

VICINITY MAP  
SCALE: 1" = 2,000'

WELLS FARGO PARKING TABLE

USE	QUANTITY AND UNIT	PARKING RATE	SPACES REQUIRED	SPACES PROVIDED
BANK	3,698 SF	1/300 SF	13	13
SEE ARTICLE G-10-3-25 (16) FOR PARKING RATES		TOTAL	13	13
		HANDICAP	1	2

POPEYE'S PARKING TABLE

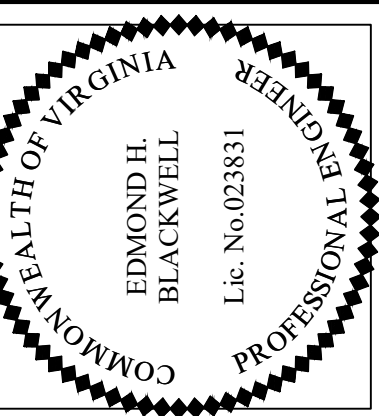
USE	QUANTITY AND UNIT	PARKING RATE	SPACES REQUIRED	SPACES PROVIDED
RESTAURANT	3,149 SF	1/100 sf	32	31
SEE ARTICLE G-10-3-25 (15) FOR PARKING RATES		TOTAL	32	32**
**SHARED USE PARKING AGREEMENT		HANDICAP	2	2

LEGEND

- PROPOSED PARCEL SUBDIVISION
  - CENTER LINE
  - ELECTRIC/TELEPHONE
  - METER/ TRANSFORMER
  - GUY WIRE
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLES
  - PROPOSED UTILITY POLE
  - WATER LINES
  - SANITARY SEWER FORCE MAIN
  - SANITARY LINES
  - SANITARY SEWER CLEANOUT
  - STORM SYSTEM
  - PROPOSED DITCH
  - GAS LINES
  - EXISTING PROPERTY LINE
  - EXISTING LEASE LINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING BUILDING
- 
- EXISTING ROAD
  - EXISTING PARKING
  - DUMPSTER
  - CG-12/ASPHALT RAMP
  - HANDICAP PARKING
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER VALVE
  - WATER METER
  - EXISTING FENCE LINE
  - PROPOSED FENCE
  - PROPOSED CONCRETE PAVING
  - MILLING AND OVERLAY
  - GRAVEL AREA
  - GRASS AREA

Date: FEB. 2021  
Scale: 1" = 100'  
Designed by: EHB  
Drawn by: RUJ  
Checked by: EHB

**BLACKWELL ENGINEERING, PLC**  
566 East Market Street  
Harrisonburg, Virginia 22801  
PHONE: (540)432-8555 FAX: (540)434-7604  
E-Mail: BE@blackwellengineering.com



Revision Dates

2-10-21
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**PRE-PLAT SUBDIVISION - PARCELS 1 & 2**  
SM VALLEY MALL LLC  
MACERICH  
1162 PITTSFORD-VICTOR ROAD, SUITE 100  
PITTSFORD, NY 14534

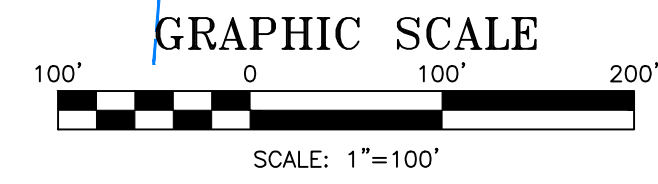
Drawing No.  
**1**  
of 2 Sheets

Job No. 2861

RESERVE PARCEL 1  
WELLS FARGO  
2025 E. MARKET ST.  
HARRISONBURG, VA 22801  
ZONED: B-2  
0.783 AC.  
DB 2915 PG 105  
TO BE SUB-DIVIDED

