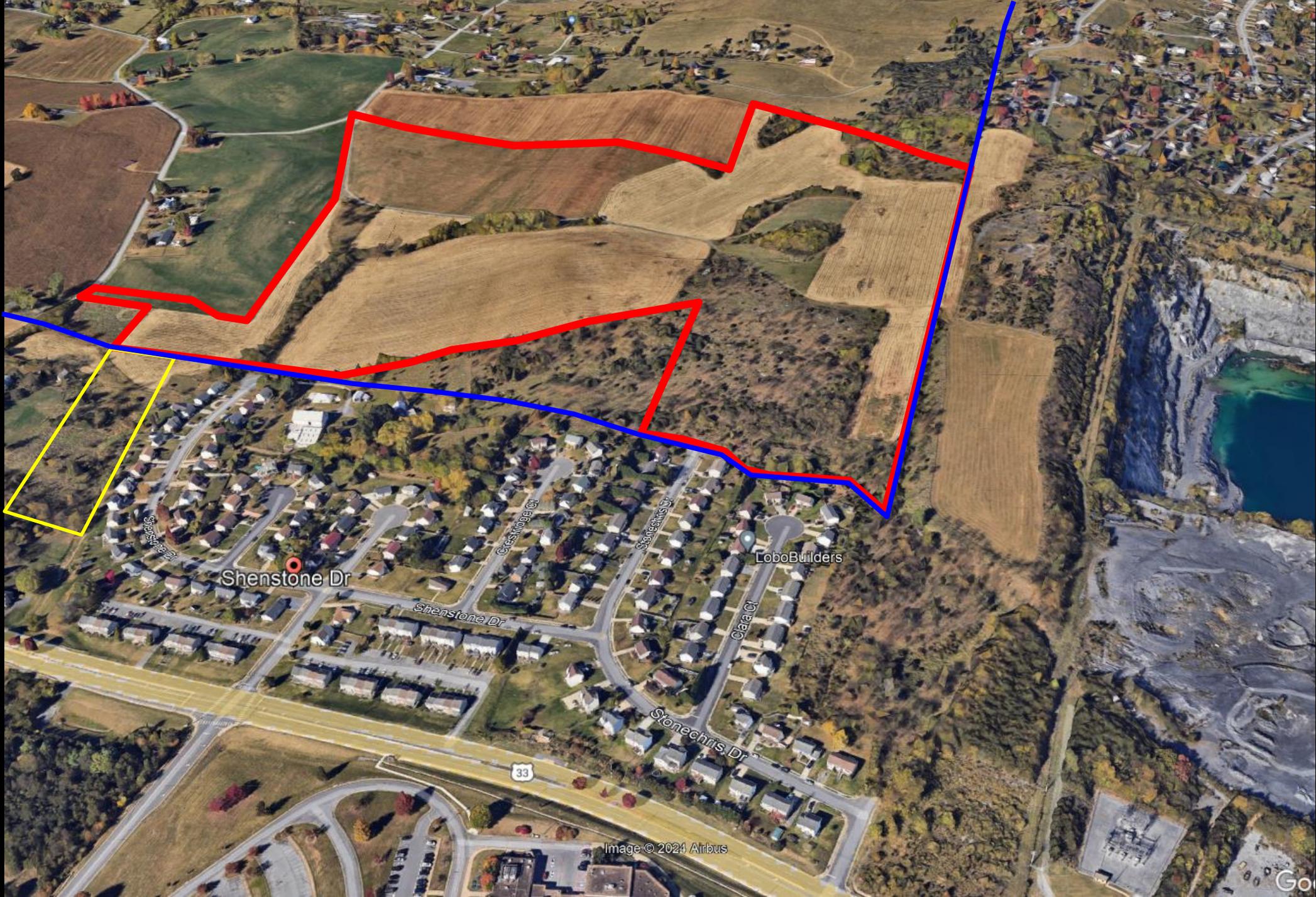


Public Utility Application – Granite Farm (in Rockingham County)



- 2004 – City Council approved providing City water and sanitary sewer service.
- 2006 – Rockingham County Board of Supervisors approved rezoning for up to 285 single-family dwellings.
- Today (2024) – Request for City water and sanitary sewer service for up to 225 single-family detached units.



Shenstone Dr

LoboBuilders

33

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Go



NOTES

1. PROPERTY AREA: +/- 92 ACRES (88 ACRES IN ROCKINGHAM COUNTY, 4 ACRES IN CITY OF HARRISONBURG)
2. EXISTING ZONING:
 - 2.1. ROCKINGHAM COUNTY = R-3 (80' MIN. LOT WIDTH, 10,000sqft MIN. LOT AREA)
 - 2.2. CITY OF HARRISONBURG = R-1 (80' MIN. LOT WIDTH, 10,000sqft MIN. LOT AREA)

LEGEND

- OPEN SPACE
- RESIDENTIAL LOT AREAS
- SHARED USE PATH
- MINI ROUNDABOUT
- 30' WATERLINE EASEMENT
- PHASE LINE (APPROXIMATE)

STREET STUB

SHARED USE PATH

30' WATERLINE EASEMENT

30' WATERLINE EASEMENT

Phase I

Phase II

POTENTIAL WOUS IMPACT

POTENTIAL WOUS IMPACT

SWM/BMP

SWM/BMP

SWM/BMP

POTENTIAL WOUS IMPACT

SWITCHBOARD ROAD

ROCKINGHAM COUNTY
CITY OF HARRISONBURG

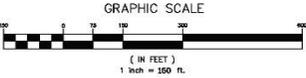
ROUTE 33

SHENSTONE DRIVE

WESTFIELD COURT

STONECHRIS DRIVE

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**GRANITE FARM
EXHIBIT - "A"**



ROCKINGHAM COUNTY
& CITY OF HARRISONBURG, VA
JULY 2, 2024
SCALE: 1"=150'

Dewberry
Engineers

13075 HEATHCOTE DRIVE,
SUITE 100
GRANITE FARM, VA 20153-0020
PHONE: 703.468.2211
FAX: 703.468.2212

C:\S\121717\04\01\Granite Farm\0401\Granite Farm\0401\Concept Layout 04-11-20\0401 - Concept Plan A 1-27-24.dwg, Mar 27, 2024 - 2:45pm



NOTES

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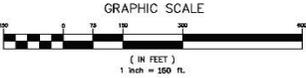
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-  - PHASE LINE (APPROXIMATE)

STREET STUB

SHARED USE PATH

30' WATERLINE EASEMENT

30' WATERLINE EASEMENT



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JULY 2, 2024
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Engineers
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SUITE 100
GRANITE FARM, VA 20155-0020
PHONE: 703.468.2211
FAX: 703.468.2272

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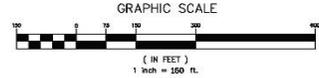
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30' WATERLINE EASEMENT

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Recommendation

Staff and Planning Commission (6-0) recommends approval of the request for City water and sanitary sewer services.

