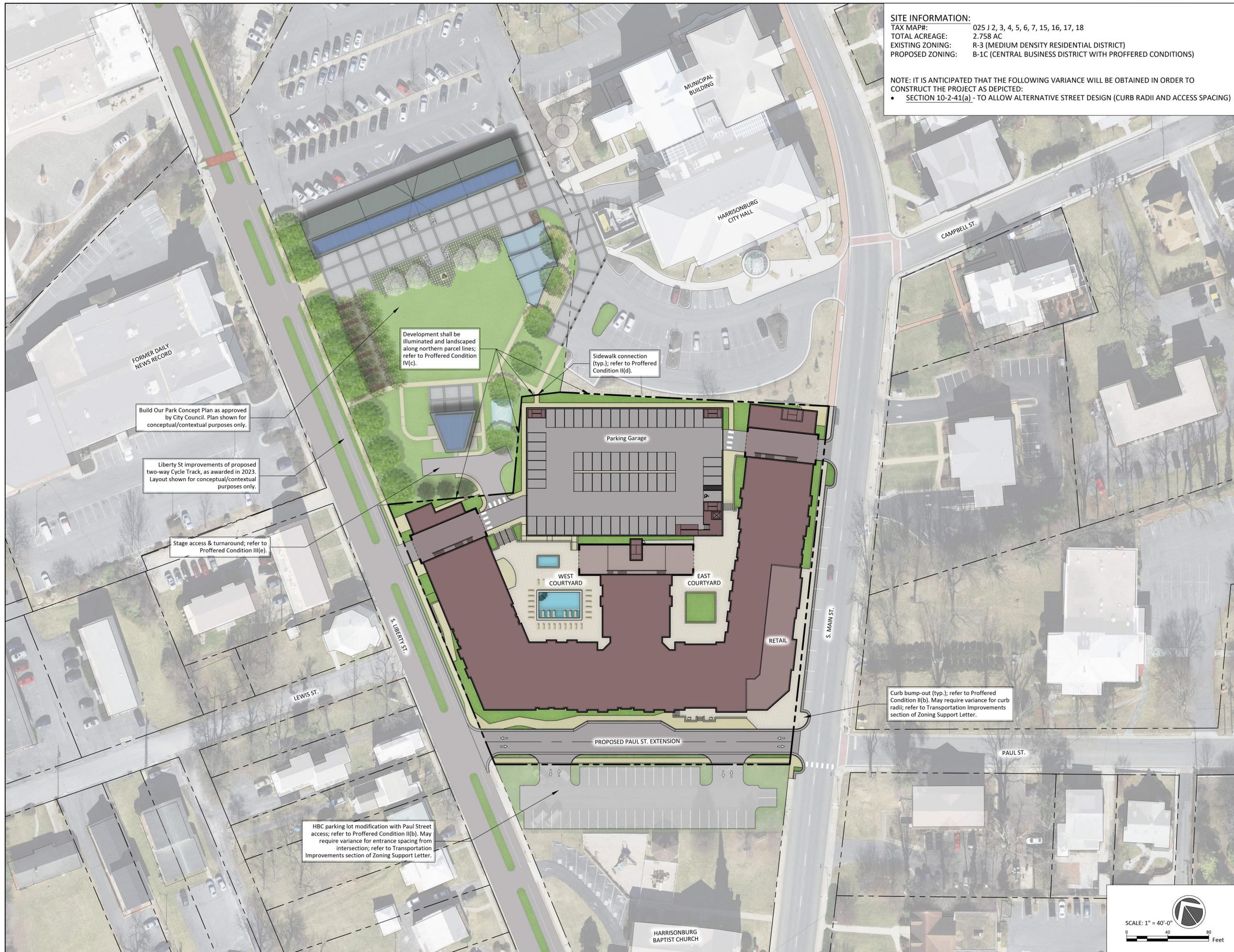


SITE INFORMATION:
 TAX MAP#: 025 J 2, 3, 4, 5, 6, 7, 15, 16, 17, 18
 TOTAL ACREAGE: 2.758 AC
 EXISTING ZONING: R-3 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
 PROPOSED ZONING: B-1C (CENTRAL BUSINESS DISTRICT WITH PROFFERED CONDITIONS)

NOTE: IT IS ANTICIPATED THAT THE FOLLOWING VARIANCE WILL BE OBTAINED IN ORDER TO CONSTRUCT THE PROJECT AS DEPICTED:

- SECTION 10-2-41(a) - TO ALLOW ALTERNATIVE STREET DESIGN (CURB RADII AND ACCESS SPACING)



Development shall be illuminated and landscaped along northern parcel lines; refer to Proffered Condition IV(c).

Sidewalk connection (typ.); refer to Proffered Condition II(d).

Build Our Park Concept Plan as approved by City Council. Plan shown for conceptual/contextual purposes only.

Liberty St improvements of proposed two-way Cycle Track, as awarded in 2023. Layout shown for conceptual/contextual purposes only.

Stage access & turnaround; refer to Proffered Condition III(e).

Parking Garage

WEST COURTYARD

EAST COURTYARD

RETAIL

Curb bump-out (typ.); refer to Proffered Condition II(b). May require variance for curb radii; refer to Transportation Improvements section of Zoning Support Letter.

HBC parking lot modification with Paul Street access; refer to Proffered Condition II(b). May require variance for entrance spacing from intersection; refer to Transportation Improvements section of Zoning Support Letter.

PLAN OF DEVELOPMENT
LINDSEY PROPERTIES
 473 S. MAIN STREET, HARRISONBURG, VA 22801

Revisions:

No.	Description	Date

PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

CONCEPT PLAN

Project number: 24024C
 Date: FEBRUARY 06, 2026
 Drawn by: OP
 Checked by: SOR

