

| 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 1
 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

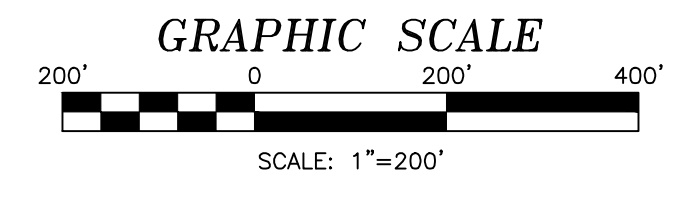
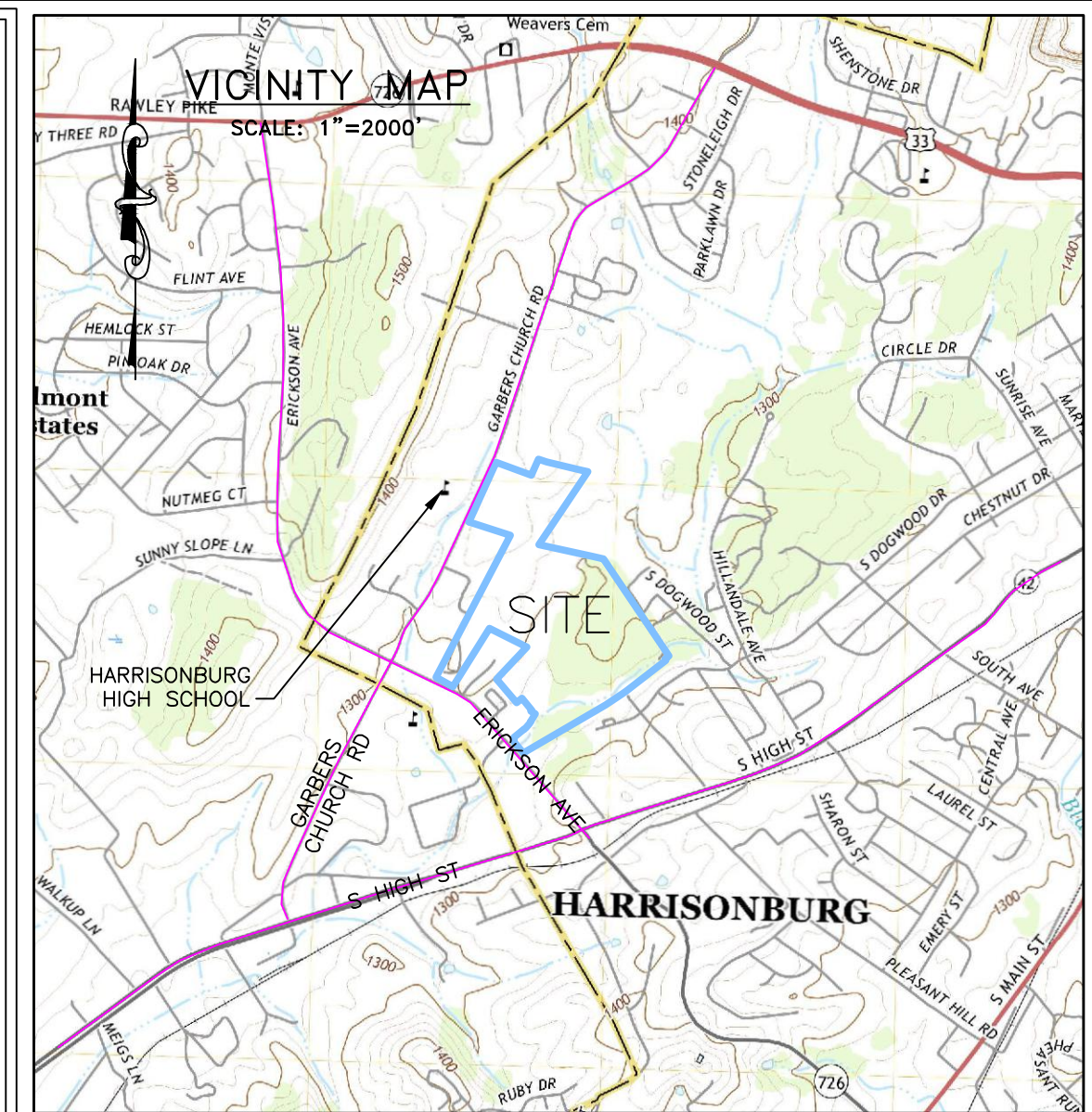
PROPERTY INFO
 TM#115 B 1, 4
 BARBER MARTHA CLARK OTHERS
 ATTN: CHARLES CLARK
 10543 DENVER LA
 DAYTON VA, 22821
 AREA=46.443 ACRES
 ZONED: B-2, R-1, R-3

