

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

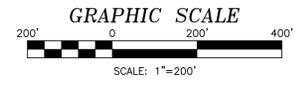
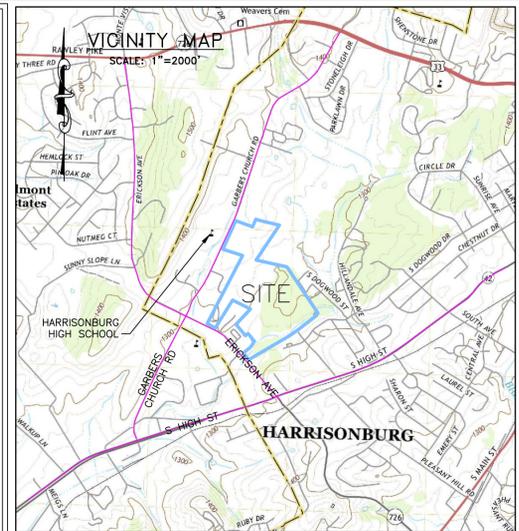
PROPERTY INFO
 TM#115 B 1, 4
 BARBER MARTHA CLARK OTHERS
 ATTN: CHARLES CLARK
 10543 DENVER LA
 DAYTON VA, 22821
 AREA=46.443 ACRES
 ZONED: B-2, R-1, R-3

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

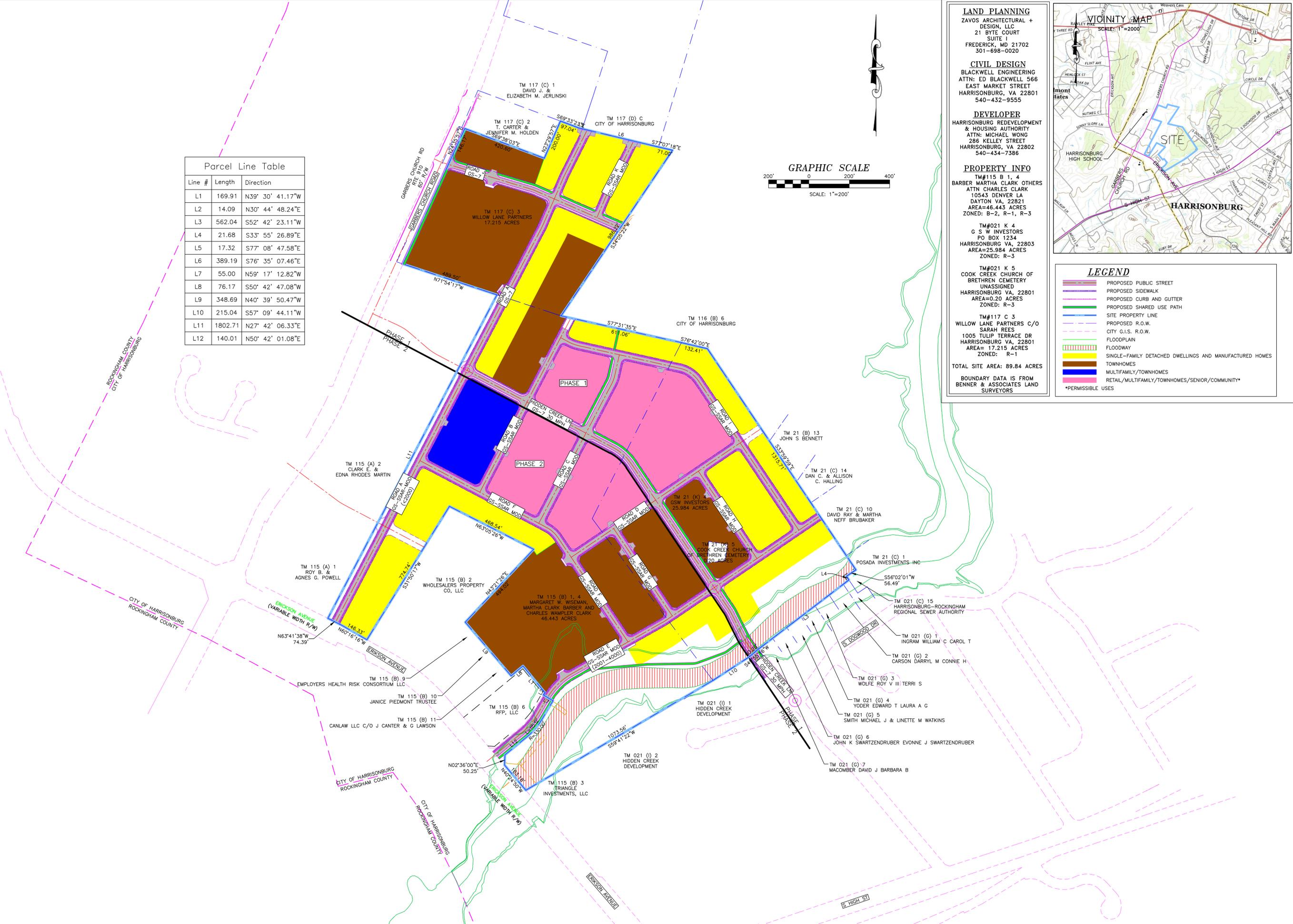
TOTAL SITE AREA: 89.84 ACRES
 BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS



