



**SITE DESIGN:**  
 BLACKWELL ENGINEERING, PLC  
 ATTN: DICK BLACKWELL  
 566 EAST MARKET STREET  
 HARRISONBURG, VA 22801  
 540-432-9555

**OWNER/DEVELOPER:**  
 SKYLAR & TALLI, LLC  
 P.O. BOX 1039  
 HARRISONBURG, VA 22803  
 540-432-9472

**PROPERTY INFO:**  
 TM# 92-(F)-L10  
 TOTAL LAND AREA: 5.44 ± AC.  
 GREENSPACE: 0.91 AC.  
 (16.72%)  
 1051 PEACH GROVE AVE.  
 HARRISONBURG, VA. 22801  
 ZONED: B-2  
 PROPOSED ZONING: R-5C  
 FEMA FLOOD ZONE X

**PROPOSED BUILDING USE:**  
 16,000 SF COMMERCIAL (NON RESIDENTIAL)  
 20-1 BEDROOM UNITS  
 20-2 BEDROOM UNITS  
 30-3 BEDROOM UNITS  
 50-4 BEDROOM UNITS  
 120 TOTAL UNITS

**PARKING REQUIREMENTS:**  
 16,000 SF COMMERCIAL = 64  
 20-1 BEDROOM @ 1 1/2 = 30  
 20-2 BEDROOM @ 2 1/2 = 50  
 30-3 BEDROOM @ 2 1/2 = 75  
 50-4 BEDROOM @ 3 1/2 = 175  
 TOTAL PARKING NEEDED = 394  
 TOTAL PARKING PROVIDED = 405  
 (INCLUDED 10 HANDICAP)

Date: FEBRUARY 23, 2019  
 Scale: 1" = 30'  
 Designed by: RLB  
 Drawn by: MMS  
 Checked by: RLB

**BLACKWELL ENGINEERING, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 PHONE: (540)432-9555 FAX: (540)434-7004  
 E-Mail: EGB@blackwell-engineering.com



Revision Dates

**PRELIMINARY SITE LAYOUT FOR REZONING**  
 THE SHOPPES AT PEACH GROVE  
 SKYLAR & TALLI LLC  
 P.O. BOX 1039  
 HARRISONBURG, VA 22803

Drawing No.  
**1**  
 of 1 Sheets

Job No. 2737