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 BRETHREN 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

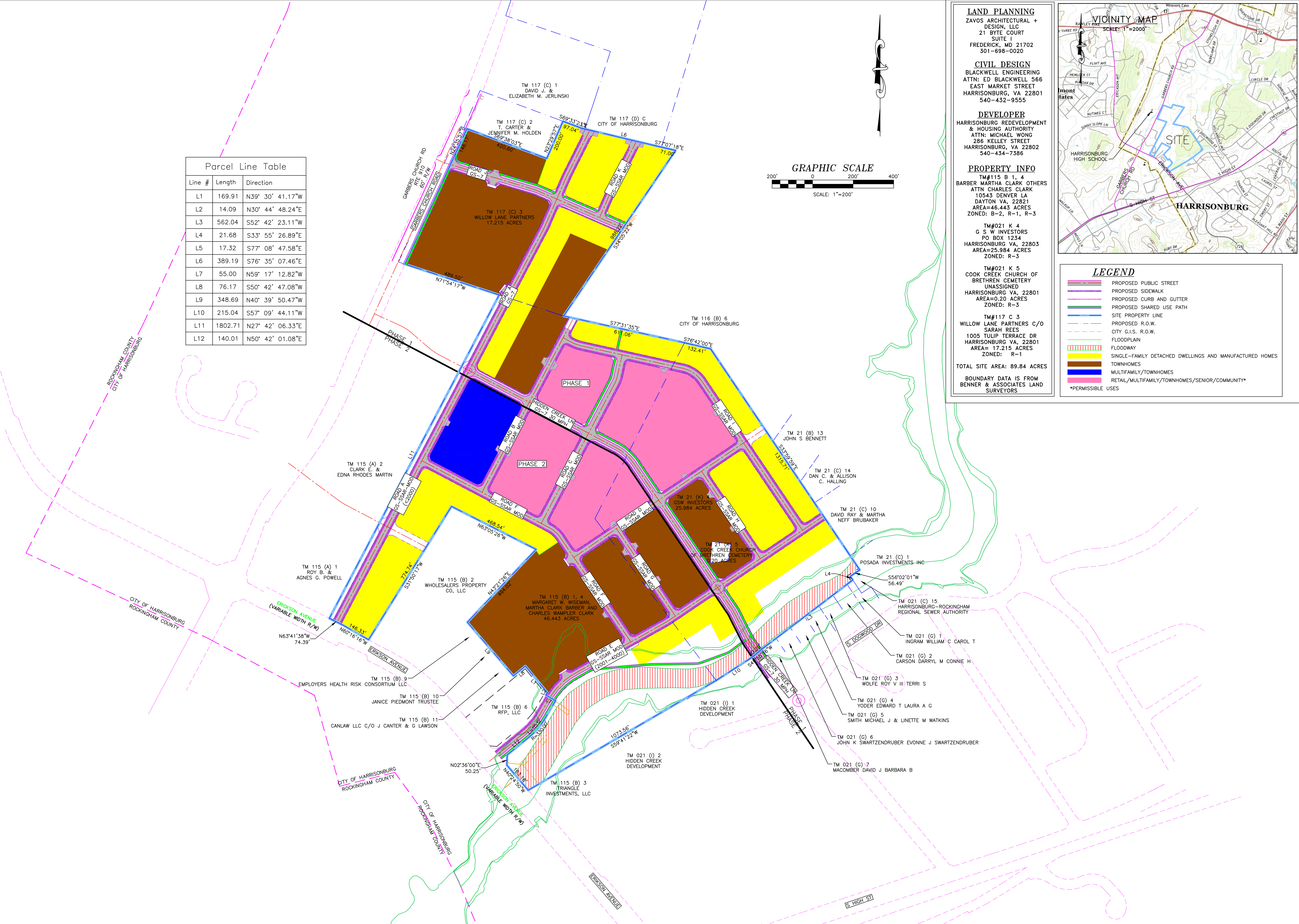
TOTAL SITE AREA: 89.84 ACRES
 BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS



