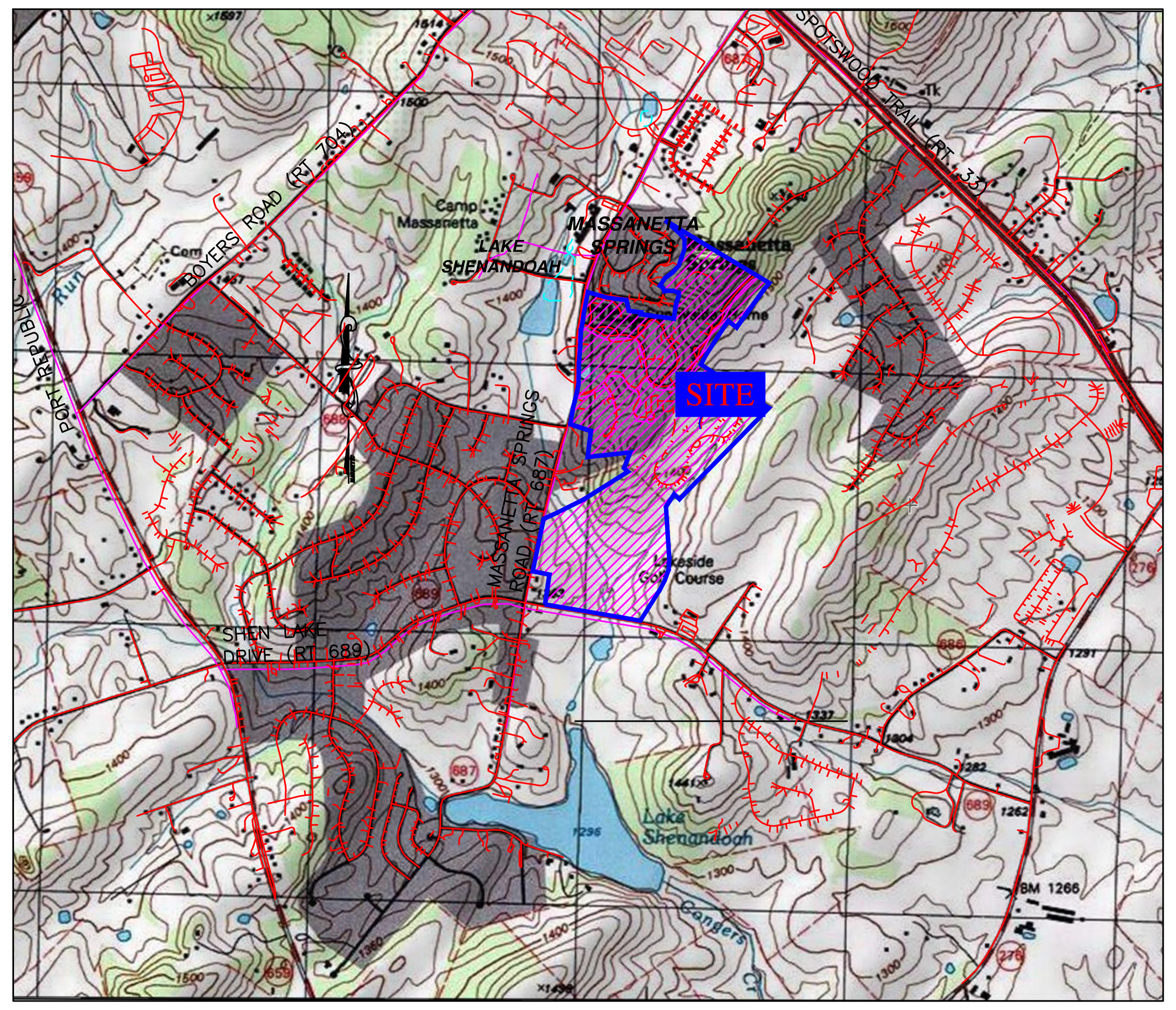
