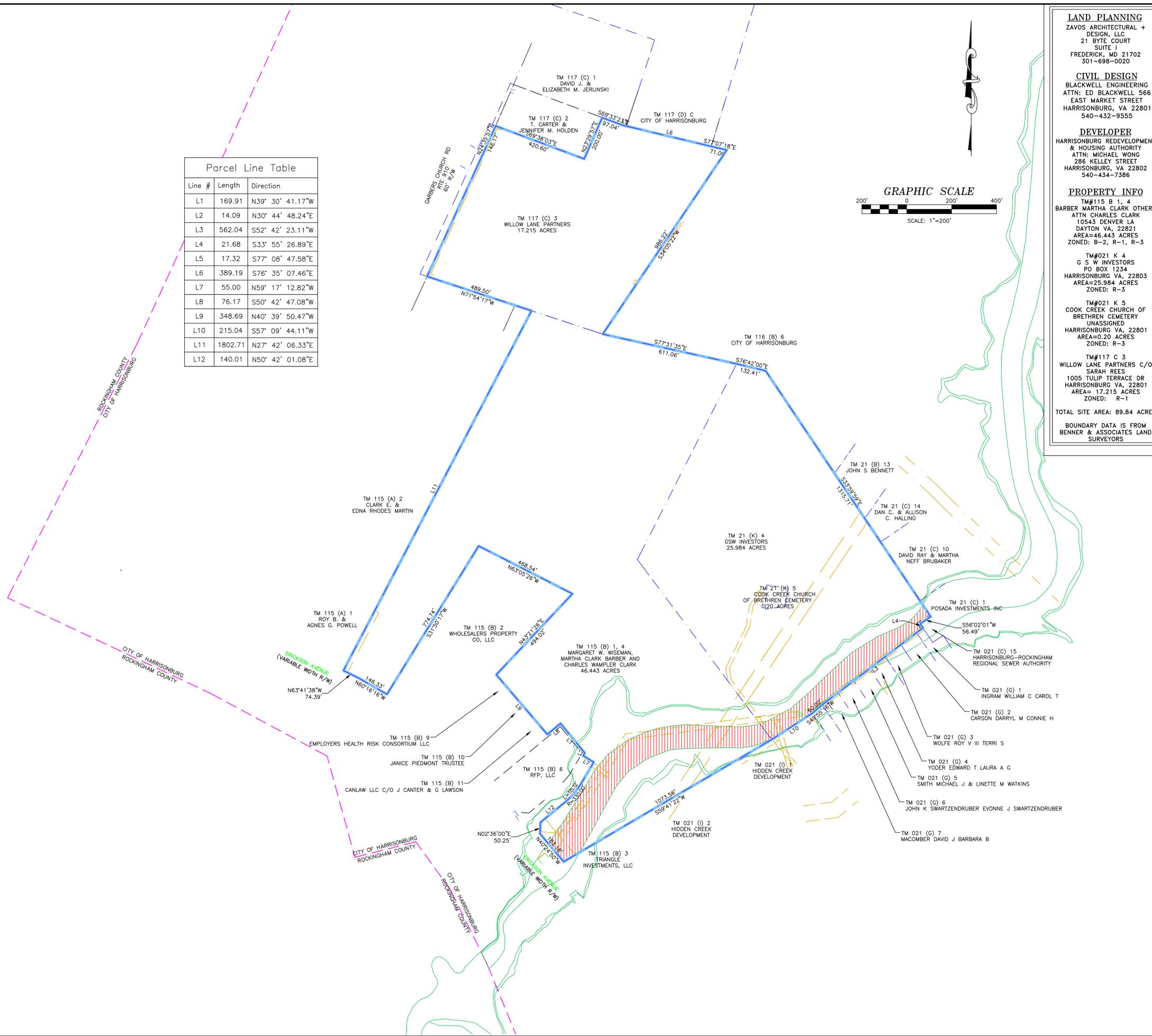


Parcel Line Table		
Line #	Length	Direction
L1	169.91	N39° 30' 41.17"W
L2	14.09	N30° 44' 48.24"E
L3	562.04	S52° 42' 23.11"W
L4	21.68	S33° 55' 26.89"E
L5	17.32	S77° 08' 47.58"E
L6	389.19	S76° 35' 07.46"E
L7	55.00	N59° 17' 12.82"W
L8	76.17	S50° 42' 47.08"W
L9	348.69	N40° 39' 50.47"W
L10	215.04	S57° 09' 44.11"W
L11	1802.71	N27° 42' 06.33"E
L12	140.01	N50° 42' 01.08"E