LEGEND

- PROPOSED PUBLIC STREET
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED SHARED USE PATH
- SITE PROPERTY LINE
- PROPOSED R.O.W.
- CITY G.I.S. R.O.W.
- FLOODPLAIN
- FLOODWAY
- SINGLE-FAMILY DETACHED DWELLINGS AND MANUFACTURED HOMES
- TOWNHOMES
- MULTIFAMILY/TOWNHOMES
- RETAIL/MULTIFAMILY/TOWNHOMES/SENIOR/COMMUNITY*

*PERMISSIBLE USES



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

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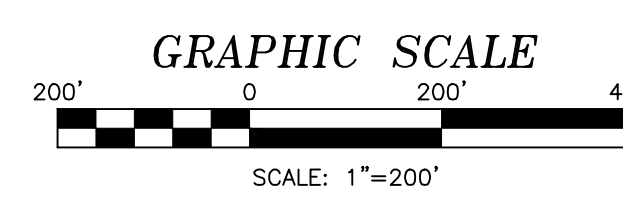
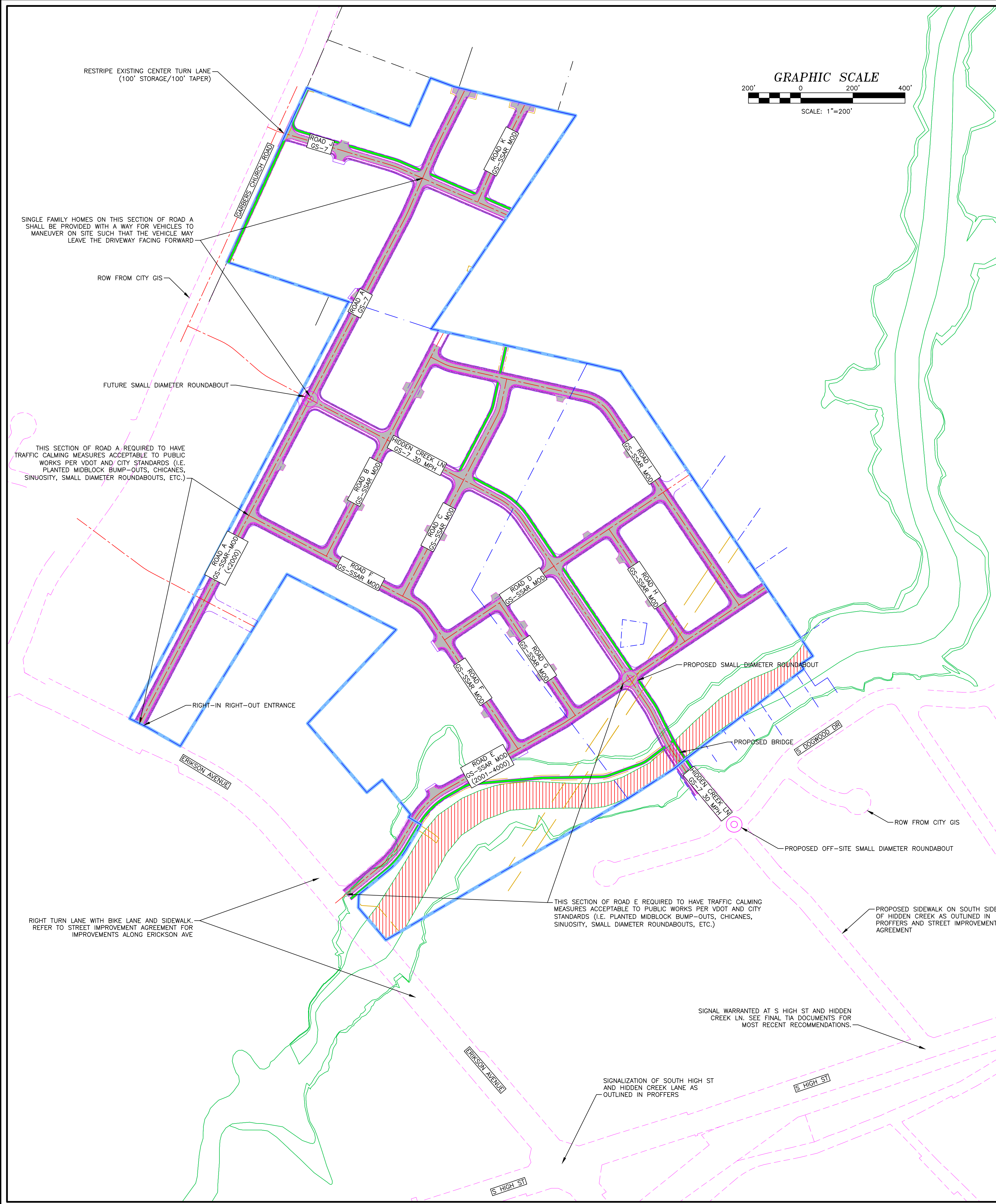
Revision Dates
 1/4/23 PER CITY
 1/10/23 PER CITY

