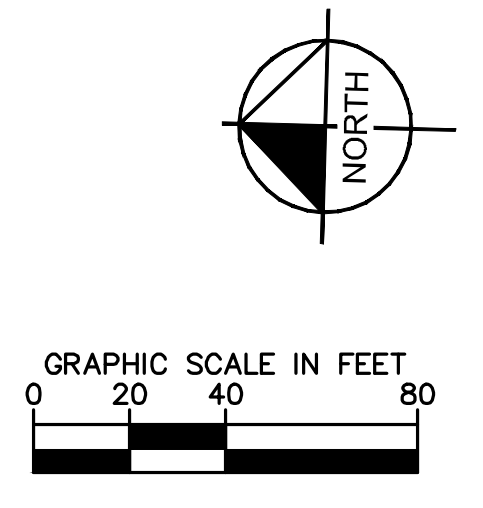
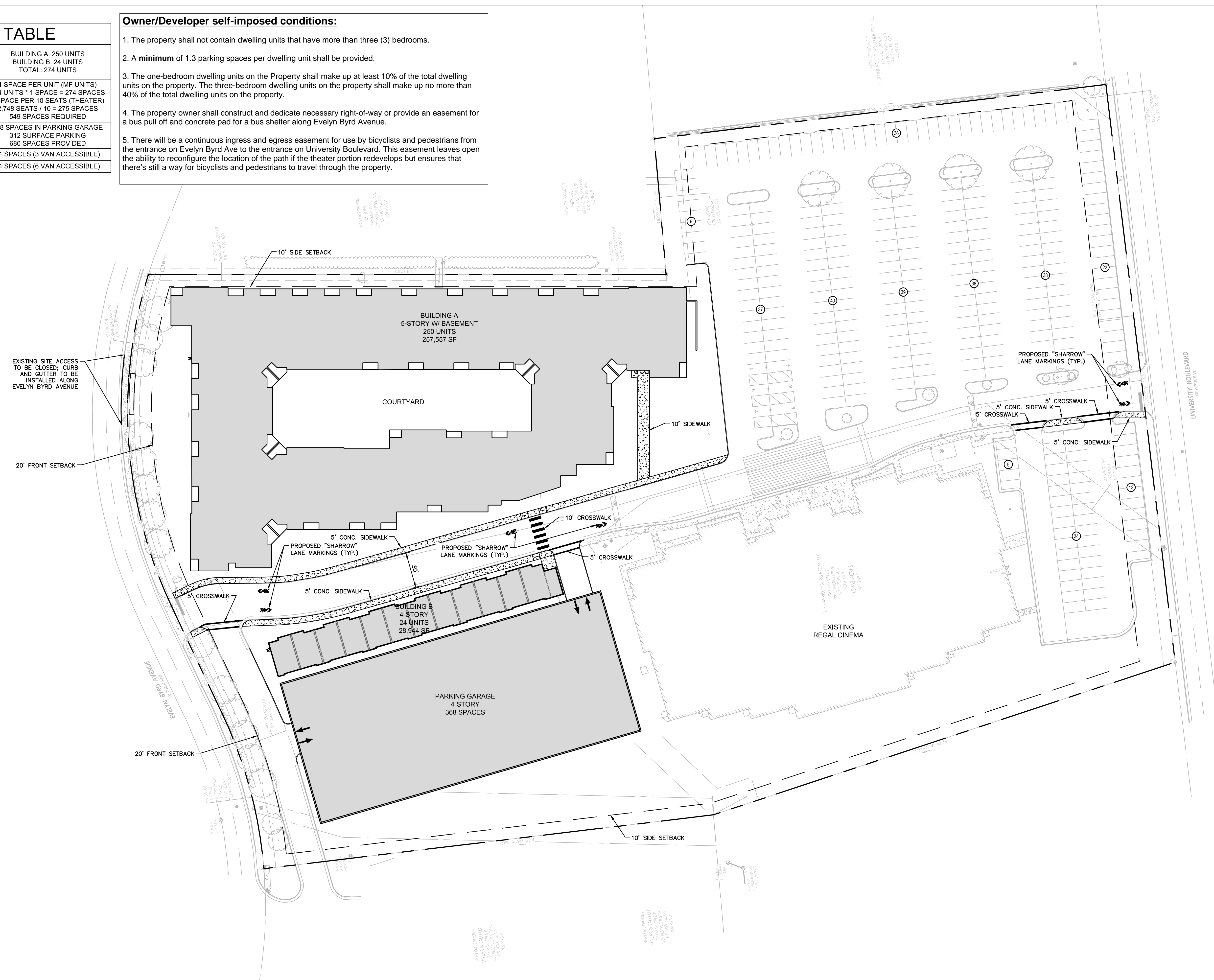


Plotted By: Boyd, Mark. Sheet: Set:Kha - Layout:Option 1 - January 06, 2022 - 02:55:56pm. K:\NRIC\_CIV\113518000 - Harrisonburg Regal Apartments - Harrisonburg, VA\CAD\Exhibits\Development Plan for SUP.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE	
NUMBER OF UNITS:	BUILDING A: 250 UNITS BUILDING B: 24 UNITS TOTAL: 274 UNITS
PARKING REQUIRED: (PER ZONING ORDINANCE)	1 SPACE PER UNIT (MF UNITS) 274 UNITS * 1 SPACE = 274 SPACES 1 SPACE PER 10 SEATS (THEATER) 2,748 SEATS / 10 = 275 SPACES 549 SPACES REQUIRED
PARKING PROVIDED:	368 SPACES IN PARKING GARAGE 312 SURFACE PARKING 680 SPACES PROVIDED
ACCESSIBLE SPACES REQUIRED:	14 SPACES (3 VAN ACCESSIBLE)
ACCESSIBLE SPACES PROVIDED:	14 SPACES (6 VAN ACCESSIBLE)

- Owner/Developer self-imposed conditions:**
- The property shall not contain dwelling units that have more than three (3) bedrooms.
  - A minimum of 1.3 parking spaces per dwelling unit shall be provided.
  - The one-bedroom dwelling units on the Property shall make up at least 10% of the total dwelling units on the property. The three-bedroom dwelling units on the property shall make up no more than 40% of the total dwelling units on the property.
  - The property owner shall construct and dedicate necessary right-of-way or provide an easement for a bus pull off and concrete pad for a bus shelter along Evelyn Byrd Avenue.
  - There will be a continuous ingress and egress easement for use by bicyclists and pedestrians from the entrance on Evelyn Byrd Ave to the entrance on University Boulevard. This easement leaves open the ability to reconfigure the location of the path if the theater portion redevelops but ensures that there's still a way for bicyclists and pedestrians to travel through the property.



No.	REVISIONS	DATE	BY

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-3882  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
 113518000  
 DATE  
 12/21/2021  
 SCALE AS SHOWN  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY

**HARRISONBURG REGAL**  
 PREPARED FOR  
**ARMADA HOFFLER**  
 CITY OF HARRISONBURG VIRGINIA

LICENSED PROFESSIONAL  
 DATE:

**DEVELOPMENT PLAN  
 FOR SPECIAL USE PERMIT**

SHEET NUMBER  
**SP-1**