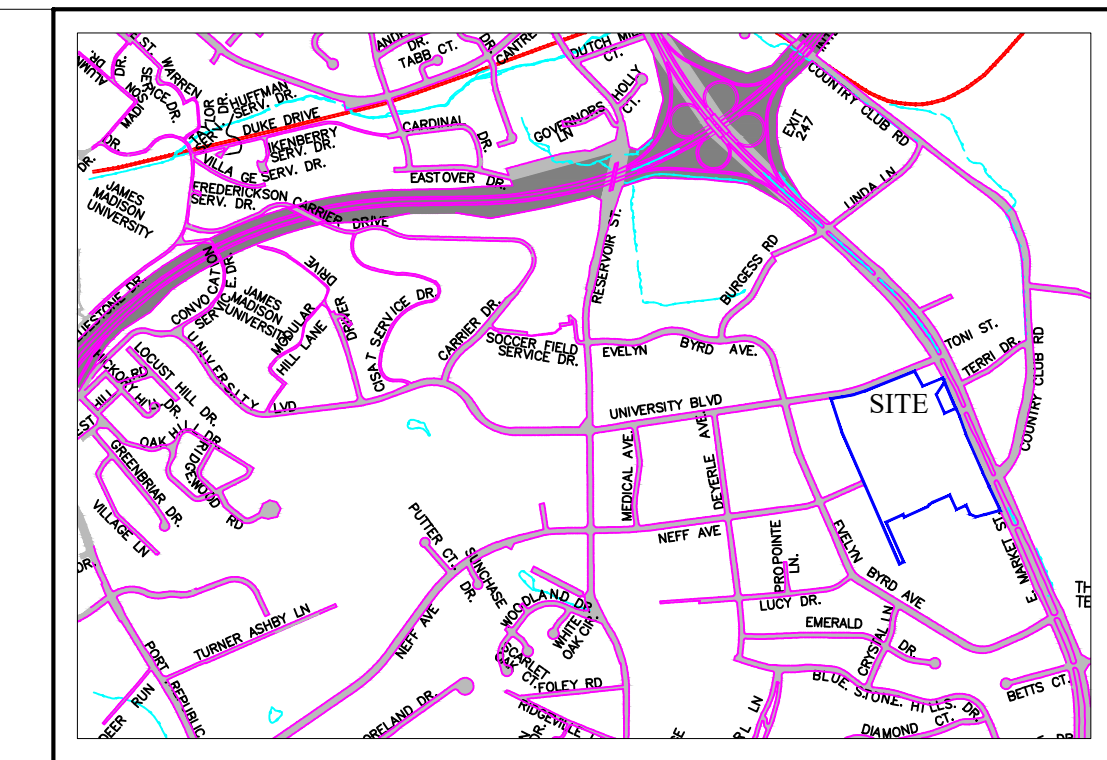
PROPOSED VARIABLE-WIDTH UTILITY EASEMENT  
(AT LEAST 10' FROM CENTER OF ANY PUBLIC  
SANITARY SEWER OR WATER LINES, AND 5'  
FROM CENTER OF ANY OTHER UTILITIES)

NOTE: ACCURATE LOCATION OF  
PROPOSED VARIABLE-WIDTH  
UTILITY EASEMENT SHALL  
BE DELINEATED ON FINAL PLAT  
WHEN ALL UTILITIES ARE LOCATED.



RESERVE PARCEL 2  
POPEYE'S  
1915 E. MARKET ST.  
HARRISONBURG, VA 22801  
ZONED: B-2  
0.747 AC.  
DB 1101 PG 410  
DB 721 PG 165  
TO BE SUB-DIVIDED

Date: FEB. 2021  
 Scale: 1" = 40'  
 Designed by: EHB  
 Drawn by: RJU  
 Checked by: EHB