MASTER PLAN
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
 HARRISONBURG, VA 22802

Drawing No.
1
 of 2 Sheets

Job No. 2935-R

File: 2935-R_Harrisonburg_Housing_Development.dwg Printed: January 9, 2023



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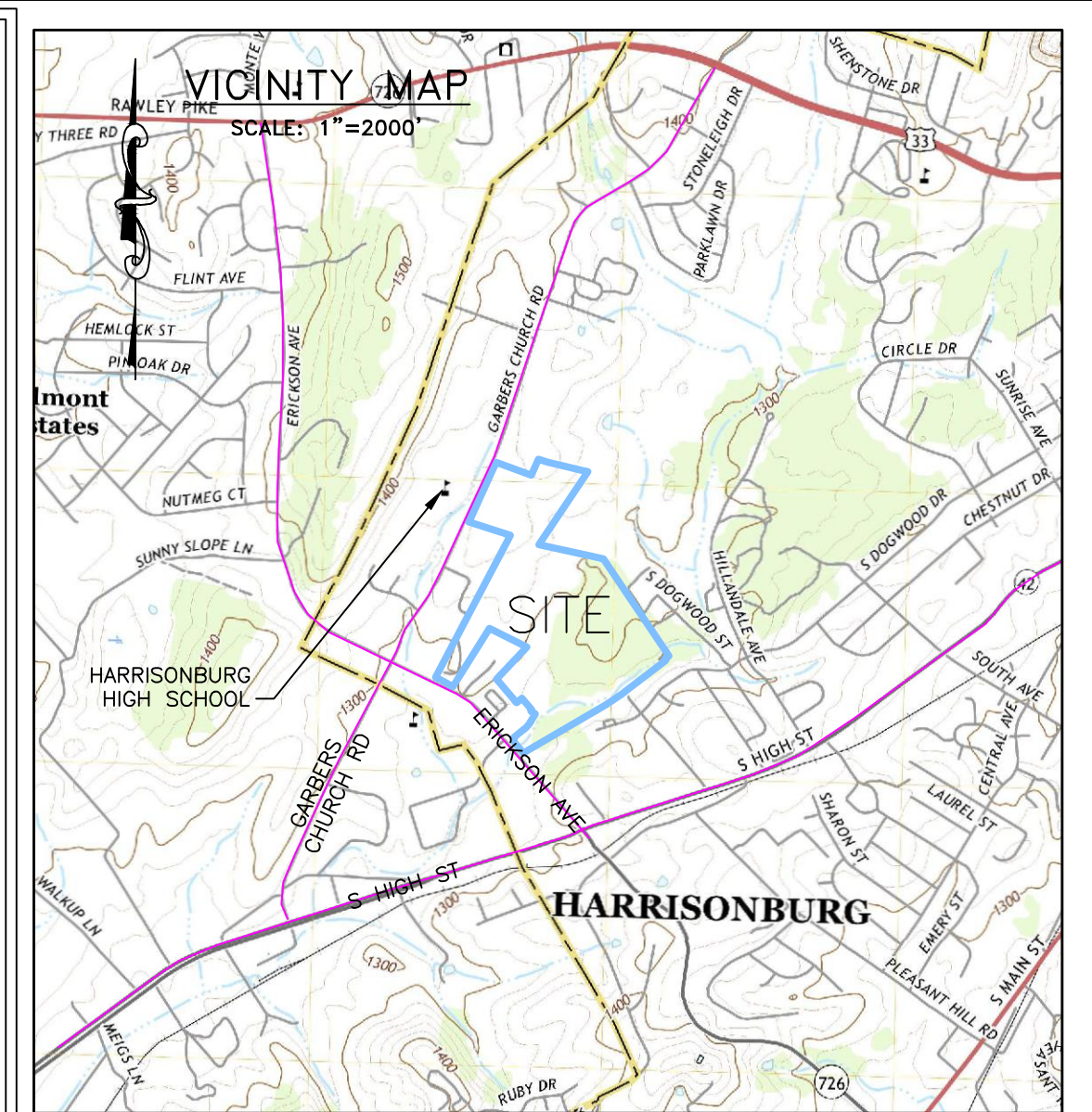
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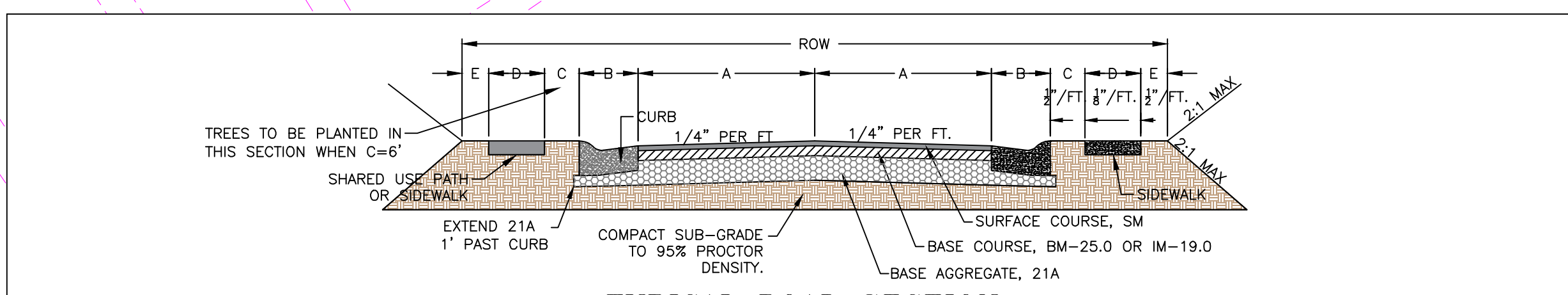
BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS



