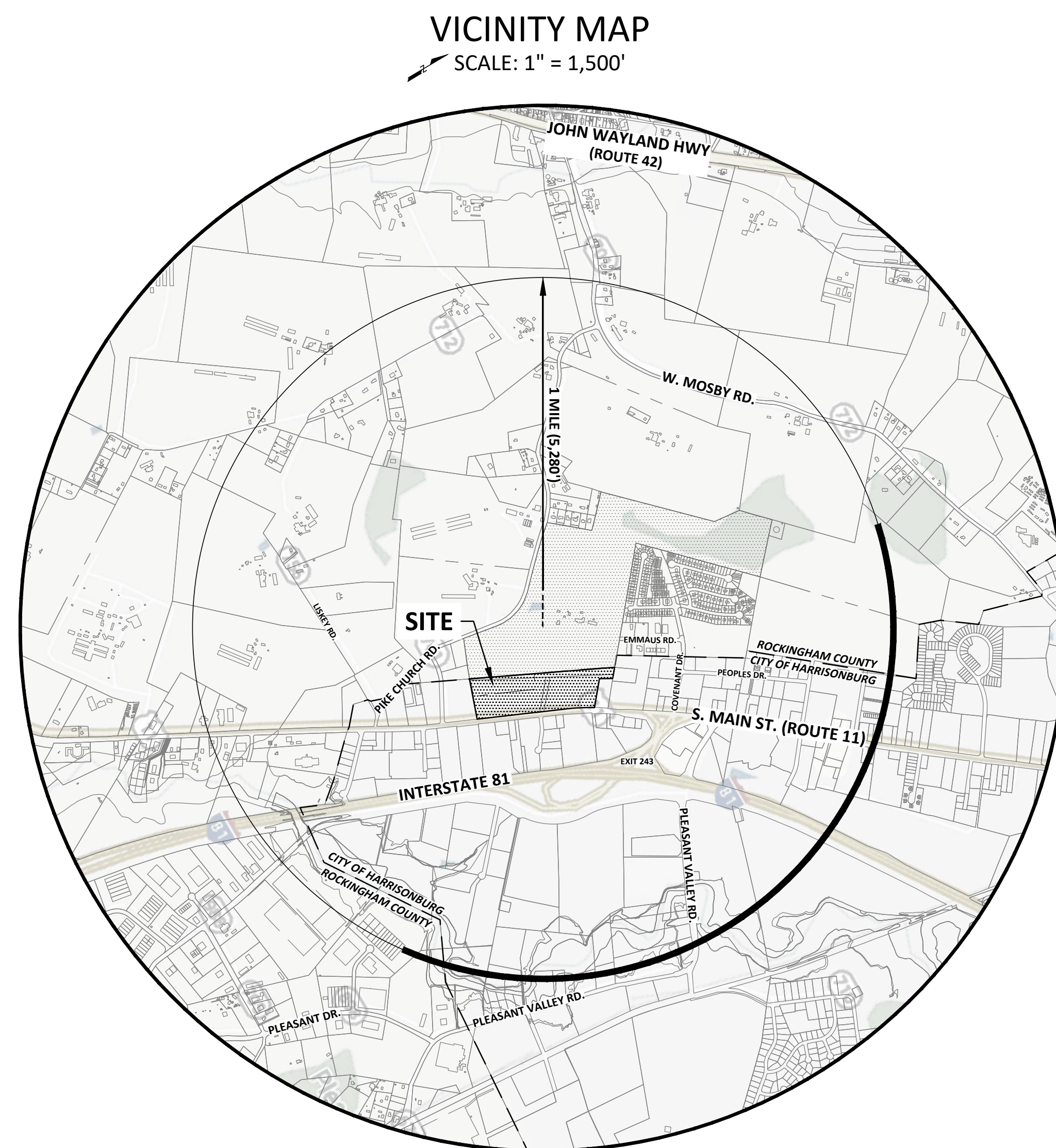


# STONE RIDGE ESTATES

## REZONING & COMPREHENSIVE PLAN AMENDMENT EXHIBITS

3485 SOUTH MAIN ST.  
CITY OF HARRISONBURG, VA



### 2018 ADOPTED COMPREHENSIVE PLAN

- EXISTING LAND USE DESIGNATION  
COMMERCIAL
- PROPOSED LAND USE DESIGNATION  
COMMERCIAL & MEDIUM DENSITY RESIDENTIAL

### LEGEND

STANDARD PROJECT LINETYPES			
EXISTING LEGEND		PROPOSED LEGEND	
---	1439 EXISTING CONTOUR (MINOR)	---	1439 PROPOSED CONTOUR (MINOR)
---	1440 EXISTING CONTOUR (MAJOR)	---	1440 PROPOSED CONTOUR (MAJOR)
☐	STORM INLET	☐	CURB INLET
⊙	STORM STRUCTURE	⊙	DROP INLET
---	STORM DRAIN	---	STORM DRAIN
ET	ELECTRICAL TRANSFORMER	ET	ELECTRICAL TRANSFORMER
TV	CABLE PEDESTAL	TV	CABLE PEDESTAL
T	TELEPHONE/COMMUNICATION PEDESTAL	T	TELEPHONE/COMMUNICATION PEDESTAL
---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC
E	ELECTRICAL	E	ELECTRICAL
---	SANITARY SEWER LINE	---	SANITARY SEWER LINE
CO	SANITARY SEWER CLEANOUT	●	SANITARY SEWER CLEANOUT
SS	SANITARY SEWER MANHOLE	SS	SANITARY SEWER MANHOLE
GV	GAS VALVE	GV	GAS VALVE
GT	GAS TAP	GT	GAS TAP
---	GAS LINE	---	GAS LINE
---	GATE/FENCE	---	GATE/FENCE POST
---	PROPERTY LINE	---	PROPERTY LINE
---	ADJACENT LOT LINE	---	INTERIOR LOT LINE
●	FOUND IRON PIN	---	SETBACK
●	P.K. NAIL	+	GATE VALVE
+	FIRE HYDRANT	+	FIRE HYDRANT
---	WATER LINE	---	WATER LINE
WM	WATER METER	WM	WATER METER
V	WATER VALVE	V	WATER VALVE
U	UTILITY POLE	U	UTILITY POLE
L	LIGHT POLE	L	LIGHT POLE
EL	EXISTING INLET LABEL	EL	INLET LABEL
---	CATCHMENT AREA	---	CATCHMENT AREA
X	CATCHMENT OUTLET	X	CATCHMENT OUTLET
---	CURB AND GUTTER	---	30" CURB AND GUTTER (STD CG-6)
---	EDGE OF PAVEMENT	---	REVERSE CURB AND GUTTER (STD CG-6R)
MB	MAILBOX	---	6" CURB (STD CG-2)
W	WELL	☐	DUMPSTER
RPA	RPA	---	CONCRETE
---	WETLAND	---	CALCULATED BUFFER YARD
		---	CALCULATED OPEN SPACE
		---	WALL
		---	DRAINAGE
		---	ACCESSIBLE PARKING
		---	LIMITS OF DISTURBANCE

NOTE:  
PROJECT STANDARDS SHOWN ABOVE ARE GENERAL LINETYPES AND SYMBOLS USED AMONG A VARIETY OF PROJECTS. NOT ALL INFORMATION SHOWN ABOVE MAY BE APPLICABLE TO THIS PLAN SET. CONTACT DESIGN FIRM TO CONFIRM ANY DIFFERENTIATION OR CONFLICTING INFORMATION.

