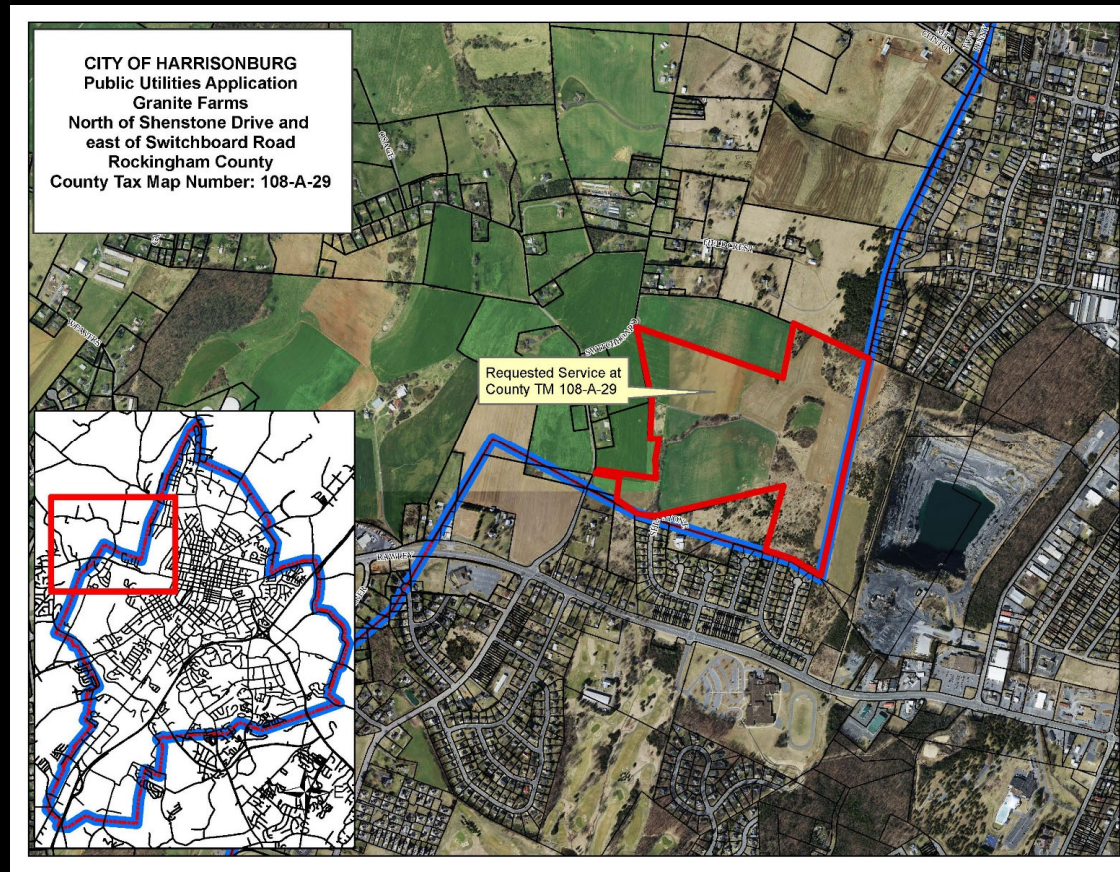
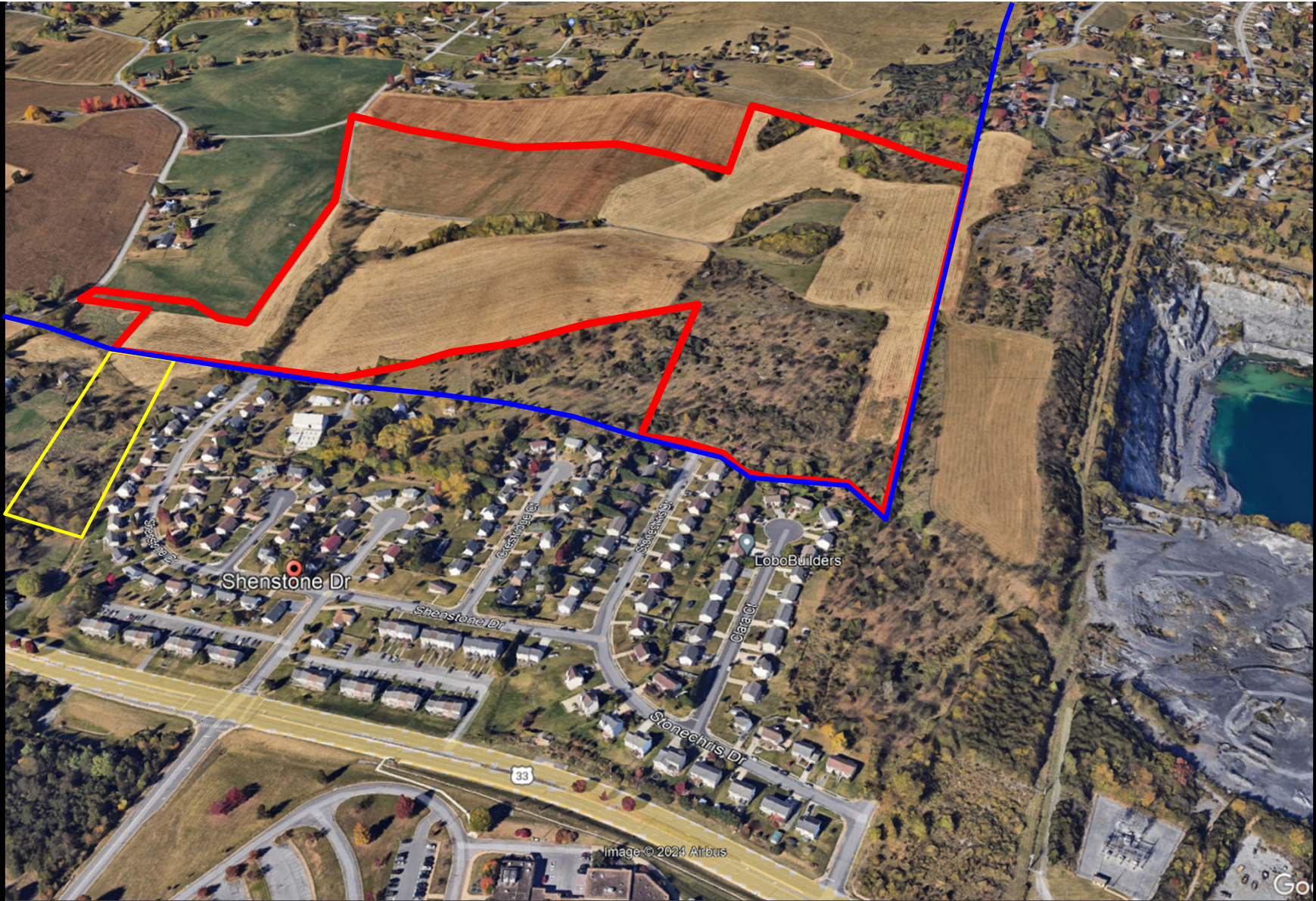


