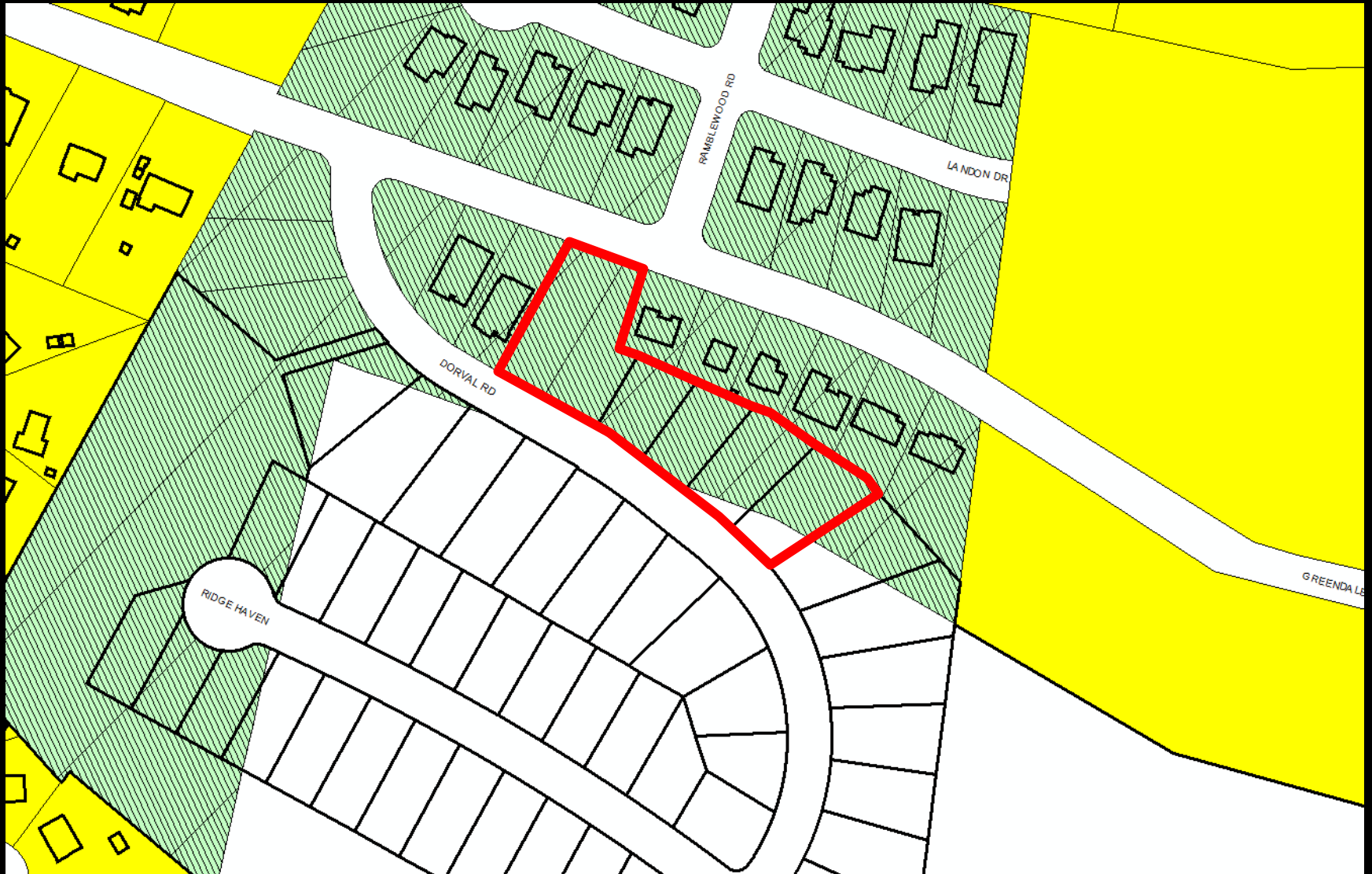




# Rezoning – Dorval Road (The Crossings)



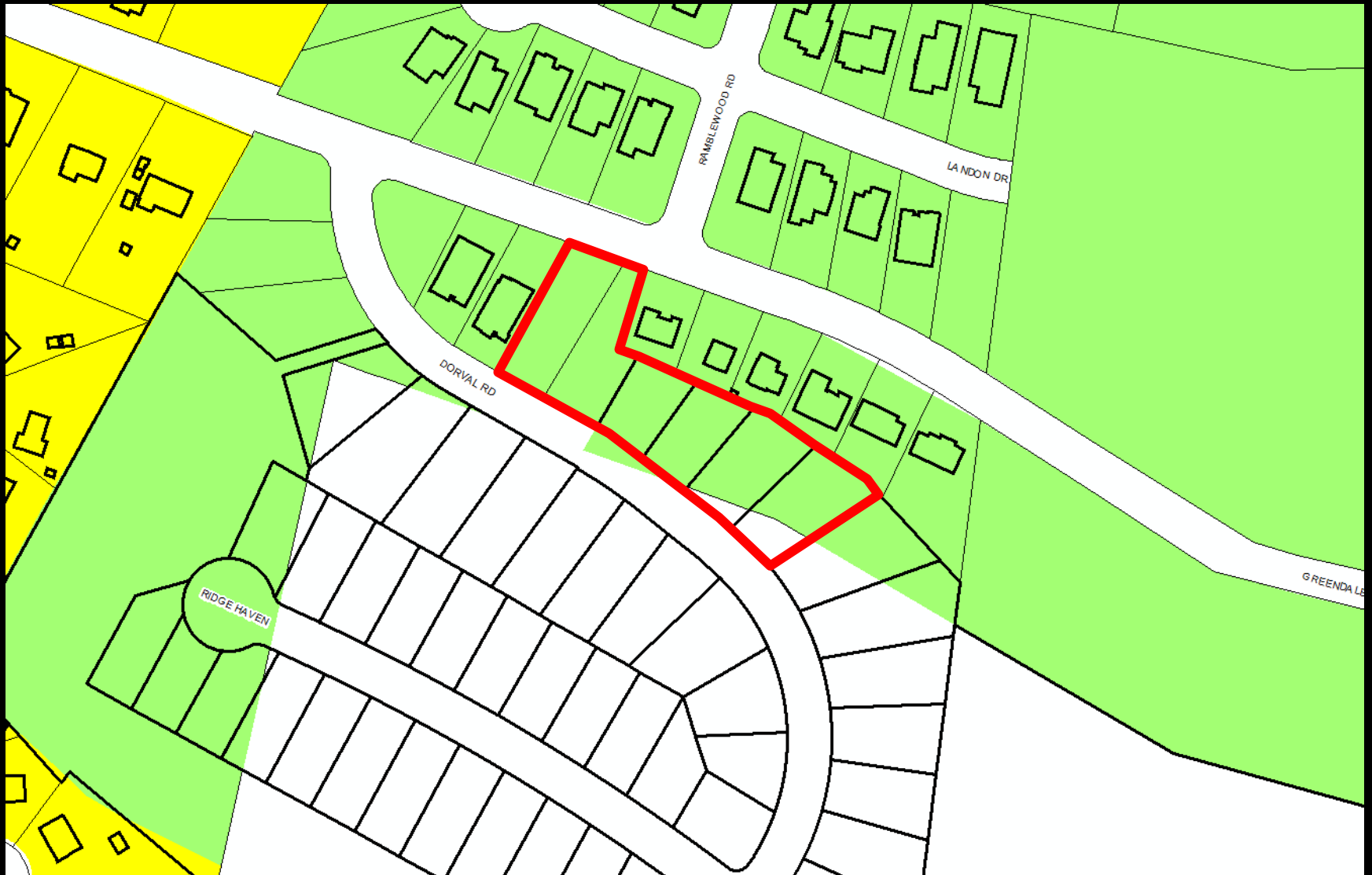
## R-2C to R-8C



# Rezoning – Dorval Road (The Crossings)



## R-2C to R-8C

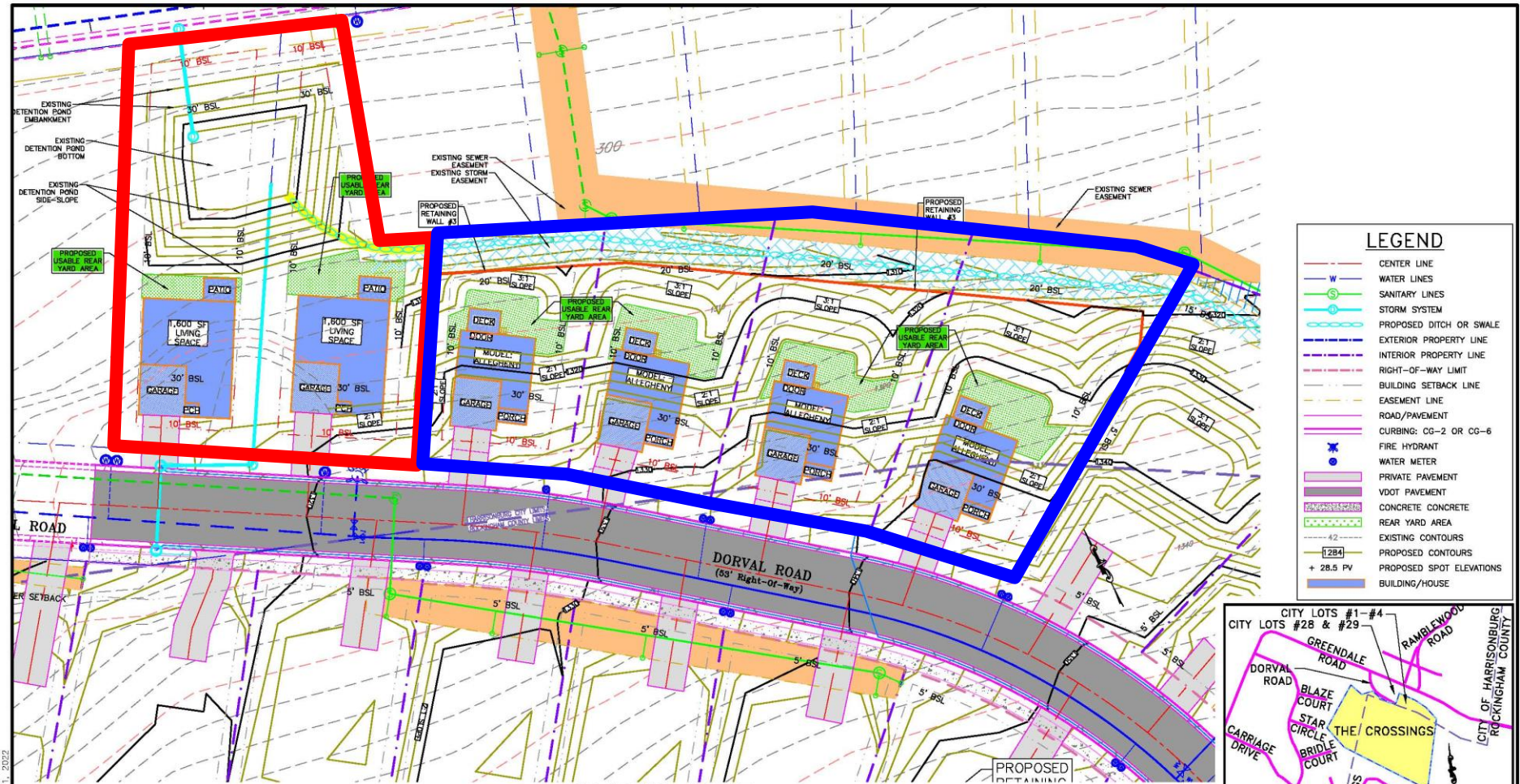


# Rezoning – Dorval Road (The Crossings)

## R-2C to R-8C

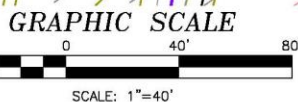
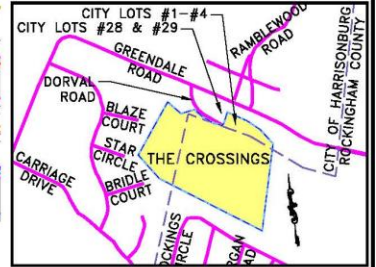






### LEGEND

- CENTER LINE
- WATER LINES
- SANITARY LINES
- STORM SYSTEM
- PROPOSED DITCH OR SWALE
- EXTERIOR PROPERTY LINE
- INTERIOR PROPERTY LINE
- RIGHT-OF-WAY LIMIT
- BUILDING SETBACK LINE
- EASEMENT LINE
- ROAD/PAVEMENT
- CURBING: CG-2 OR CG-6
- FIRE HYDRANT
- WATER METER
- PRIVATE PAVEMENT
- VDOT PAVEMENT