LAND PLANNING
 ZAVOS ARCHITECTURAL + DESIGN, LLC
 21 BYTE COURT SUITE I
 FREDERICK, MD 21702
 301-698-0020

CIVIL DESIGN
 BLACKWELL ENGINEERING
 ATTN: ED BLACKWELL 566
 EAST MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

DEVELOPER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 ATTN: MICHAEL WONG
 286 KELLEY STREET
 HARRISONBURG, VA 22802
 540-434-7386

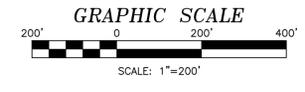
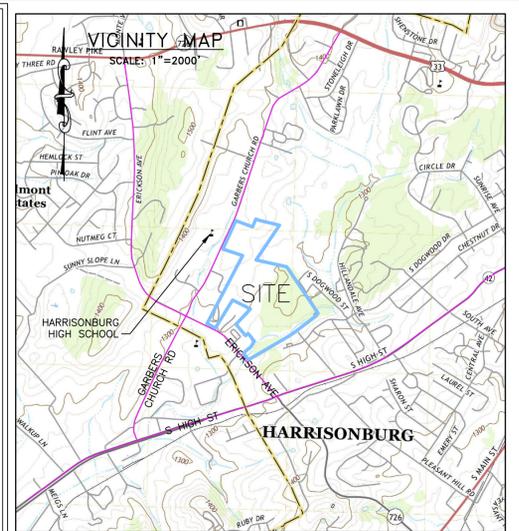
PROPERTY INFO
 TM#115 B 1, 4
 BARBER MARTHA CLARK OTHERS
 ATTN: CHARLES CLARK
 10543 DENVER LA DAYTON VA, 22821
 AREA=46.443 ACRES
 ZONED: B-2, R-1, R-3

TM#021 K 4
 G S W INVESTORS
 PO BOX 1234
 HARRISONBURG VA, 22803
 AREA=25.984 ACRES
 ZONED: R-3

TM#021 K 5
 COOK CREEK CHURCH OF BROTHERN CEMETERY
 UNASSIGNED
 HARRISONBURG VA, 22801
 AREA=0.20 ACRES
 ZONED: R-3

TM#117 C 3
 WILLOW LANE PARTNERS C/O SARAH REES
 1005 TULIP TERRACE DR
 HARRISONBURG VA, 22801
 AREA= 17.215 ACRES
 ZONED: R-1

TOTAL SITE AREA: 89.84 ACRES
 BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS



LEGEND

	SITE PROPERTY LINE
	PROPERTY LINE
	EASEMENT
	FLOODPLAIN
	FLOODWAY

Date: 12/7/2022
 Scale: 1"=200'
 Designed by: ---
 Drawn by: NHK
 Checked by: EHB

Blackwell Engineering
 A Trademark of AES Consulting Engineers
 566 East Market Street
 Harrisonburg, Virginia 22801
 Phone: (540) 432-9555

Revision Dates
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 2/24/23 PER CITY

CONCEPTUAL SITE LAYOUT - EXISTING SITE
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
 HARRISONBURG, VA 22802

Drawing No.
1
 of 7 Sheets

Job No. 2935-R

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GENERAL LANDSCAPING SCHEDULE

TYPE OF SPECIES	EXAMPLES IN GROUP	SIZE/20YEAR
LARGE DECIDUOUS TREES	OAKS, MAPLES, BIRCH, CHINESE ELM, DAWN REDWOOD...	2" CAL/500sf
SMALL FLOWERING TREE	DOGWOOD, CHERRY, REDBUD, SERVICEBERRY...	2" CAL/300sf
SHRUB	INKBERRY HOLLY, SHAMROCK HOLLY, JUNIPER, ETC...	3 GALLON