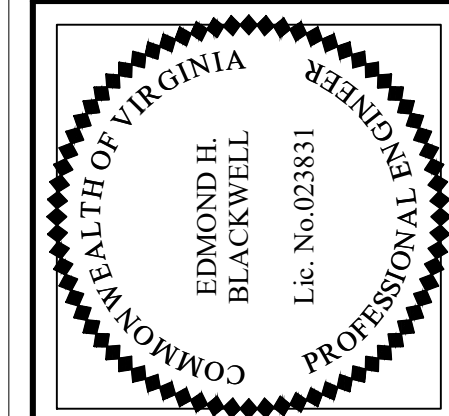


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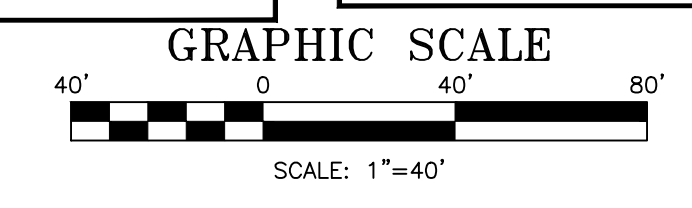
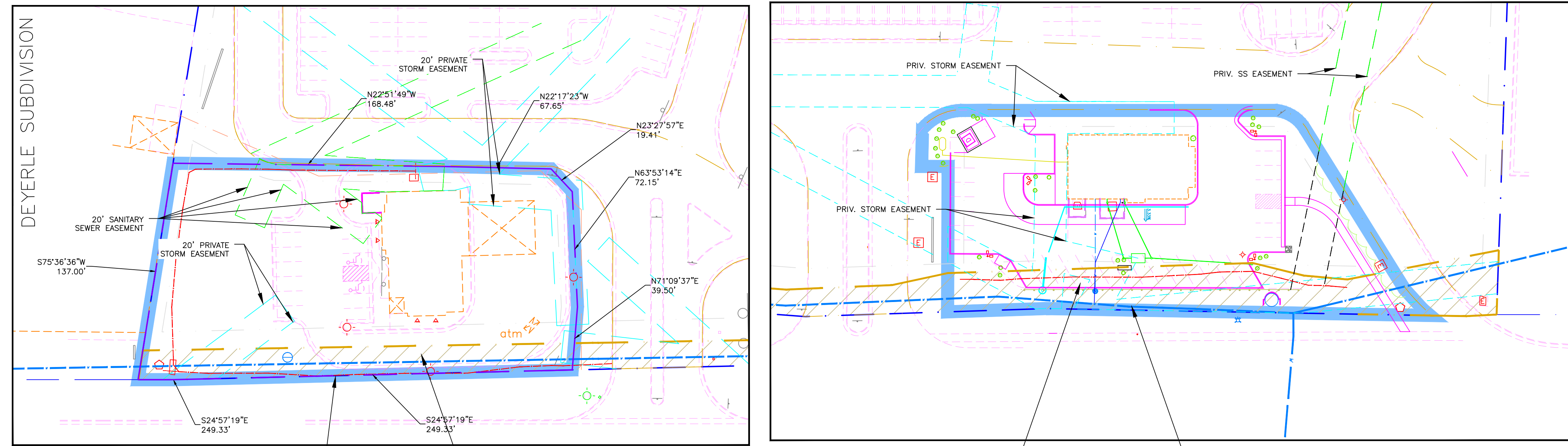
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Revision Dates
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 WHEN ALL UTILITIES ARE LOCATED.

- LEGEND**
- PROPOSED PARCEL SUBDIVISION
  - CENTER LINE
  - E/T — ELECTRIC/TELEPHONE
  - M/T — METER/ TRANSFORMER
  - G — GUY WIRE
  - E — EXISTING UTILITY POLE
  - S — EXISTING LIGHT POLES
  - P — PROPOSED UTILITY POLE
  - W — WATER LINES
  - FM — SANITARY SEWER FORCE MAIN
  - S — SANITARY LINES
  - SC — SANITARY SEWER CLEANOUT
  - S — STORM SYSTEM
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