LEGEND

| | |
|----------------------|--------------------------|
| [Red Line] | PROPOSED PUBLIC STREET |
| [Purple Line] | PROPOSED SIDEWALK |
| [Green Line] | PROPOSED CURB AND GUTTER |
| [Blue Line] | PROPOSED SHARED USE PATH |
| [Dashed Blue Line] | SITE PROPERTY LINE |
| [Dashed Purple Line] | PROPOSED R.O.W. |
| [Dashed Green Line] | CITY G.I.S. R.O.W. |
| [Dashed Yellow Line] | EASEMENT |
| [Green Area] | FLOODPLAIN |
| [Red Area] | FLOODWAY |

- STREET NOTES:**
- NO MAILBOX BANKS ARE TO BE LOCATED ON HIDDEN CREEK LANE.
 - STREETS WITH ON-STREET PARKING SHALL HAVE CURB EXTENSIONS AT INTERSECTIONS AND COMMERCIAL/MULTIFAMILY ENTRANCES.
 - TURN LANE ENTRANCE WARRANT ANALYSIS TO BE PERFORMED BEFORE PRELIMINARY PLATTING AND ROW TO BE UPDATED AS NEEDED.
 - FINAL BUS PULL-OFF AREAS AND BUS STOP AREAS TO BE COORDINATED WITH THE DEPARTMENT OF PUBLIC TRANSPORTATION.
 - ALL STOP SIGNS ON PUBLIC STREETS SHALL HAVE STOP BARS.
 - ALL STREET STUDS TO HAVE CITY APPROVED BARRIERS AND APPROPRIATE MARKINGS.
 - FINAL TYPICAL STREET SECTIONS TO BE DETERMINED AT THE PRELIMINARY PLATTING PHASE FOR LANE WIDTHS AND LOCATIONS OF SIDEWALK AND SHARED-USE-PATH.
 - SINGLE FAMILY HOME DRIVEWAYS SHALL CROSS SIDEWALKS AS ONE 12' LANE BEFORE EXPANDING, IF NEEDED.
 - ACCESS MANAGEMENT WITHIN THE DEVELOPMENT SHALL MEET VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD DESIGN MANUAL, APPENDIX B2 STANDARDS. WAIVERS TO DEVIATE FROM THE ROAD DESIGN STANDARD MAY BE GRANTED AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS.