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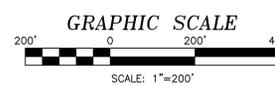
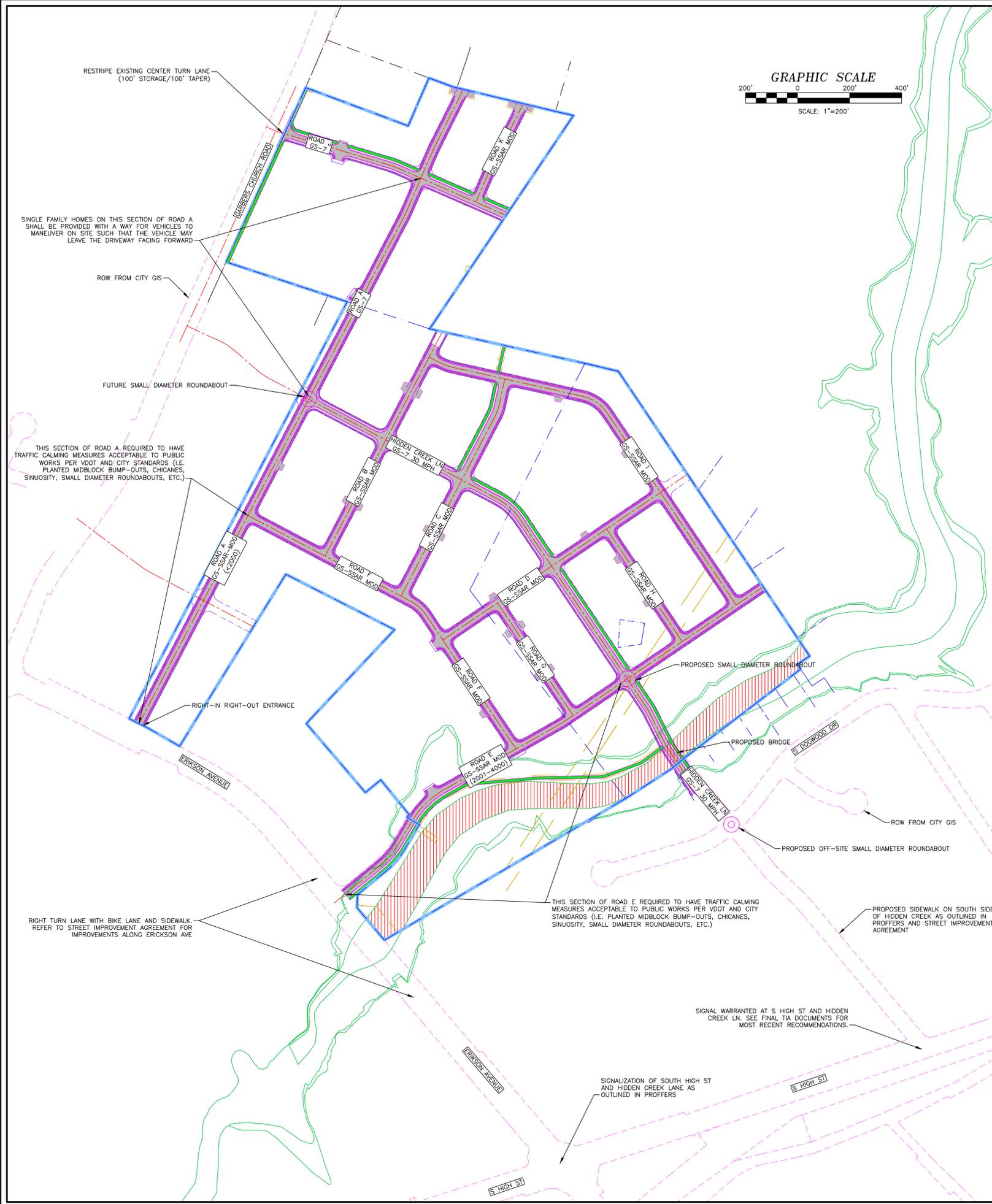
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MASTER PLAN
 BLUESTONE TOWN CENTER
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
 286 KELLEY STREET
 HARRISONBURG, VA 22802

