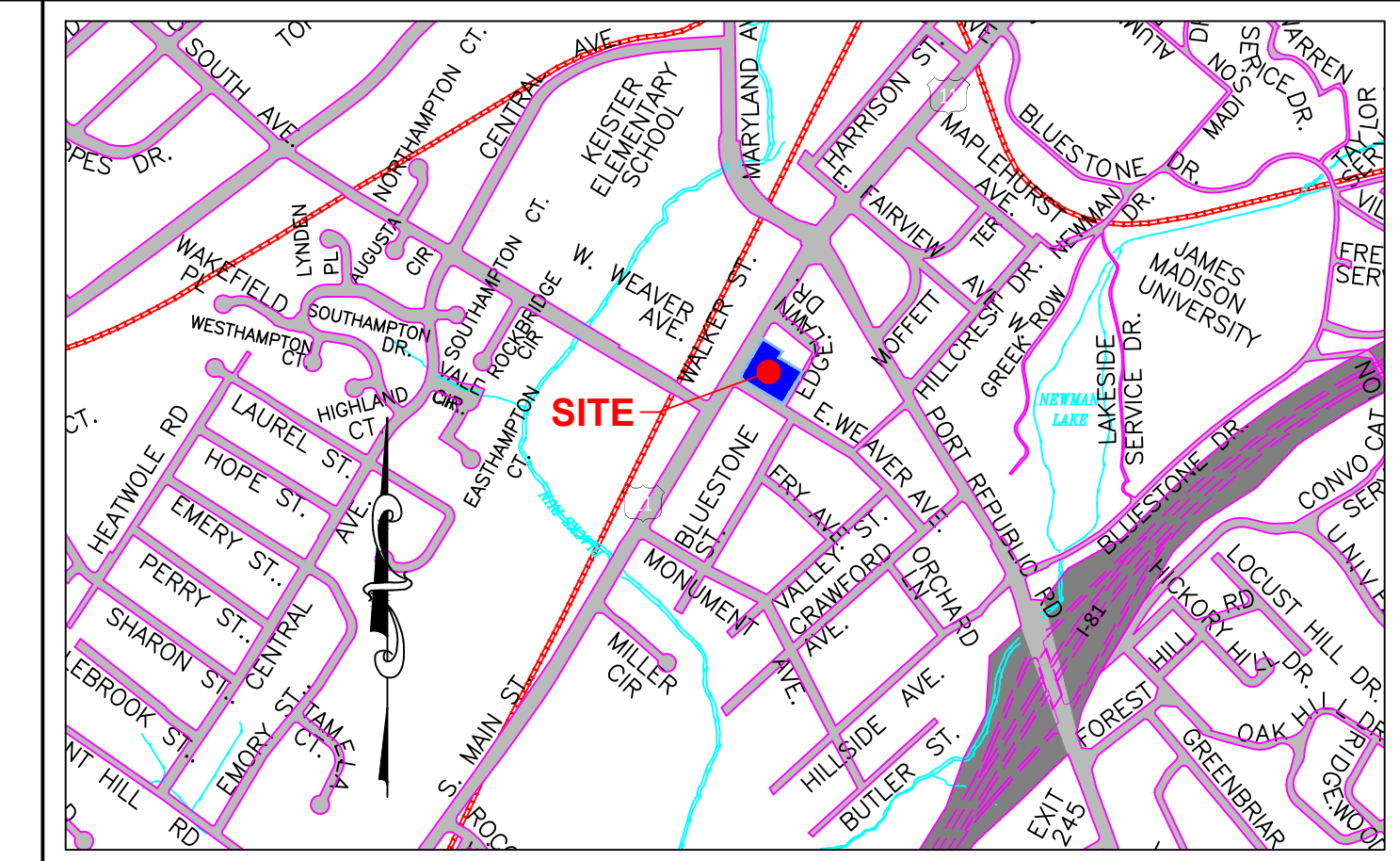


Submission #2

City Council

07-11-17

| PROPOSED USE AND PARKING REQUIREMENTS | | | | | | |
|--|------------|----------|-----------|------------|-----------------------|----|
| PROPOSED BUILDING | USE | QUANTITY | UNITS | RATE | SPACES REQUIRED | |
| 1 | APARTMENTS | 22 | 1 BEDROOM | 1 1/2/UNIT | 33 | |
| 1 | COMMERCIAL | 1 | 11,250 SF | 1/500 SF | 45 | |
| ARTICLE G, SECTION 10-3-25 (7) SECTION 10-3-25 (15) | | | | | TOTAL SPACES REQUIRED | 78 |
| | | | | | HANDICAP REQUIRED | 4 |
| | | | | | TOTAL SPACES PROVIDED | 99 |
| | | | | | HANDICAP PROVIDED | 4 |



VICINITY MAP
SCALE: 1" = 1,000'

SITE LAYOUT:
BLACKWELL ENGINEERING
ATTN: DICK BLACKWELL
566 EAST MARKET STREET
HARRISONBURG, VA 22801
(540)432-9555

ARCHITECT:
MATHER ARCHITECTS, PC
ATT: JOHN MATHER
37 PAUL ST.
HARRISONBURG, VA 22801
(540)442-1400

OWNER:
MARUSTODD PROPERTIES, LLC
190 E. MOSBY RD.
HARRISONBURG, VA 22801
(540)433-1234

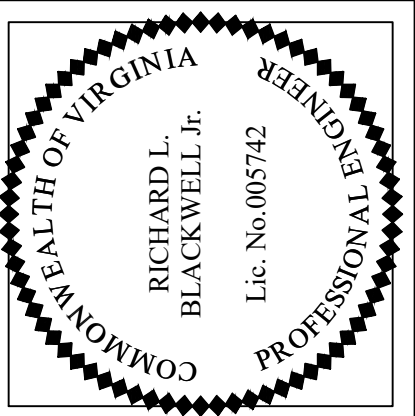
PROPERTY INFO:
TM# 16-R-22,22A,23,24,24A
TOTAL LAND AREA: 1.319± ACRES
1300 BLOCK S. MAIN ST.
HARRISONBURG, 22801
