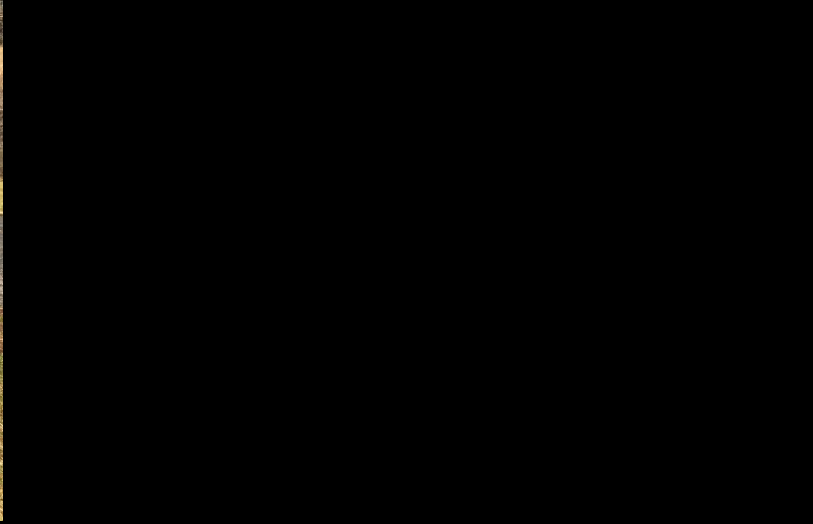
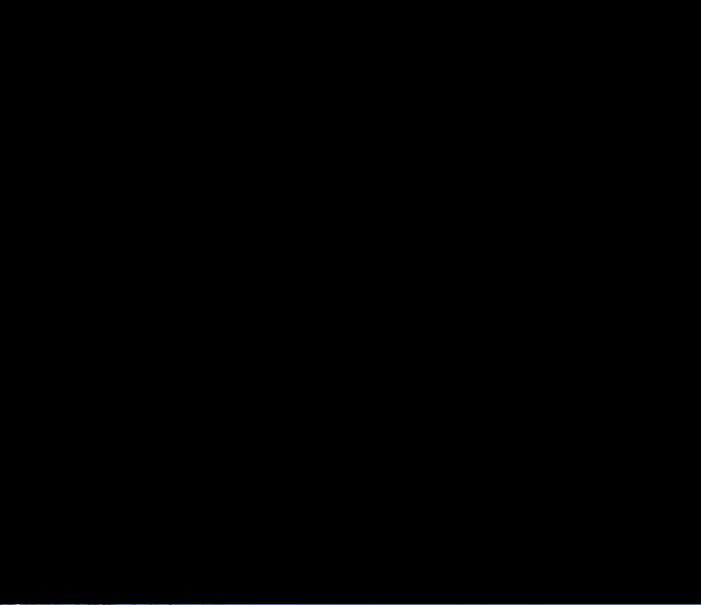