TYPICAL ROAD SECTION SCHEDULE

| ROAD | START STATION | END STATION | ROW | A | B | C | D | E | CURB FACE TO FACE | CURB TYPE | ON-STREET PARKING | TRAFFIC CALMING MEASURES | BASE AGGREGATE | BASE COURSE | SURFACE COURSE | DESIGN STANDARD | FUNCTIONAL CLASSIFICATION | Design Speed | AADT |
|--------------------------|---------------|-------------------|---------|-------|-------|--------|---------|----------|-------------------|-----------|-------------------|--------------------------|----------------|-------------|----------------|--------------------------|---------------------------|--------------|------|
| HIDDEN CREEK LANE | 10+00 | Community Center | 55.5' | 11' | 2.5' | 6' SUP | 10' SUP | 1.0' SUP | 26' | CG-6 | NO | NO | TBD | TBD | TBD | GS-7 (Urban Collector) | Collector/Avenue | 30 mph | TBD |
| HIDDEN CREEK LANE | 10+00 | Community Center | END | 50' | 11' | 2.5' | 6' SW | 5' SW | 26' | CG-6 | NO | NO | TBD | TBD | TBD | GS-7 (Urban Collector) | Collector/Avenue | 30 mph | TBD |
| PRIVATE STREETS | 10+00 | HIDDEN CREEK LN | 45' MIN | 12.5' | 2.5' | 2' | 5' | 0.5' | 29' | CG-6 | ONE SIDE | NO | TBD | TBD | TBD | GS-5SAR MOD (2001-4000) | Local | 25 mph | TBD |
| ROAD A | 10+00 | HIDDEN CREEK LN | END | 45' | 12.5' | 2.5' | 2' | 5' | 29' | CG-6 | ONE SIDE | NO | TBD | TBD | TBD | GS-7 (Urban Collector) | Local | 25 mph | TBD |
| ROAD B, D, F, G, H, J, K | 10+00 | ROAD F | END | 45' | 12.5' | 2.5' | 2' | 5' | 29' | CG-6 | ONE SIDE | NO | TBD | TBD | TBD | GS-5SAR MOD (UP TO 2000) | Local | 25 mph | TBD |
| ROAD C | 10+00 | HIDDEN CREEK LN | END | 52' | 16' | 2.5' | 2' | 5' | 36' | CG-6 | BOTH SIDES | NO | TBD | TBD | TBD | GS-5SAR MOD (UP TO 2000) | Local | 25 mph | TBD |
| ROAD C | 10+00 | HIDDEN CREEK LN | END | 61.5' | 16' | 2.5' | 2' | 5' | 36' | CG-6 | BOTH SIDES | NO | TBD | TBD | TBD | GS-5SAR MOD (UP TO 2000) | Local | 25 mph | TBD |
| ROAD E | 10+00 | ROAD F | END | 51.5' | 11' | 2.5' | 6' SUP | 10' SUP | 1.0' SUP | 26' | CG-6 | NO | YES | TBD | TBD | GS-5SAR MOD (<2000) | Neighborhood Collector | 30 mph | TBD |
| ROAD E | 10+00 | ROAD F | END | 42' | 11' | 2.5' | 2' | 5' | 26' | CG-6 | NO | YES | TBD | TBD | TBD | GS-5SAR MOD (<2000) | Neighborhood Collector | 30 mph | TBD |
| ROAD J | 10+00 | GARRERS CHURCH RD | END | 55.5' | 11' | 2.5' | 6' SUP | 10' SUP | 1.0' SUP | 26' | CG-6 | NO | NO | TBD | TBD | GS-7 (Urban Collector) | Local | 30 mph | TBD |
| ROAD J | 10+00 | GARRERS CHURCH RD | END | 58.5' | 12.5' | 2.5' | 6' SUP | 10' SUP | 1.0' SUP | 26' | CG-6 | NO | NO | TBD | TBD | GS-7 (Urban Collector) | Local | 30 mph | TBD |

- *SUP = SHARED USE PATH; SW = SIDEWALK
- CITY TO PROVIDE INFORMATION ON TREES TO BE PLANTED IN THE 6' BUFFER SPACE BETWEEN THE CURB AND SUP (SEE COLUMN C FOR SECTIONS WITH 6' SUP*).
 - FINAL TYPICAL SECTIONS TO BE DETERMINED AT THE PRELIMINARY PLATTING PHASE FOR LANE WIDTHS AND LOCATIONS OF SIDEWALK AND SHARED-USE-PATH.
 - COLUMNS WITH TBD ARE TO BE DETERMINED AT THE SITE PLAN PHASE.
 - MODIFICATIONS TO THESE CROSS-SECTIONS AND R.O.W. WIDTHS MAY BE PERMITTED AT THE DISCRETION OF PUBLIC WORKS.
 - A MAINTENANCE EASEMENT THAT EXTENDS 1' AND 0.5' PAST THE EDGE OF THE SHARED-USE-PATH AND SIDEWALK, RESPECTIVELY, WILL BE REQUIRED WHEN THE SHARED-USE-PATH AND SIDEWALK EXTEND PAST THE R.O.W.

TYPICAL ROAD SECTION SCHEDULE

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

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 1/4/23 PER CITY
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MASTER PLAN - PUBLIC ROAD LAYOUT
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
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Drawing No.
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Job No. 2935-R