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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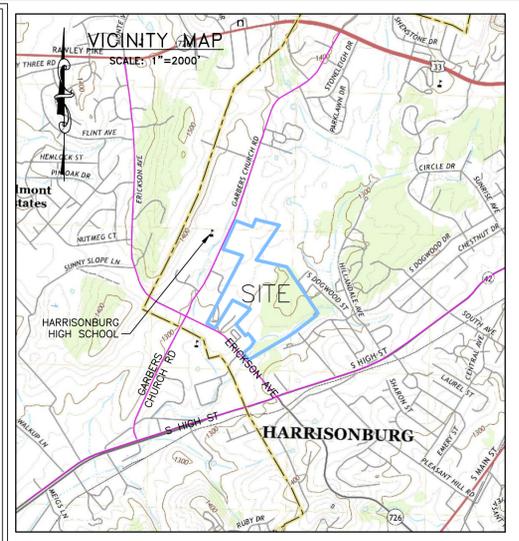
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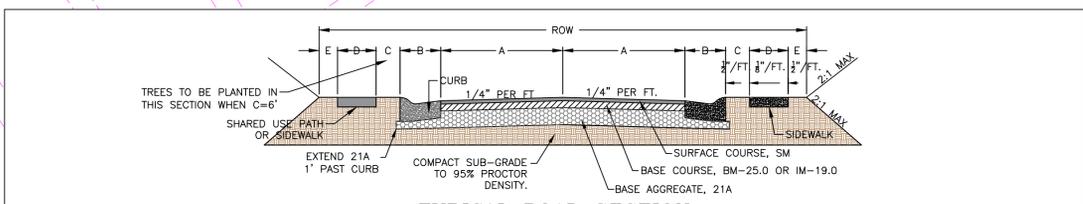
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- PROPOSED SIDEWALK
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- SITE PROPERTY LINE
- PROPOSED R.O.W.
- CITY G.I.S. R.O.W.
- EASEMENT
- FLOODPLAIN
- FLOODWAY

- 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 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Collector/Avenue	30 mph	TBD
HIDDEN CREEK LANE	Community Center	END	50'	11'	2.5'	6' SW	5' SW	0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-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	CS-SSAR MOD (2001-4000)	Local	25 mph	TBD
ROAD A	10+00	HIDDEN CREEK LN	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6	ONE SIDE	YES	TBD	TBD	TBD	CS-SSAR MOD (2001-4000)	Local	25 mph	TBD
ROAD A	HIDDEN CREEK LN	END	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6	ONE SIDE	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Local	25 mph	TBD
ROAD B, D, F, G, H, J, K	10+00	END	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6	ONE SIDE	NO	TBD	TBD	TBD	CS-SSAR MOD (UP TO 2000)	Local	25 mph	TBD
ROAD C	10+00	HIDDEN CREEK LN	52'	16'	2.5'	2'	5'	0.5'	36'	CG-6	BOTH SIDES	NO	TBD	TBD	TBD	CS-SSAR MOD (UP TO 2000)	Local	25 mph	TBD
ROAD C	HIDDEN CREEK LN	END	61.5'	16'	2.5'	2'	5'	0.5'	36'	CG-6	BOTH SIDES	NO	TBD	TBD	TBD	CS-SSAR MOD (UP TO 2000)	Local	25 mph	TBD
ROAD E	10+00	ROAD F	51.5'	11'	2.5'	6' SUP 2' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	YES	TBD	TBD	TBD	CS-SSAR MOD (<2000)	Neighborhood Collector	30 mph	TBD
ROAD E	ROAD F	END	42'	11'	2.5'	2'	5'	0.5'	26'	CG-6	NO	YES	TBD	TBD	TBD	CS-SSAR MOD (<2000)	Neighborhood Collector	30 mph	TBD
ROAD J	GARRERS CHURCH RD	ROAD A	55.5'	11'	2.5'	6' SUP 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Local	30 mph	TBD
ROAD J	GARRERS CHURCH RD	ROAD A	58.5'	12.5'	2.5'	6' SUP 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Local	30 mph	TBD

- 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

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 Scale: 1"=200'
 Designed by: ---
 Drawn by: NHK
 Checked by: EHB

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 BLUESTONE TOWN CENTER
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