# Public Utility Application – Granite Farm (in Rockingham County)



# History

- 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.



3/26/2024 10:45:00 AM C:\Users\jason\OneDrive\Documents\Granite Farm - Shared\Plan 1-3-24\Granite Farm - Shared\Plan 1-3-24.dwg Plot 1 of 1 25/07/2024 10:45:00 AM

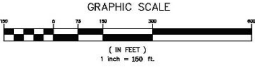


**NOTES**

- 1. PROPERTY AREA - 4.92 ACRES (88 ACRES IN ROCKINGHAM COUNTY, 4 ACRES IN CITY OF HARRISONBURG)
- 2. EXISTING ZONING:
  - 2.1. ROCKINGHAM COUNTY - R-3 (87' 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)



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# GRANITE FARM EXHIBIT - "A"

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





**NOTES**

1. PROPERTY AREA - 41.92 ACRES (38 ACRES IN ROCKINGHAM COUNTY, 4 ACRES IN CITY OF HARRISONBURG)
2. EXISTING ZONING:
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  - 2.2. CITY OF HARRISONBURG - R-1 (90' MIN. LOT WIDTH, 10,000sqft MIN. LOT AREA)

**LEGEND**

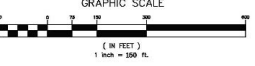
- OPEN SPACE
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- SHARED USE PATH
- MINI ROUNDABOUT
- 30' WATERLINE EASEMENT
- PHASE LINE (APPROXIMATE)

STREET STUB

SHARED USE PATH

30' WATERLINE EASEMENT

30' WATERLINE EASEMENT



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**GRANITE FARM  
EXHIBIT - "A"**



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

Dewberry  
Engineers  
13620 HEATHCOTE BLVD.  
SUITE 200  
GREENVILLE, VA 22060-6800  
PHONE: 703-468-0391  
FAX: 703-468-3212

D:\Projects\2024\Granite Farm\GIS\Map\_Series\Map\_Series\_1\_2524.mxd - Sheet: Plan - 1-2524.mxd, Rev: 2/2/2024 - 2:46pm



**NOTES**

1. PROPERTY AREA - 41.92 ACRES (88 ACRES IN ROCKINGHAM COUNTY, 4 ACRES IN CITY OF HARRISONBURG)
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**LEGEND**

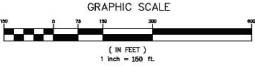
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**GRANITE FARM  
EXHIBIT - "A"**



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

Dewberry  
Engineers  
 13620 NEATHOUSE BLVD.  
 SUITE 200  
 GRANVILLE, VA 20156-0600  
 PHONE: 703-469-0791  
 FAX: 703-469-0212