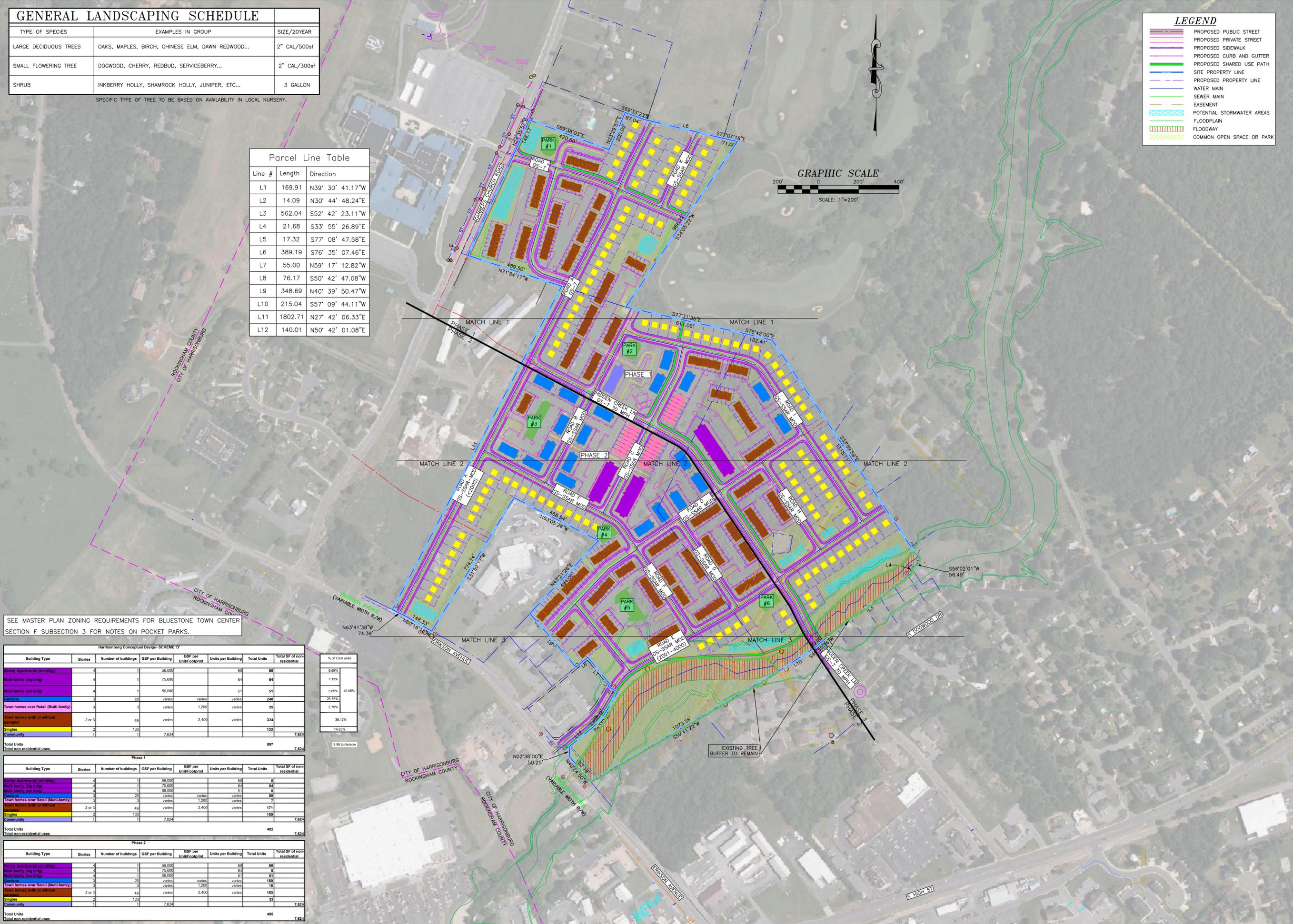
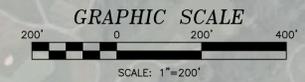
SPECIFIC TYPE OF TREE TO BE BASED ON AVAILABILITY IN LOCAL NURSERY.

Parcel Line Table

Line #	Length	Direction
L1	169.91	N39° 30' 41.17"W
L2	14.09	N30° 44' 48.24"E
L3	562.04	S52° 42' 23.11"W
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L7	55.00	N59° 17' 12.82"W
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L10	215.04	S57° 09' 44.11"W
L11	1802.71	N27° 42' 06.33"E
L12	140.01	N50° 42' 01.08"E

LEGEND

- PROPOSED PUBLIC STREET
- PROPOSED PRIVATE STREET
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED SHARED USE PATH
- SITE PROPERTY LINE
- PROPOSED PROPERTY LINE
- WATER MAIN
- SEWER MAIN
- EASEMENT
- POTENTIAL STORMWATER AREAS
- FLOODPLAIN
- FLOODWAY
- COMMON OPEN SPACE OR PARK



SEE MASTER PLAN ZONING REQUIREMENTS FOR BLUESTONE TOWN CENTER SECTION F SUBSECTION 3 FOR NOTES ON POCKET PARKS.