ZONED: R-1 & R-3
PROPOSED ZONING R-5
FEMA FLOOD ZONE X



- LEGEND**
- CENTER LINE
 - SITE BOUNDARY
 - E/T- ELECTRIC/TELEPHONE
 - ⊠ METER/ TRANSFORMER
 - GUY WIRE
 - ⊕ EXISTING UTILITY POLE
 - ⊕ EXISTING LIGHT POLES
 - ⊕ PROPOSED UTILITY POLE
 - W WATER LINES
 - FM SANITARY SEWER FORCE MAIN
 - S SANITARY LINES
 - SANITARY SEWER CLEANOUT
 - STORM SYSTEM
 - PROPOSED DITCH
 - G GAS LINES
 - PL EXISTING PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED ROAD/EOP
 - PROPOSED PARKING
 - PROPOSED FENCE
 - EXISTING ROAD
 - CURBING: CG-6 OR CG-7
 - CURBING: CG-2 OR CG-3
 - EXISTING FENCE LINE
 - CONCRETE PAVING
 - HEAVY PAVEMENT
 - LIGHT PAVEMENT
 - GRAVEL AREA
 - GRASS AREA
 - EVERGREEN
 - LARGE DECIDUOUS TREE
 - SMALL DECIDUOUS TREE
 - SHRUBS
 - SHRUBS

Date: JUNE 2017
Scale: 1"=20'
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)434-7604
E-Mail: BE@BlackwellEngineering.com



| Revision Dates |
|----------------|
| |
| |
| |

MASTER PLAN
STONE SUITES
SOUTH MAIN STREET
HARRISONBURG, VIRGINIA 22801

Drawing No.
1
of 1 Sheets

Job No. 2477

File: 2017-0601a_2.dwg Printed: July 10, 2017