S:\2024\07\02\04\05\06\07\08\09\10\11\12\13\14\15\16\17\18\19\20\21\22\23\24\25\26\27\28\29\30\31\32\33\34\35\36\37\38\39\40\41\42\43\44\45\46\47\48\49\50\51\52\53\54\55\56\57\58\59\60\61\62\63\64\65\66\67\68\69\70\71\72\73\74\75\76\77\78\79\80\81\82\83\84\85\86\87\88\89\90\91\92\93\94\95\96\97\98\99\100\101\102\103\104\105\106\107\108\109\110\111\112\113\114\115\116\117\118\119\120\121\122\123\124\125\126\127\128\129\130\131\132\133\134\135\136\137\138\139\140\141\142\143\144\145\146\147\148\149\150\151\152\153\154\155\156\157\158\159\160\161\162\163\164\165\166\167\168\169\170\171\172\173\174\175\176\177\178\179\180\181\182\183\184\185\186\187\188\189\190\191\192\193\194\195\196\197\198\199\200\201\202\203\204\205\206\207\208\209\210\211\212\213\214\215\216\217\218\219\220\221\222\223\224\225\226\227\228\229\230\231\232\233\234\235\236\237\238\239\240\241\242\243\244\245\246\247\248\249\250\251\252\253\254\255\256\257\258\259\260\261\262\263\264\265\266\267\268\269\270\271\272\273\274\275\276\277\278\279\280\281\282\283\284\285\286\287\288\289\290\291\292\293\294\295\296\297\298\299\300\301\302\303\304\305\306\307\308\309\310\311\312\313\314\315\316\317\318\319\320\321\322\323\324\325\326\327\328\329\330\331\332\333\334\335\336\337\338\339\340\341\342\343\344\345\346\347\348\349\350\351\352\353\354\355\356\357\358\359\360\361\362\363\364\365\366\367\368\369\370\371\372\373\374\375\376\377\378\379\380\381\382\383\384\385\386\387\388\389\390\391\392\393\394\395\396\397\398\399\400\401\402\403\404\405\406\407\408\409\410\411\412\413\414\415\416\417\418\419\420\421\422\423\424\425\426\427\428\429\430\431\432\433\434\435\436\437\438\439\440\441\442\443\444\445\446\447\448\449\450\451\452\453\454\455\456\457\458\459\460\461\462\463\464\465\466\467\468\469\470\471\472\473\474\475\476\477\478\479\480\481\482\483\484\485\486\487\488\489\490\491\492\493\494\495\496\497\498\499\500\501\502\503\504\505\506\507\508\509\510\511\512\513\514\515\516\517\518\519\520\521\522\523\524\525\526\527\528\529\530\531\532\533\534\535\536\537\538\539\540\541\542\543\544\545\546\547\548\549\550\551\552\553\554\555\556\557\558\559\560\561\562\563\564\565\566\567\568\569\570\571\572\573\574\575\576\577\578\579\580\581\582\583\584\585\586\587\588\589\590\591\592\593\594\595\596\597\598\599\600\601\602\603\604\605\606\607\608\609\610\611\612\613\614\615\616\617\618\619\620\621\622\623\624\625\626\627\628\629\630\631\632\633\634\635\636\637\638\639\640\641\642\643\644\645\646\647\648\649\650\651\652\653\654\655\656\657\658\659\660\661\662\663\664\665\666\667\668\669\670\671\672\673\674\675\676\677\678\679\680\681\682\683\684\685\686\687\688\689\690\691\692\693\694\695\696\697\698\699\700\701\702\703\704\705\706\707\708\709\710\711\712\713\714\715\716\717\718\719\720\721\722\723\724\725\726\727\728\729\730\731\732\733\734\735\736\737\738\739\740\741\742\743\744\745\746\747\748\749\750\751\752\753\754\755\756\757\758\759\760\761\762\763\764\765\766\767\768\769\770\771\772\773\774\775\776\777\778\779\780\781\782\783\784\785\786\787\788\789\790\791\792\793\794\795\796\797\798\799\800\801\802\803\804\805\806\807\808\809\810\811\812\813\814\815\816\817\818\819\820\821\822\823\824\825\826\827\828\829\830\831\832\833\834\835\836\837\838\839\840\841\842\843\844\845\846\847\848\849\850\851\852\853\854\855\856\857\858\859\860\861\862\863\864\865\866\867\868\869\870\871\872\873\874\875\876\877\878\879\880\881\882\883\884\885\886\887\888\889\890\891\892\893\894\895\896\897\898\899\900\901\902\903\904\905\906\907\908\909\910\911\912\913\914\915\916\917\918\919\920\921\922\923\924\925\926\927\928\929\930\931\932\933\934\935\936\937\938\939\940\941\942\943\944\945\946\947\948\949\950\951\952\953\954\955\956\957\958\959\960\961\962\963\964\965\966\967\968\969\970\971\972\973\974\975\976\977\978\979\980\981\982\983\984\985\986\987\988\989\990\991\992\993\994\995\996\997\998\999\1000

## **Recommendation**

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