- CONCRETE CONCRETE
- REAR YARD AREA
- EXISTING CONTOURS
- PROPOSED CONTOURS
- + 28.5 PV
- BUILDING/HOUSE



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	LINE BEARING	DISTANCE
C2	526.50	49.48	49.48	N 57°01'18" W	05°23'04"	L1	N 59°42'48" W 16.16'
C3	526.50	26.98	26.98	N 52°51'39" W	02°56'11"		
C4	321.50	0.97	0.97	N 51°18'22" W	00°10'23"		
C5	321.50	65.53	65.42	N 45°22'49" W	11°40'45"		

**Blackwell Engineering, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 Phone: (540) 432-9555 FAX: (540) 434-7604  
 Email: BE@blackwell-engineering.com

Date: 10-31-22

Revision Date

Designed by: JDO  
 Drawn by: JDO  
 Job No. 1852-PH2

Scale: 1"=40'



**SITE MAP - CONCEPTUAL PLAN**

CITY LOTS #28(097-L-7), #29(097-L-8), #1(097-L-12), #2(097-L-13), #3(097-L-14), #4(097-L-15)  
 THE CROSSINGS - SECTIONS 1 AND 2  
 HARRISONBURG, VA  
 ROCKINGHAM COUNTY, VA

Drawing No. **3/3**

Printed: November 1, 2022 File: 1852-PH2.dwg

# 2007 Proffers

1. The uses will be limited to all uses in Article H-R-1 Single Family Residential District. Only area and dimensional regulations for single family from the R-2 Residential District will govern for lot sizes.
2. Existing Ramblewood Road will be straightened with right and left turn lanes on Greendale Rd.
3. Greendale Rd. will be widened with curbs and gutter and sidewalk per city standards. In addition a left turn and through lanes will be provided at the Ramblewood intersection.
4. There will not be more than 52 lots in the City of Harrisonburg.

# Submitted Proffers

1. Duplex dwellings are prohibited.
2. Area and Dimensional Regulations

Except as provided in article T, and as required in article CC for wireless telecommunication facilities, the following area and dimensional regulations shall apply:

	Minimum Feet					Maximum	
Lot Area Sq. Ft.	*Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Stories	Height
Single- Family Detached: 7,000	60	100	10	10	20	3	35
Other Uses: 6,000	60	100	10	10	25	3	40

\* Measured at the point of required front setback line



# Recommendation

Staff and Planning Commission (7-0)  
recommends approval of the rezoning.