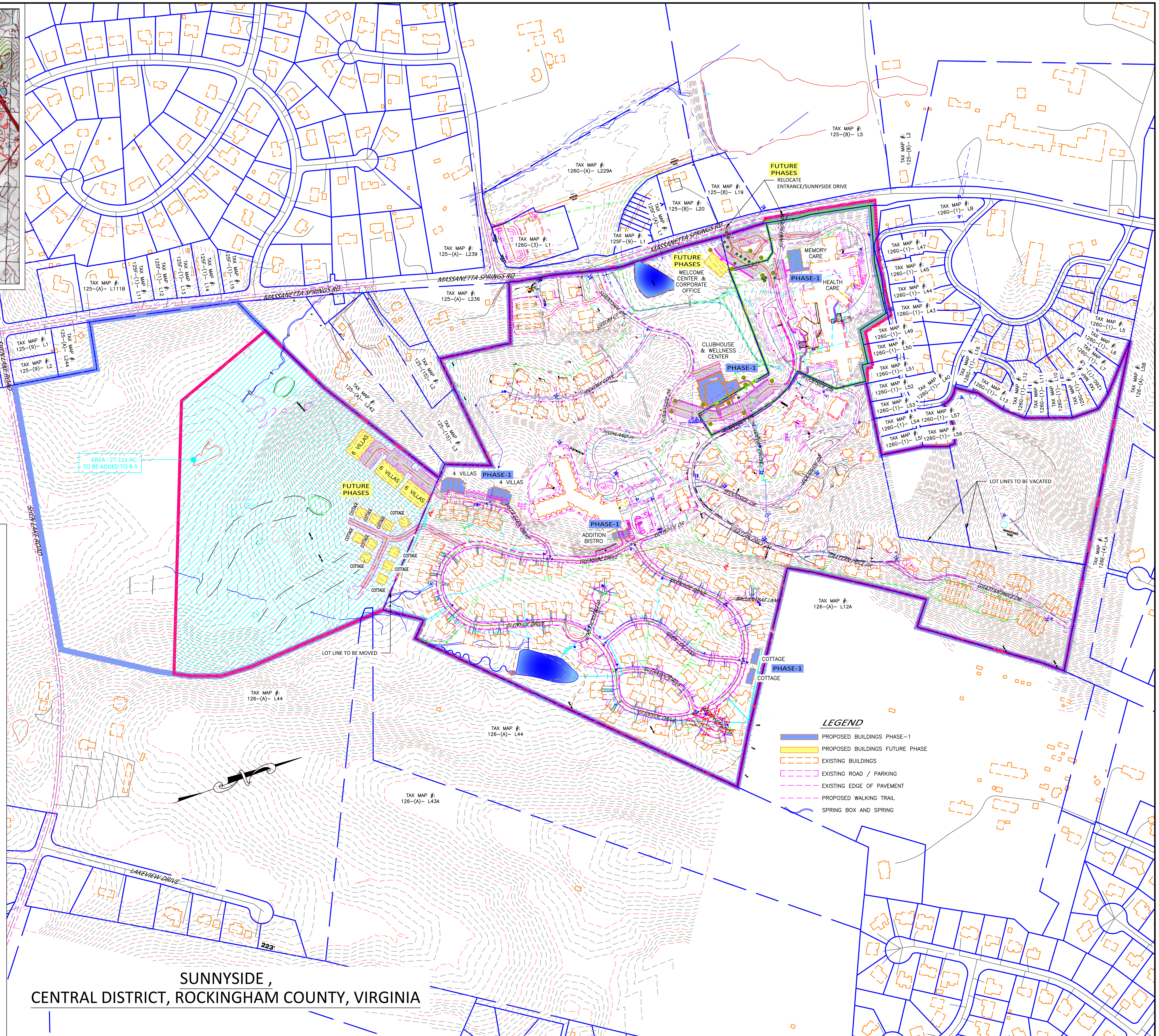