### SHEET INDEX

SHEET LIST TABLE	
EXHIBIT	SHEET TITLE
-	TITLE SHEET
A	EXISTING CONDITIONS
B	DEVELOPMENT PLAN (FULL SITE)
C	DEVELOPMENT PLAN (CITY)

### PROJECT DATA

SITE INFORMATION:	
TAX MAP #	108-B-1, 108-B-2, 108-B-6
DEEDBOOK/PAGE	3924/162
ACREAGE	26.30 AC
ZONING	EXISTING: B-2 , PROPOSED: R-5C, B-2C
REZONING ACREAGE	5.54 AC (R-5C) , 20.76 AC (B-2C) BEFORE ROW DEDICATION
ADDRESS	3485 S. MAIN ST. HARRISONBURG, VA 22801
ENGINEER/PLANNER:	
FIRM	MONTEVERDE ENGINEERING & DESIGN STUDIO
ADDRESS	250 E. ELIZABETH ST, SUITE 114 HARRISONBURG, VA 22802
CONTACT NAME	SETH RODERICK, PE
EMAIL	sroderick@MonteverdeDesigns.com
PHONE	(540) 820-0898
APPLICANT:	
APPLICANT	BLUESTONE OF HARRISONBURG, LLC
CONTACT NAME	MICHAEL MCGINNIS
ADDRESS	PO BOX 300 LYNDHURST, VA 22952
EMAIL	mmginnis@r717.net
PHONE	(540) 941-1980

### ZONING DATA

RESIDENTIAL DENSITY:	
EXISTING ZONING (B-2) GENERAL BUSINESS DISTRICT	
MAX. DENSITY ALLOWED	N/A
PROPOSED ZONING (R-5C) HIGH DENSITY RESIDENTIAL DISTRICT	
MAX. DENSITY ALLOWED	134 UNITS (24 UNITS/AC)
MAX. DENSITY PROPOSED	72 UNITS (13 UNITS/AC)
COMPREHENSIVE PLAN DESIGNATION	
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL & MED. DENSITY RES.
AREA & DIMENSIONAL REGULATIONS - MULTIFAMILY:	
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	25'
MAXIMUM STORIES	4*
MAXIMUM HEIGHT	52'*

NOTE:  
\* THE MAXIMUM NUMBER OF STORIES AND/OR HEIGHT OF MULTI-FAMILY BUILDINGS MAY BE INCREASED BY SPECIAL USE PERMITS AS SET FORTH IN CITY CODE.