Harrisonburg Conceptual Design- SCHEME 'D'

Building Type	Stories	Number of buildings	GSF per Building	GSF per Unit/Footprint	Units per Building	Total Units	Total SF of non-residential	% of Total units
Senior Apartments (sm bldg)	4	1	56,000		60	60		6.69%
Multi-family (big bldg)	4	1	75,600		64	64		7.13%
Multi-family (sm bldg)	4	1	56,000		51	51		5.69%
Gardens	3	20	varies	varies	varies	240		26.78%
Town homes over Retail (Multi-family)	3	3	varies	1,200	varies	25		2.79%
Town homes (with or without garages)	2 or 3	49	varies	2,400	varies	334		36.12%
Singles	2	133				133		14.83%
Community	1	1	7,624				7,624	
Total Units						897		
Total non-residential uses							7,624	

Phase 1

Building Type	Stories	Number of buildings	GSF per Building	GSF per Unit/Footprint	Units per Building	Total Units	Total SF of non-residential
Senior Apartments (sm bldg)	4	1	56,000		60	0	
Multi-family (big bldg)	4	1	75,600		64	64	
Multi-family (sm bldg)	4	1	56,000		51	0	
Gardens	3	20	varies	varies	varies	60	
Town homes over Retail (Multi-family)	3	3	varies	1,200	varies	7	
Town homes (with or without garages)	2 or 3	49	varies	2,400	varies	171	
Singles	2	133				100	
Community	1	1	7,624				7,624
Total Units						402	
Total non-residential uses							7,624

Phase 2

Building Type	Stories	Number of buildings	GSF per Building	GSF per Unit/Footprint	Units per Building	Total Units	Total SF of non-residential
Senior Apartments (sm bldg)	4	1	56,000		60	60	
Multi-family (big bldg)	4	1	75,600		64	64	
Multi-family (sm bldg)	4	1	56,000		51	51	
Gardens	3	20	varies	varies	varies	180	
Town homes over Retail (Multi-family)	3	3	varies	1,200	varies	18	
Town homes (with or without garages)	2 or 3	49	varies	2,400	varies	153	
Singles	2	133				33	
Community	1	1	7,624				7,624
Total Units						495	
Total non-residential uses							7,624

Date: 12/7/2022
 Scale: 1"=200'
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CONCEPTUAL SITE LAYOUT
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
 HARRISONBURG, VA 22802

Drawing No.
2
 of 7 Sheets

Job No. 2935-R

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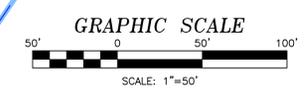


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CONCEPTUAL SITE LAYOUT - NORTH
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
 HARRISONBURG, VA 22802

Drawing No.
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 of 7 Sheets

Job No. 2935-R



LEGEND

	PROPOSED PUBLIC STREET
	PROPOSED PRIVATE STREET
	PROPOSED SIDEWALK
	PROPOSED CURB AND GUTTER
	PROPOSED SHARED USE PATH
	SITE PROPERTY LINE
	PROPOSED PROPERTY LINE
	WATER MAIN
	SEWER MAIN
	EASEMENT
	POTENTIAL STORMWATER AREAS
	FLOODPLAIN
	FLOODWAY
	COMMON OPEN SPACE OR PARK

MATCH LINE 1

MATCH LINE 1

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LEGEND

[Symbol]	PROPOSED PUBLIC STREET
[Symbol]	PROPOSED PRIVATE STREET
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED SHARED USE PATH
[Symbol]	SITE PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	WATER MAIN
[Symbol]	SEWER MAIN
[Symbol]	EASEMENT
[Symbol]	POTENTIAL STORMWATER AREAS
[Symbol]	FLOODPLAIN
[Symbol]	FLOODWAY
[Symbol]	COMMON OPEN SPACE OR PARK

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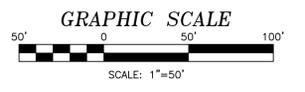
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CONCEPTUAL SITE LAYOUT – CENTRAL CORE
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
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Drawing No.
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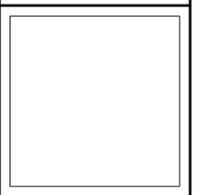
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CONCEPTUAL SITE LAYOUT - WEST
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
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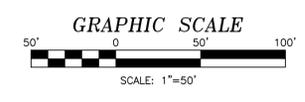
Job No. 2935-R

