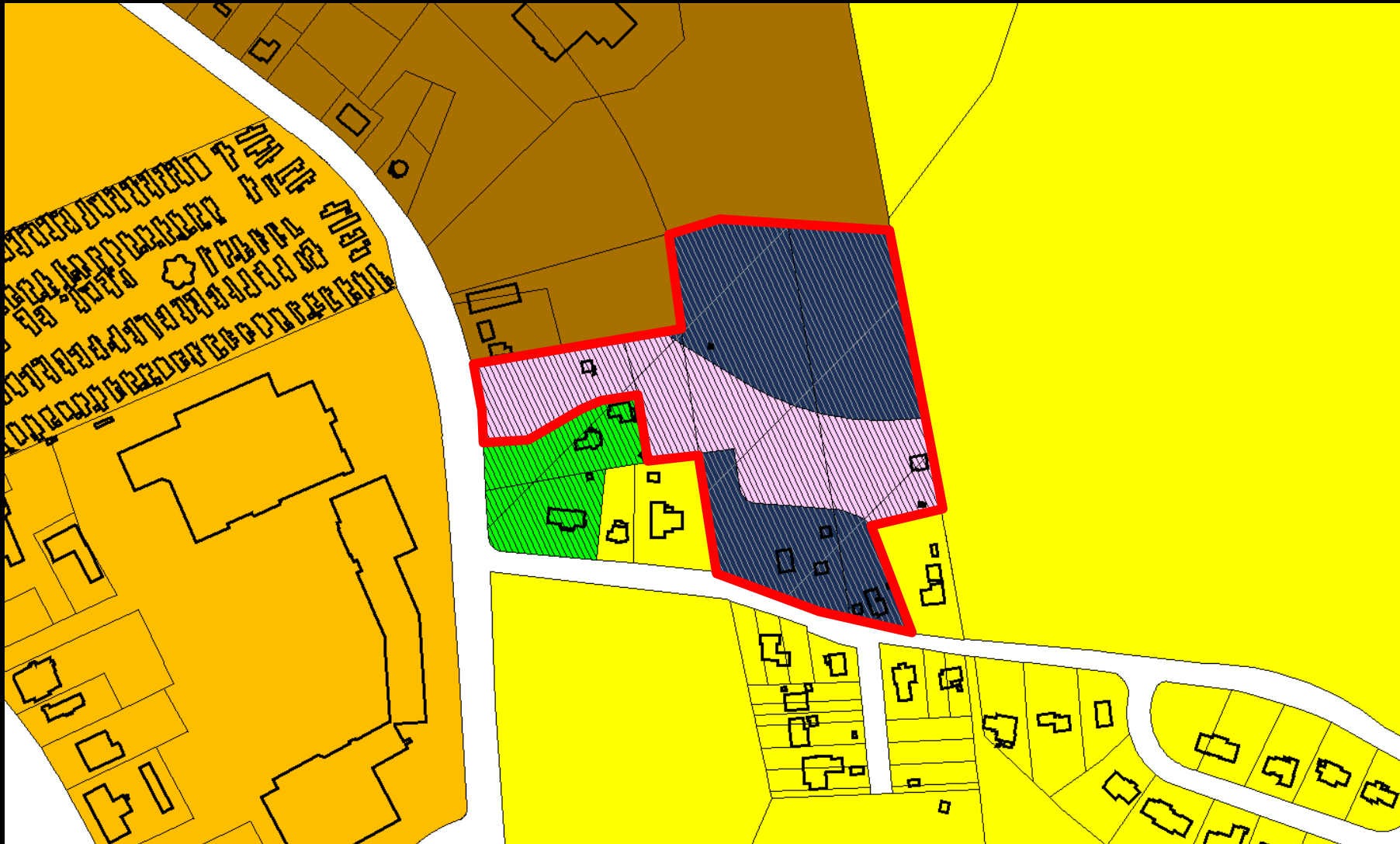
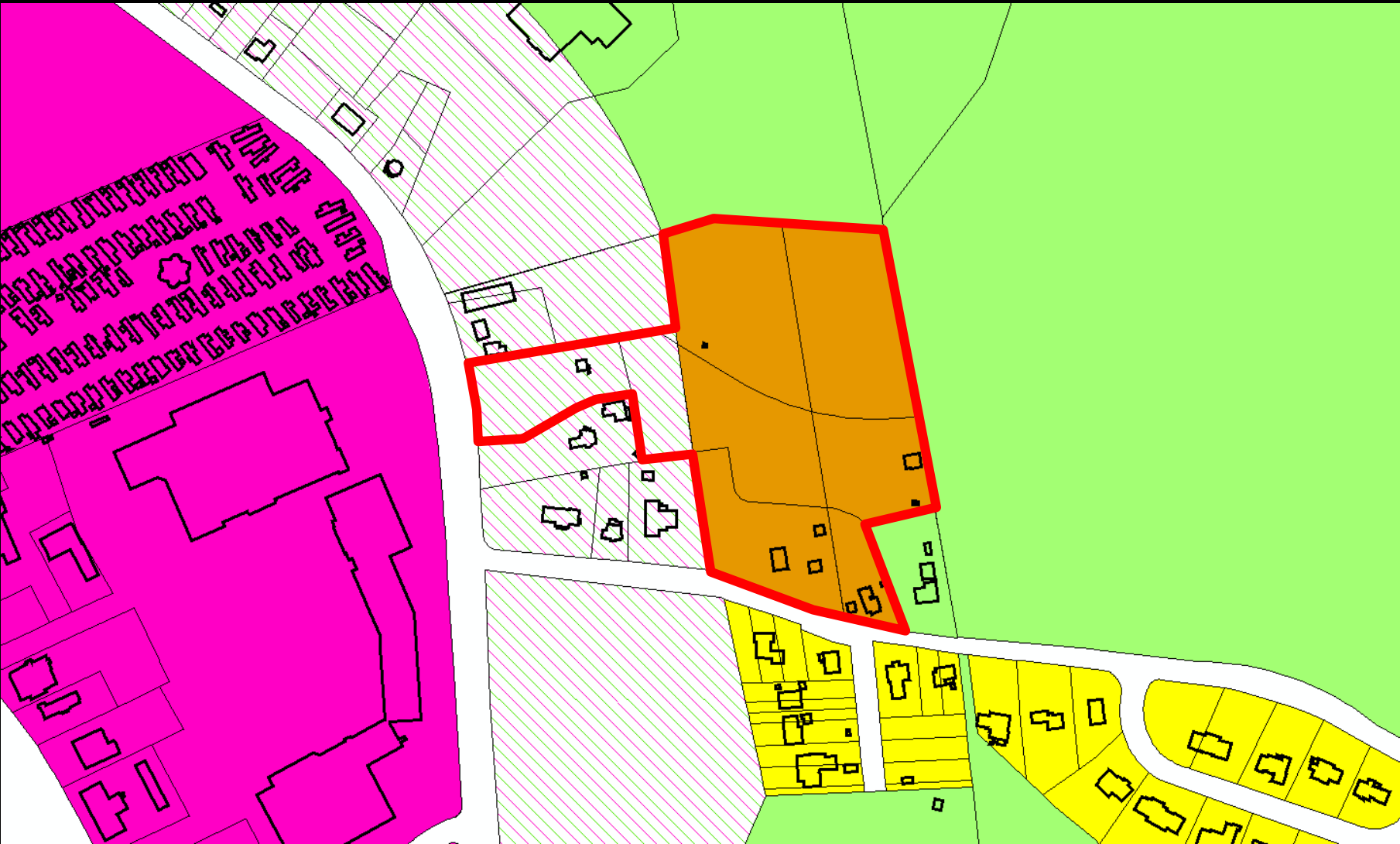