# Preliminary Plat – 650 Keezletown Rd Juniper Hill Commons/Harrisonburg Cohousing





- Preliminary Plat

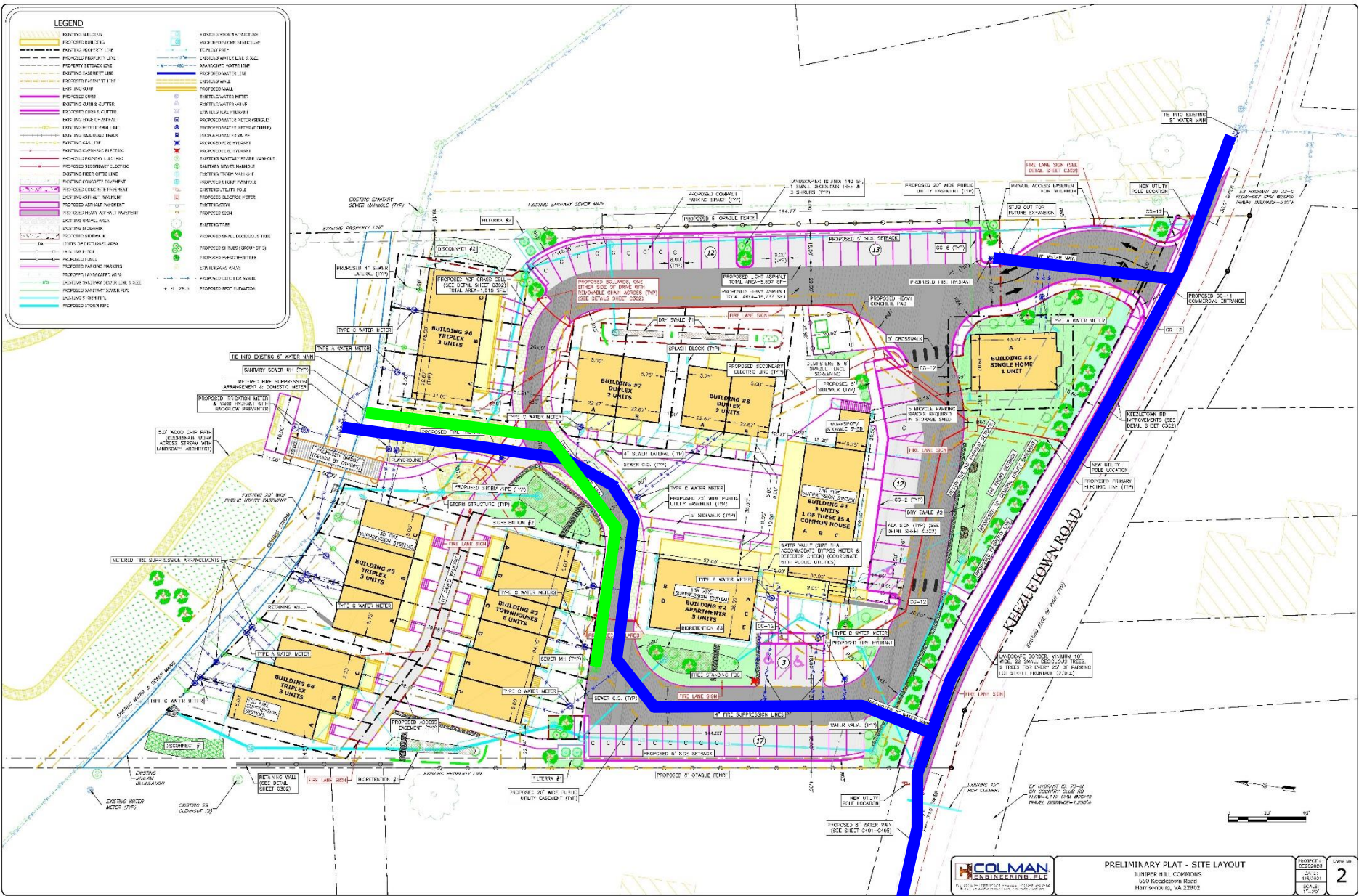
- To create 15-townhome parcels, 4-duplex dwelling unit parcels, one single-family dwelling parcel, and one parcel for multi-family structures and common area

- With variance requests from the Subdivision Ordinance

- For lots to not have public street frontage and

- For deviation from public general utility easement dedication requirements.