- LEGEND**
- PROPOSED PUBLIC STREET
 - PROPOSED PRIVATE STREET
 - PROPOSED SIDEWALK
 - PROPOSED CURB AND GUTTER
 - PROPOSED SHARED USE PATH
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MATCH LINE 2

FUTURE ROAD



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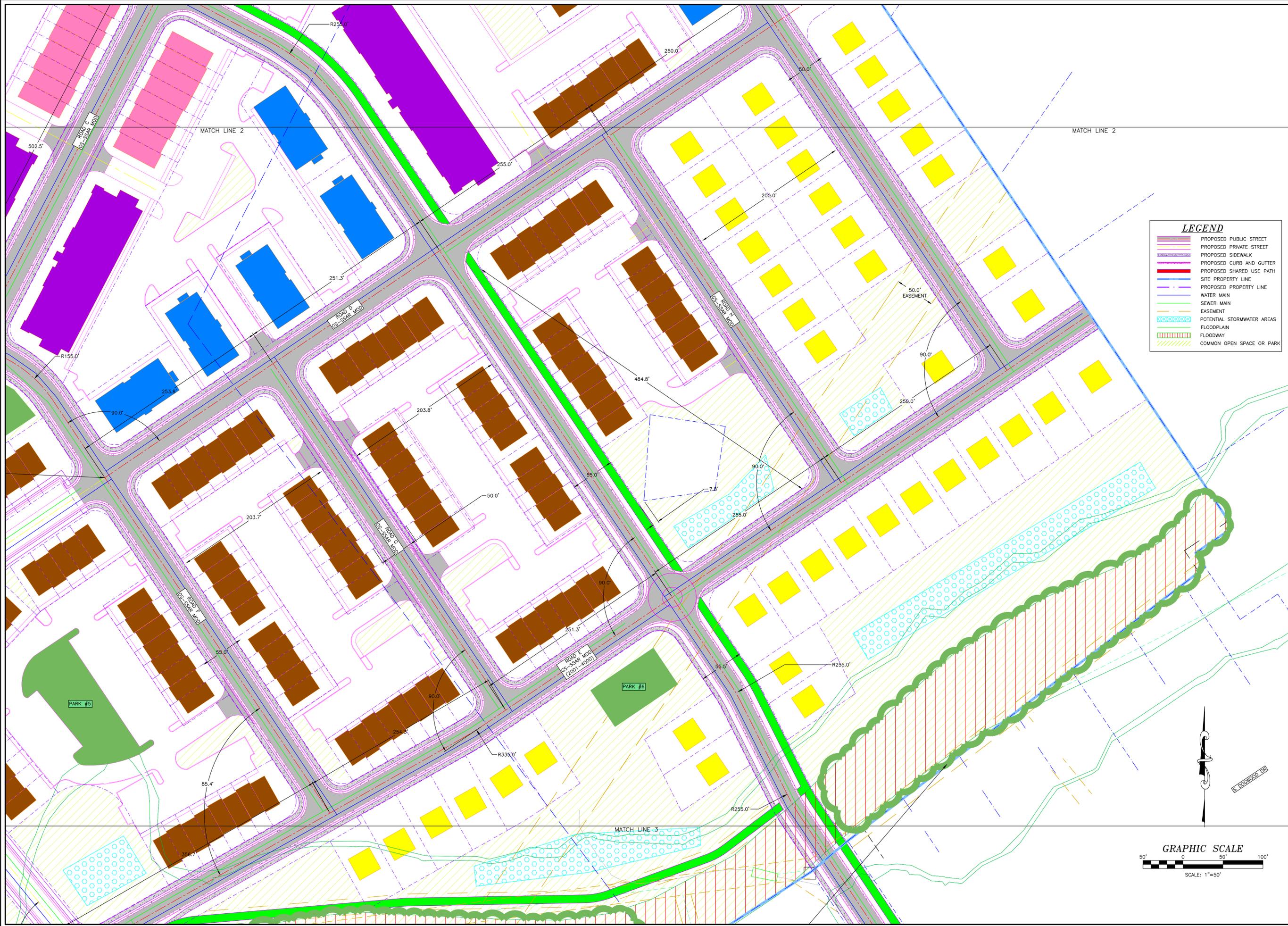


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CONCEPTUAL SITE LAYOUT - SOUTHEAST
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 266 KELLEY STREET
 HARRISONBURG, VA 22802