VICINITY MAP
SCALE: 1"=2,000'



NOTES

1. SITE STATISTICS
TAX MAP#: 126G-(2)-L10, L11, 126G-(4)-L1, L2, L3, PORTIONS OF 126-(A)-L44B.
TOTAL CURRENT R-5 AREA= 103.35 ACRES.
ZONED R-2 ACRES TO BE REZONED TO R-5= 27.11 ACRES
TOTAL AREA OF R-5 AFTER REZONING= 131.08 ACRES

2. RESIDENTIAL CLASSIFICATION

SINGLE FAMILY DETACHED UNITS
EXISTING 112 UNITS
PROPOSED 12 UNITS
TOTAL : 124 UNITS

APARTMENTS
HIGHLAND, WOODSIDE, VILLAGE COURT & TRIPLEX
EXISTING 103 UNITS

SINGLE FAMILY ATTACHED UNITS
EXISTING 16 UNITS
(8 DUPLEX-VILLAGE)

ASSISTED LIVING
EXISTING 76 BEDS
PROPOSED 8 BEDS
TOTAL : 84

VILLAS
EXISTING 42
PROPOSED 26
TOTAL : 68

HEALTH CARE
EXISTING 84 BEDS

GUEST COTTAGES
2

3. RESIDENTIAL DENSITY
481 UNITS/BEDS/131.08 ACRES = 3.67 UNIT/BEDS PER ACRE

4. COMMERCIAL

THE HIGHLANDS
HAIR SALON 350 SF
GIFT SHOP 325 SF
BANK 220 SF
CAFE 300 SF (INCLUDES 2,100 SF ADDITION)
MINI STORAGE
4800 SF

THE ADELE DILLARD PANNILL HEALTH CARE CENTER
HAIR SALON 450 SF
GIFT SHOP 250 SF
PHARMACY 540 SF

TOTAL COMMERCIAL = 9,935 SF

5. OFFICE/ADMINISTRATION
18 OFFICES 4,580 SF

OFFICES / CORPORATE
20 OFFICES 10,000 SF

6. OTHER USES:
CHAPEL
LAUNDRY FACILITIES
GREENHOUSE
MAINTENANCE FACILITIES
CLUBHOUSE/WELLNESS

7. EMPLOYEES

SUNNYSIDE
354± TOTAL
155± MAXIMUM SHIFT

CORPORATE
20± (PROPOSED ADDITION)

TOTAL ON CAMPUS= 374±

8. PARKING

SINGLE FAMILY DETACHED AND ATTACHED UNITS
1 OR 2 SPACES PROVIDED AT EACH RESIDENCE

APARTMENTS

WOODSIDE APARTMENTS (6 UNITS)
8 SPACES
THE HIGHLANDS (80 UNITS)
166 SPACES (INCLUDING THE CAFE)
VILLAS (68 UNITS, EXISTING & PROPOSED)
110 SPACES
CLUBHOUSE & WELLNESS CENTER
20 SPACES

VILLAGE COURT APARTMENTS (14 UNITS)
18 SPACES
TRIPLEX (3 UNITS)
8 SPACES
HEALTH CARE CENTER
148 SPACES
WELCOME CENTER& CORPORATE OFFICE
40 SPACES

TOTAL PARKING 518± SPACES (NOT COUNTING COTTAGES &DUPLEX)

9. OPEN SPACE
(SPACE NOT USED FOR BUILDINGS, ROADS, OR PARKING) 46 ACRES (35%) OF TOTAL R-5
10. ALL ROADS WITHIN SUNNYSIDE ARE PRIVATE.
11. WATER AND SEWER IS PROVIDED BY ROCKINGHAM COUNTY; HOWEVER, THE MAINS AND SEWAGE PUMPING STATION ARE PRIVATELY OWNED AND MAINTAINED BY SUNNUYSIDE.
12. SUNNYSIDE PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
13. AN EROSION & SEDIMENT CONTROL PLAN IS TO BE DEVELOPED FOR EACH SITE PLAN SUBMITTED FOR EACH NEW CONSTRUCTION PROJECT.
14. FIRE HYDRANTS TO BE INSTALLED AND COLOR CODED PER THE STANDARDS SET FORTH BY ROCKINGHAM COUNTY.
15. NEW (PROPOSED) DEVELOPMENT IS SHOWN AS PHASE ONE & FUTURE PHASE.

SUNNYSIDE ,
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

Date:	DEC. 15, 2017
Scale:	1" = 200'
Designed by:	RLB II
Drawn by:	MMS
Checked by:	RLB II

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COMMONWEALTH OF VIRGINIA
RICHARD L. BLACKWELL Jr.
NO. 005742
PROFESSIONAL ENGINEER

Revision Dates
7-27-05 PER OWNER
1/5/06 PER DEQ & OWNER
3/20/06 PER ESC

MASTERPLAN

SUNNYSIDE

3935 SUNNYSIDE DRIVE, SUITE A
HARRISONBURG, VA. 22801

Drawing No.
2
of 10 Sheets

Job No. 2633-1399