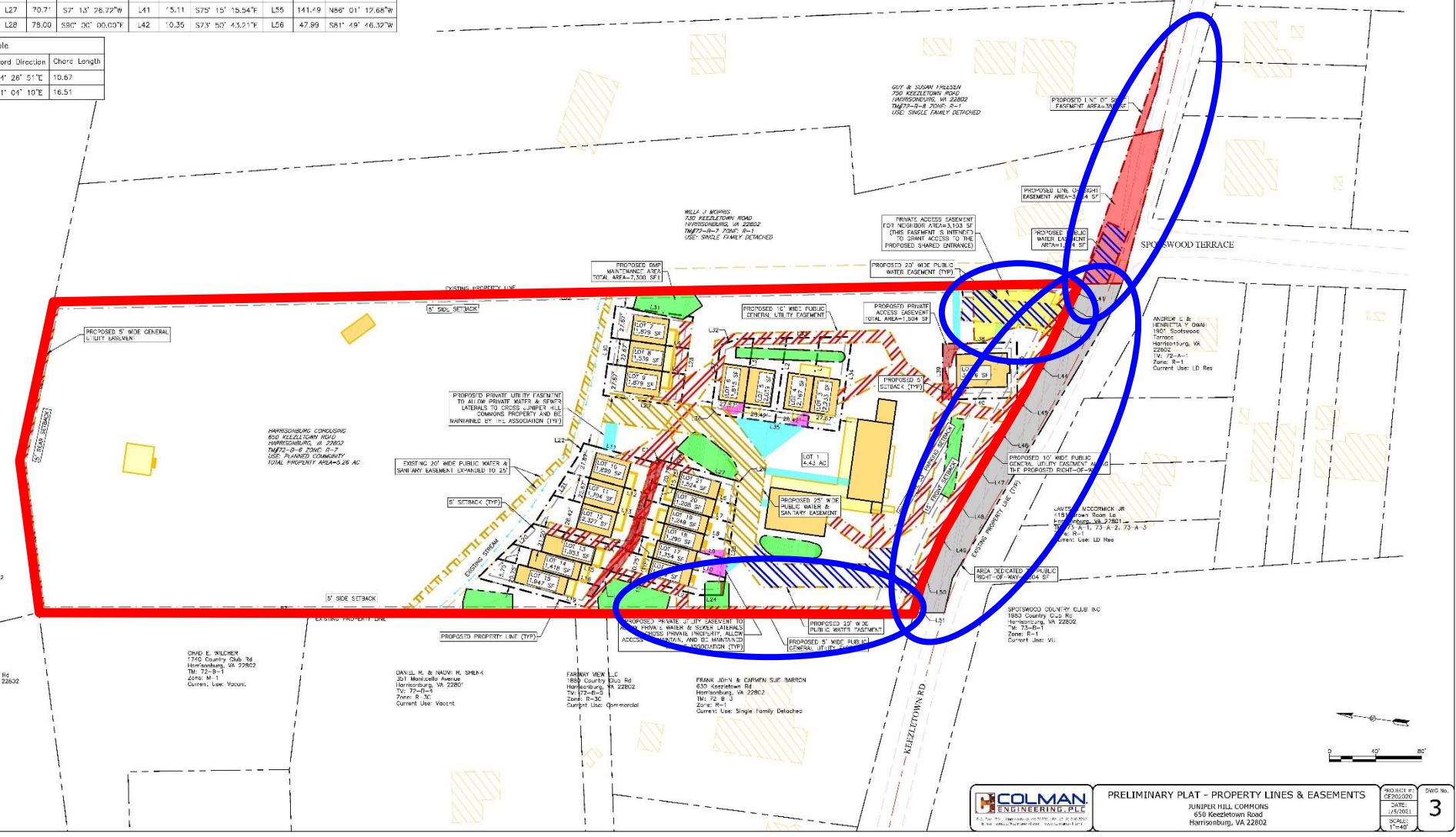
Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L15	88.4'	N7° 13' 26.72"E	L29	67.86'	S0° 00' 00.00"W	L43	34.47'	S71° 53' 39.13"E
L16	91.57'	S7° 13' 26.72"W	L30	78.05'	N90° 00' 00.00"W	L44	36.00'	S70° 09' 51.50"E
L17	54.35'	S80° 34' 23.93"E	L31	87.96'	N0° 00' 00.00"E	L45	31.49'	S65° 23' 52.93"E
L18	63.50'	S61° 33' 55.30"E	L32	15.11'	N27° 48' 54.13"W	L46	36.37'	S67° 08' 28.09"E
L19	95.96'	S7° 13' 26.72"W	L33	39.15'	N9° 01' 12.68"W	L47	36.61'	S66° 34' 09.0"E
L20	70.75'	N52° 01' 59.83"W	L34	82.02'	N90° 00' 00.00"E	L48	32.37'	S68° 23' 16.72"E
L21	67.78'	N65° 05' 25.33"W	L35	107.14'	S0° 00' 00.00"E	L49	35.65'	S72° 43' 37.20"E
L22	11.46'	N75° 23' 14.07"W	L36	6.39'	S38° 04' 42.58"W	L50	34.64'	S77° 05' 09.37"E
L23	79.01'	N7° 13' 26.72"E	L37	55.92'	N90° 00' 00.00"W	L51	16.56'	S80° 31' 42.43"E
L24	21.18'	N7° 57' 24.19"W	L38	84.24'	S9° 01' 12.68"E	L52	899.00'	N9° 01' 12.68"W
L25	97.36'	N90° 00' 00.00"W	L39	48.63'	N80° 30' 24.32"E	L53	757.85'	S7° 57' 24.19"E
L26	2.40'	S87° 42' 43.59"W	L40	64.83'	N9° 34' 12.5"W	L54	130.70'	S74° 46' 35.81"W
L27	70.77'	S7° 13' 26.72"W	L41	15.11'	S75° 15' 15.54"E	L55	141.19'	N86° 01' 12.68"W
L28	78.00'	S80° 30' 00.00"E	L42	10.35'	S73° 50' 43.21"E	L56	47.99'	S61° 49' 46.32"W

**LEGEND**

- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED PUBLIC WATER & SANITARY EASEMENT
- PROPOSED PUBLIC WATER EASEMENT
- PROPOSED PUBLIC GENERAL UTILITY EASEMENT
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED BMP MAINTENANCE AREA
- PROPOSED PRIVATE UTILITY EASEMENT ON JUNIPER HILL COMMONS PROPERTY
- PROPOSED PRIVATE UTILITY EASEMENT ON PRIVATE PROPERTY
- AREA DEDICATED TO PUBLIC RIGHT-OF-WAY
- PROPOSED LINE OF SIGHT EASEMENT

**NOTE:**  
 Except for the single-family detached dwelling on Lot #2, all building units will be serviced by a meter pack and private easements for electrical services shall be reserved under building units through conduit to be installed under building slabs.

Line	Chord Direction	Chord Length
1	4° 28' 51"E	10.67
2	1° 04' 10"E	16.51



# Recommendation

Staff and Planning Commission (7-0) recommends approval of the preliminary plat with variances as requested:

- For lots to not have public street frontage, and
- For deviation from public general utility easement dedication requirements.