TITLE SHEET  
STONE RIDGE ESTATES

3485 S. MAIN STREET  
HARRISONBURG, VA 22801

Revisions:		
No.	Description	Date
1	CITY STAFF COMMENTS	1/4/2021

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

TITLE SHEET

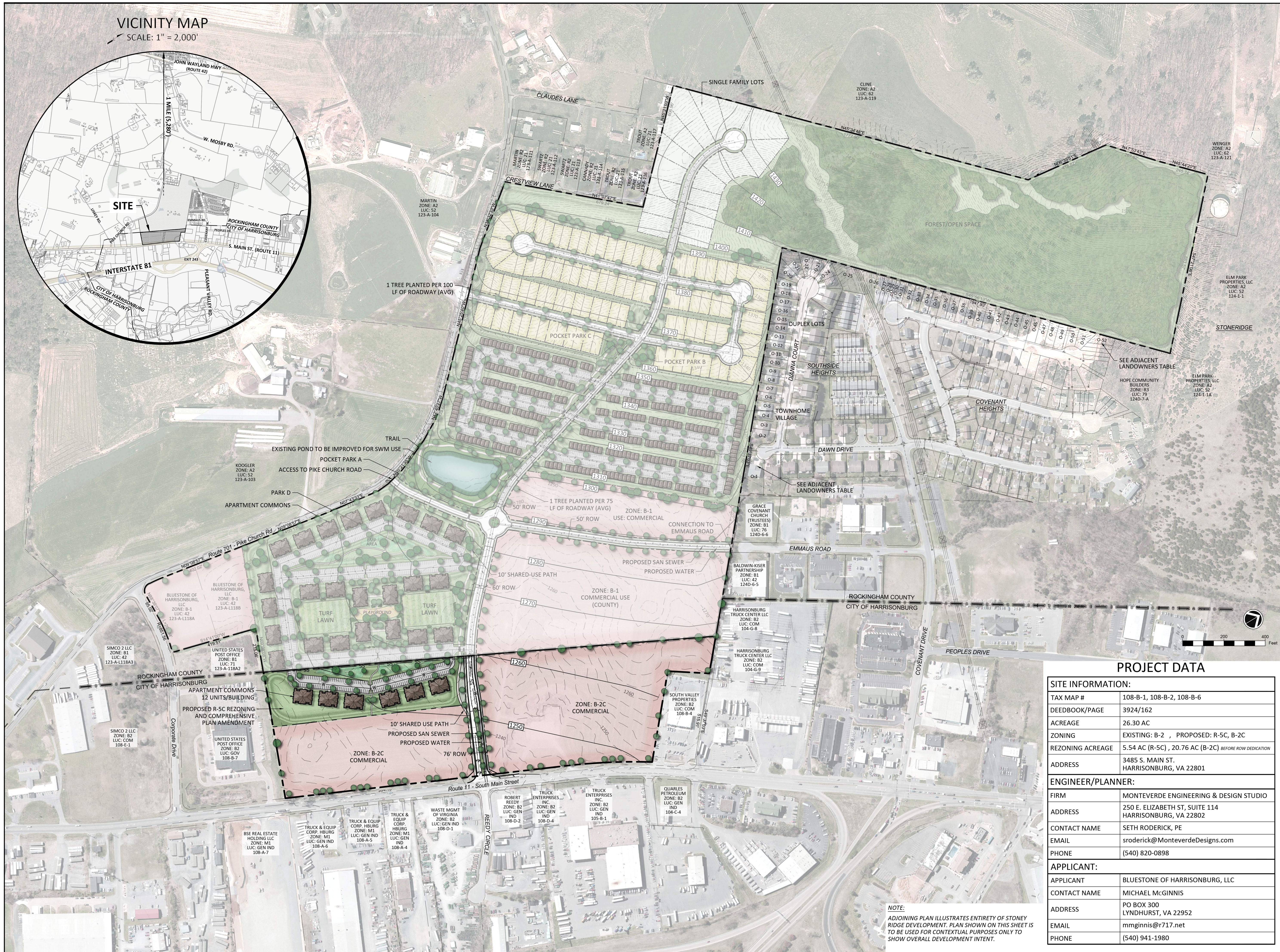
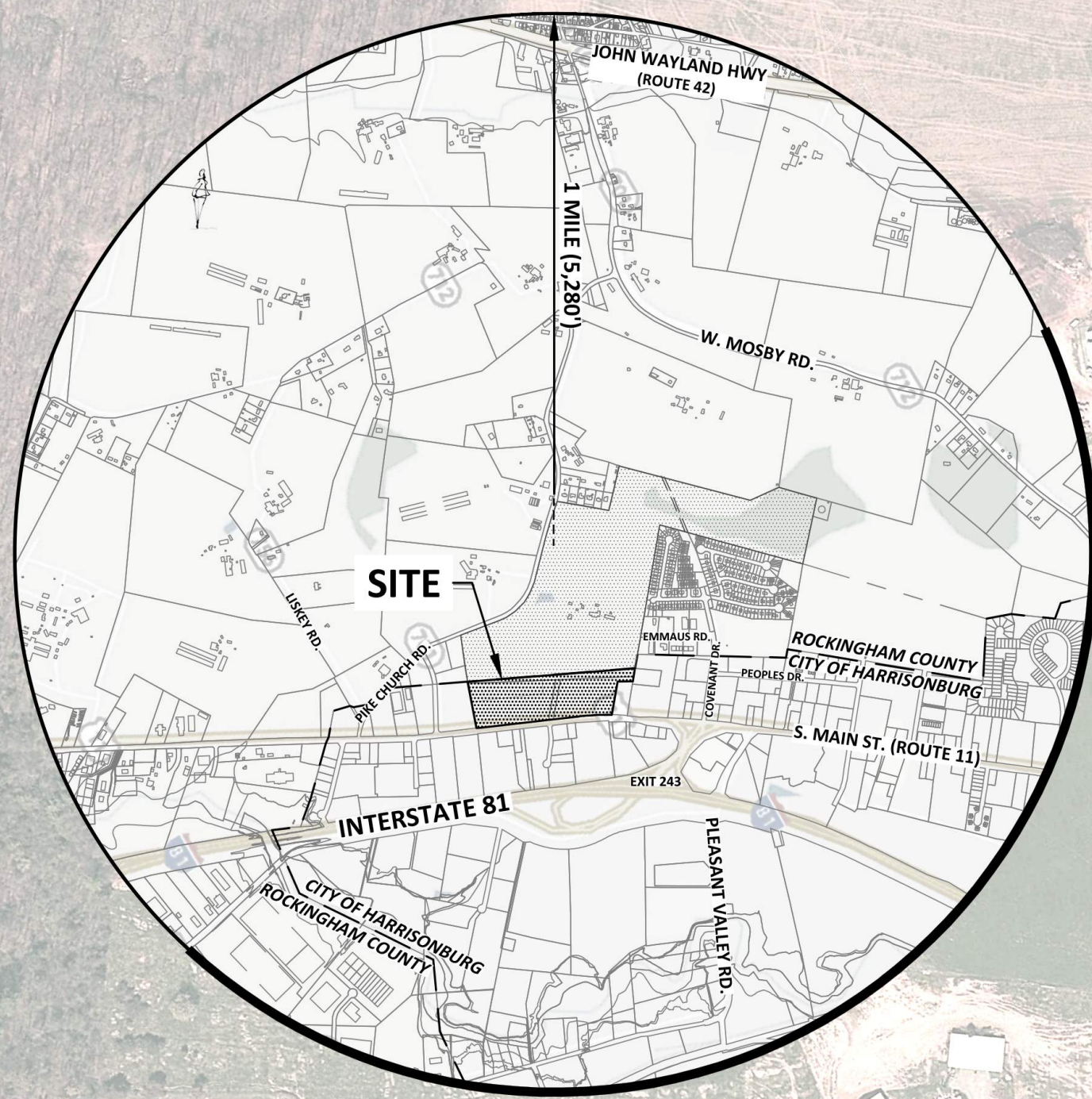
Project number:	18030C
Date:	December 4, 2020
Drawn by:	JWE
Checked by:	SRO