Drawing No.
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 of 7 Sheets

Job No. 2935-R

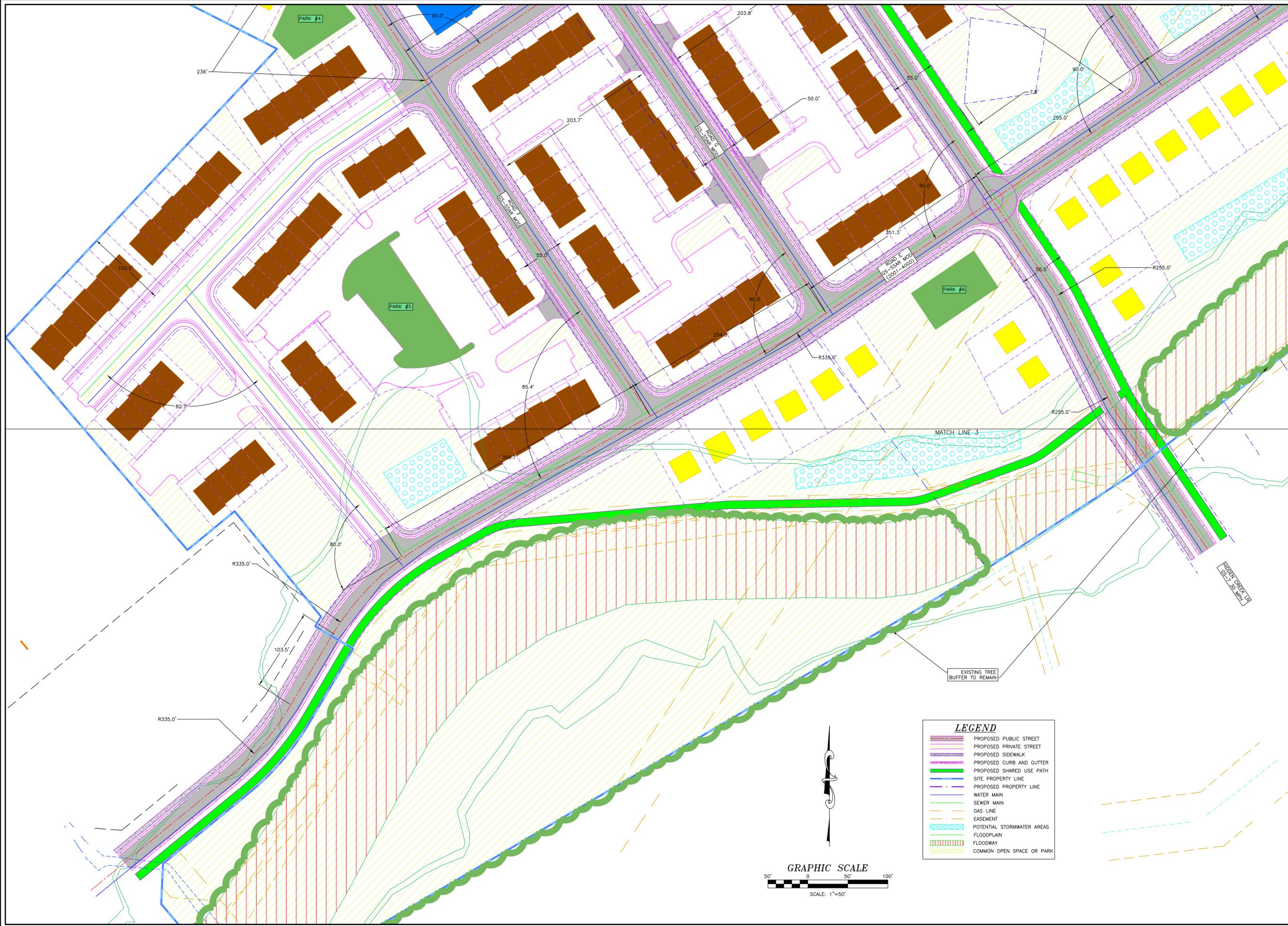


LEGEND

- PROPOSED PUBLIC STREET
- PROPOSED PRIVATE STREET
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED SHARED USE PATH
- SITE PROPERTY LINE
- PROPOSED PROPERTY LINE
- WATER MAIN
- SEWER MAIN
- EASEMENT
- POTENTIAL STORMWATER AREAS
- FLOODPLAIN
- FLOODWAY
- COMMON OPEN SPACE OR PARK

GRAPHIC SCALE
 0 50' 100'
 SCALE: 1"=50'

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CONCEPTUAL SITE LAYOUT - SOUTH
 BLUESTONE TOWN CENTER
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