



SITE INFORMATION:
 TAX MAP #: 104-E-2 (PARTIAL, TO BE SUBDIVIDED)
 DEEDBOOK: 3481/403
 ACREAGE: 11.0 AC (3.30 AC IMPACTED)
 ZONING: B-2
 ADDRESS: 3091 S MAIN ST
 HARRISONBURG, VA 22801
 BUILDING SIZE: 21,930 SF, 1-STORY

ENGINEER: MONTEVERDE ENGINEERING & DESIGN STUDIO
 250 E. ELIZABETH ST, SUITE 114
 HARRISONBURG, VA 22802
 SRODERICK@MONTEVERDEDESIGNS.COM
 (540) 228-0202

OWNER: HARRISONBURG FORD PROPERTY, LLC
 ATT: NELSON SWARTZ
 2885 S MAIN ST
 HARRISONBURG, VA 22801

PARKING SUMMARY:

PARKING REQUIRED: RETAIL
 - ONE (1) PARKING SPACE FOR EACH 250 GSF UNDER ROOF
 - ONE (1) 4 BICYCLE SPACES FOR EACH 10,000 GSF UNDER ROOF (4 MIN)

TOTAL UNDER ROOF:	26,924 GSF
TOTAL REQUIRED:	108 SPACES, INCLUDING 5 ADA 4 BICYCLE SPACES
PARKING PROVIDED:	77 SPACES, INCLUDING 5 ADA 4 BICYCLE SPACES
ADD'L PARKING POSSIBLE:	31 SPACES
TOTAL PARKING POSSIBLE:	108 SPACES, INCLUDING 5 ADA (INCLUDES 27 COMPACT, 25%) 4 BICYCLE SPACES

NOTE: AREAS DEPICTED AS "SPACES NOT CONSTRUCTED" SHALL BE PRESERVED IN ACCORDANCE WITH SEC 10-3-91(B) OF THE CITY OF HARRISONBURG'S ZONING ORDINANCE, AND NOTED IN ANY DEED PREPARATION IN SAME MANNER AS A CONDITION OF THE SPECIAL USE PERMIT. EXACT BOUNDARIES OF PRESERVATION AREAS WILL BE LOCATED DURING SITE PLAN PREPARATION, AND MAY DIFFER MINIMALLY FROM WHAT IS DEPICTED ON THIS PLAN, SO LONG AS PARKING REQUIREMENTS ARE MET.

SITE MAP
3091 S MAIN ST
SPECIAL USE PERMIT
 Harrisonburg, Virginia 22801

Revisions:

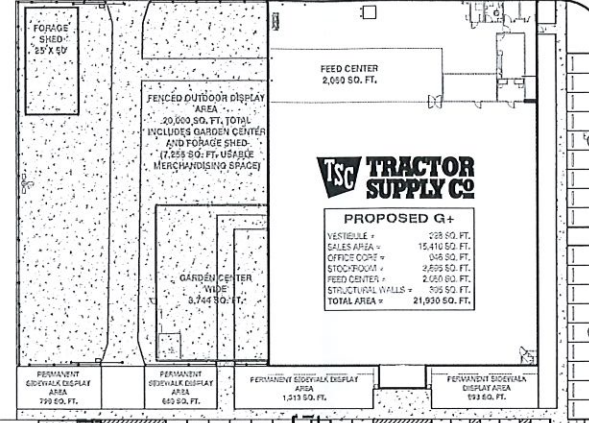
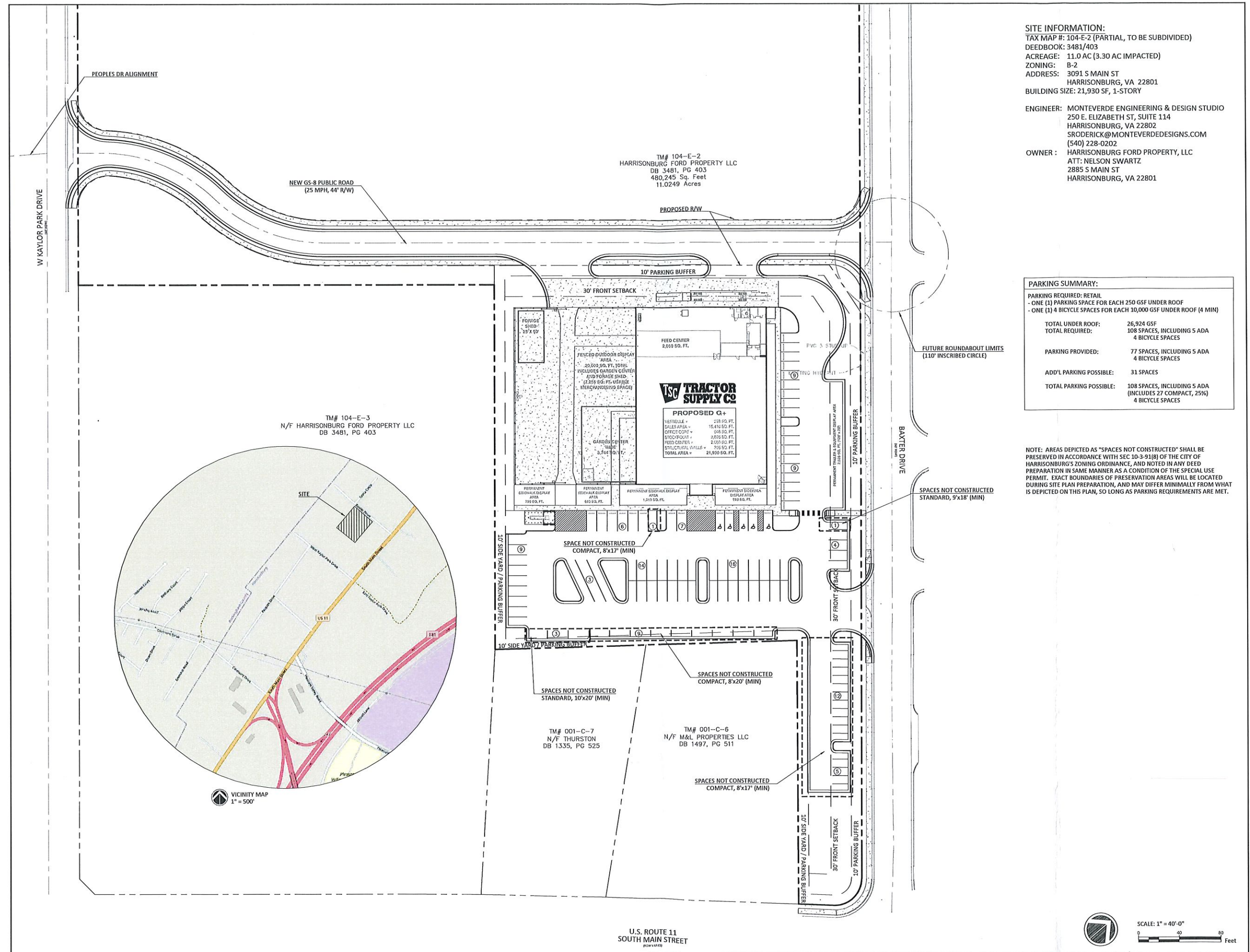
No.	Description	Date

PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

SITE PLAN

Project number: 21087C
 Date: November 3, 2021
 Drawn by: SOR
 Checked by: SOR

SUP-1



U.S. ROUTE 11
 SOUTH MAIN STREET