VICINITY MAP  
SCALE: 1" = 2,000'



PROJECT DATA	
<b>SITE INFORMATION:</b>	
TAX MAP #	108-B-1, 108-B-2, 108-B-6
DEEDBOOK/PAGE	3924/162
ACREAGE	26.30 AC
ZONING	EXISTING: B-2 , PROPOSED: R-5C, B-2C
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<b>APPLICANT:</b>	
APPLICANT	BLUESTONE OF HARRISONBURG, LLC
CONTACT NAME	MICHAEL MCGINNIS
ADDRESS	PO BOX 300 LYNDHURST, VA 22952
EMAIL	mmginnis@717.net
PHONE	(540) 941-1980

**NOTE:**  
ADJOINING PLAN ILLUSTRATES ENTIRETY OF STONEY RIDGE DEVELOPMENT. PLAN SHOWN ON THIS SHEET IS TO BE USED FOR CONTEXTUAL PURPOSES ONLY TO SHOW OVERALL DEVELOPMENT INTENT.

**DEVELOPMENT EXHIBITS  
STONEY RIDGE ESTATES**

3485 S. MAIN STREET  
HARRISONBURG, VA 22801

Revisions:	No.	Description	Date

PRELIMINARY ISSUE  
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**DEVELOPMENT  
PLAN (FULL SITE)**

Project number:	18030C
Date:	December 4, 2020
Drawn by:	JWE
Checked by:	SRO

**EXHIBIT B**





VICINITY MAP  
SCALE: 1" = 2,000'

DEVELOPMENT EXHIBITS  
**STONEY RIDGE ESTATES**

3485 S. MAIN STREET  
HARRISONBURG, VA 22801

PROJECT DATA

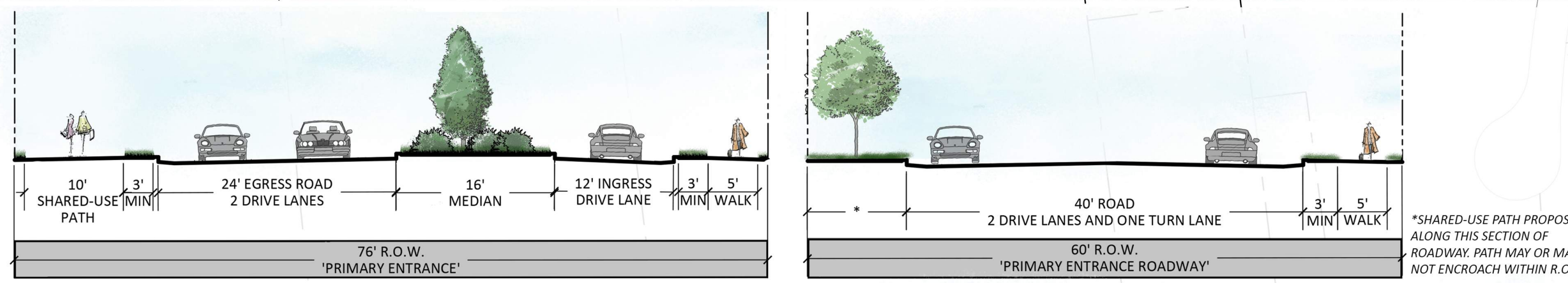
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**NOTE:**  
1. DEVELOPMENT PLAN SHOWN ON THIS PAGE SHALL BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS SHOWN TO ILLUSTRATE DESIGN INTENT. PROFFER LANGUAGE INCLUDED WITH THIS REZONE APPLICATION SHALL SUPERSEDE ANY POTENTIAL CONFLICTS SHOWN HEREIN.

**ZONING DATA NOTE:**  
\* THE MAXIMUM NUMBER OF STORIES AND/OR HEIGHT OF MULTI-FAMILY BUILDINGS MAY BE INCREASED BY SPECIAL USE PERMITS AS SET FORTH IN CITY CODE.



KOOGLER  
ZONE: A2  
LUC: 52  
123-A-103

BLUESTONE OF HARRISONBURG, LLC  
ZONE: B-1  
LUC: 42  
123-A-L118A

USPS  
ZONE: B1  
LUC: 71  
123-A-118A2

ROCKINGHAM COUNTY  
CITY OF HARRISONBURG

PROPOSED R-5C REZONING  
AND COMPREHENSIVE  
PLAN AMENDMENT

UNITED STATES  
POST OFFICE  
ZONE: B2  
LUC: GOV  
108-B-7

BSE REAL ESTATE  
HOLDING LLC  
ZONE: M1  
LUC: GEN IND  
108-A-7

TRUCK & EQUIP  
CORP. HBURG  
ZONE: M1  
LUC: GEN IND  
108-A-6

TRUCK & EQUIP  
CORP. HBURG  
ZONE: M1  
LUC: GEN IND  
108-A-5

TRUCK & EQUIP  
CORP. HBURG  
ZONE: M1  
LUC: GEN IND  
108-A-4

MOORE, JAMES  
EDWARD & JOANN  
ZONE: M1  
LUC: GEN IND  
108-A-3

WASTE MGMT OF VIRGINIA  
ZONE: B2  
LUC: GEN IND  
108-D-1

ROBERT REEDY  
ZONE: B2  
LUC: GEN IND  
108-D-2

TRUCK ENTERPRISES INC.  
ZONE: B2  
LUC: GEN IND  
105-B-1

QUARLES PETROLEU  
ZONE: B2  
LUC: GEN IND  
104-C-4

HARRISONBURG  
TRUCK CENTER LLC  
ZONE: B2  
LUC: COM  
104-G-8

HARRISONBURG  
TRUCK CENTER LLC  
ZONE: B2  
LUC: COM  
104-G-9

Revisions:

No.	Description	Date
1	CITY STAFF COMMENTS	1/4/2021

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

DEVELOPMENT  
PLAN (CITY)

Project number: 18030C  
Date: December 4, 2020  
Drawn by: JWE  
Checked by: SRG

EXHIBIT C

Scale: 1" = 100'