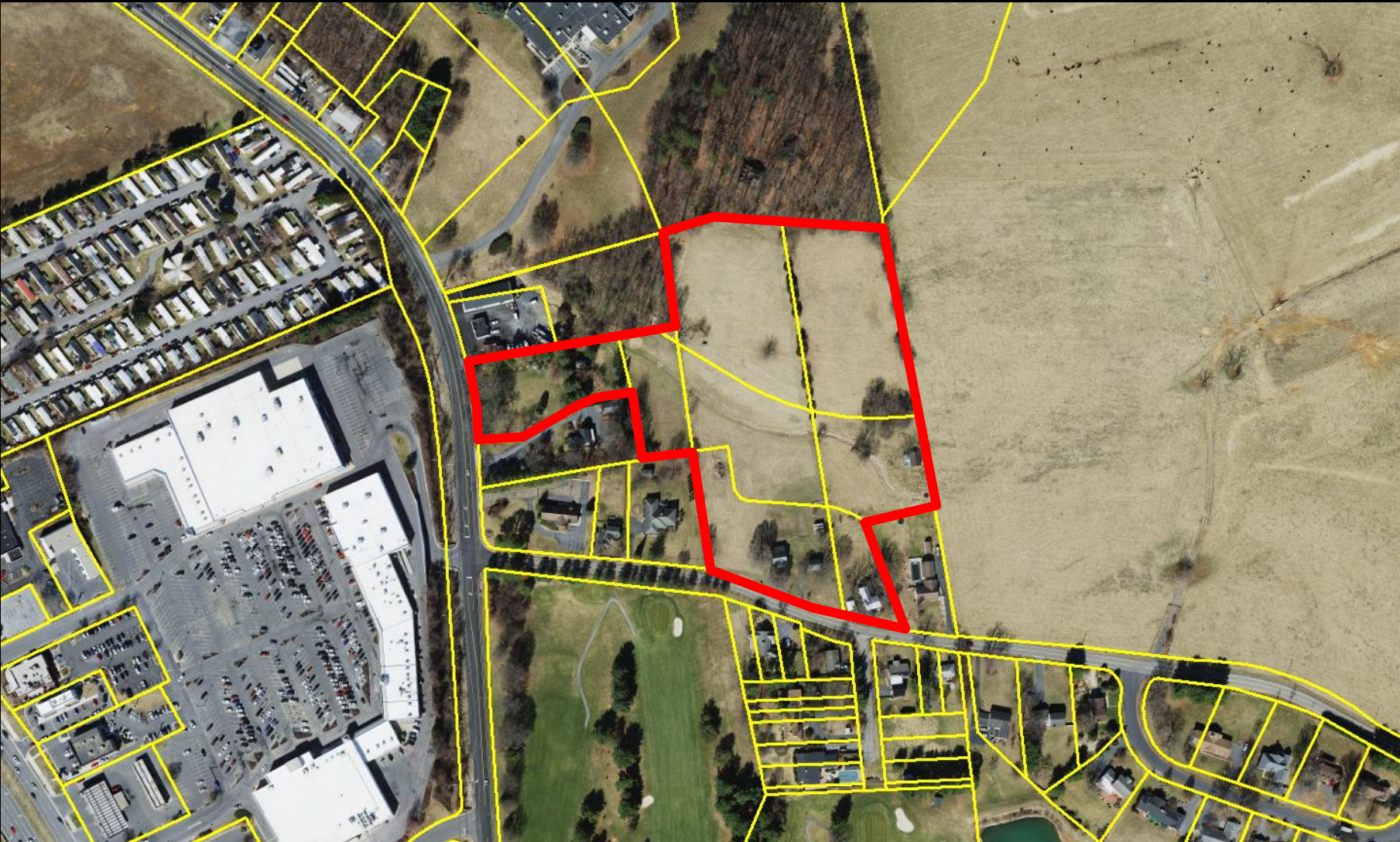
Preliminary Plat with Subdivision Ordinance Variances – Tuscan Village

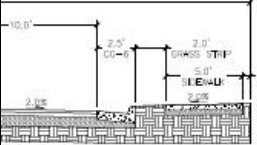
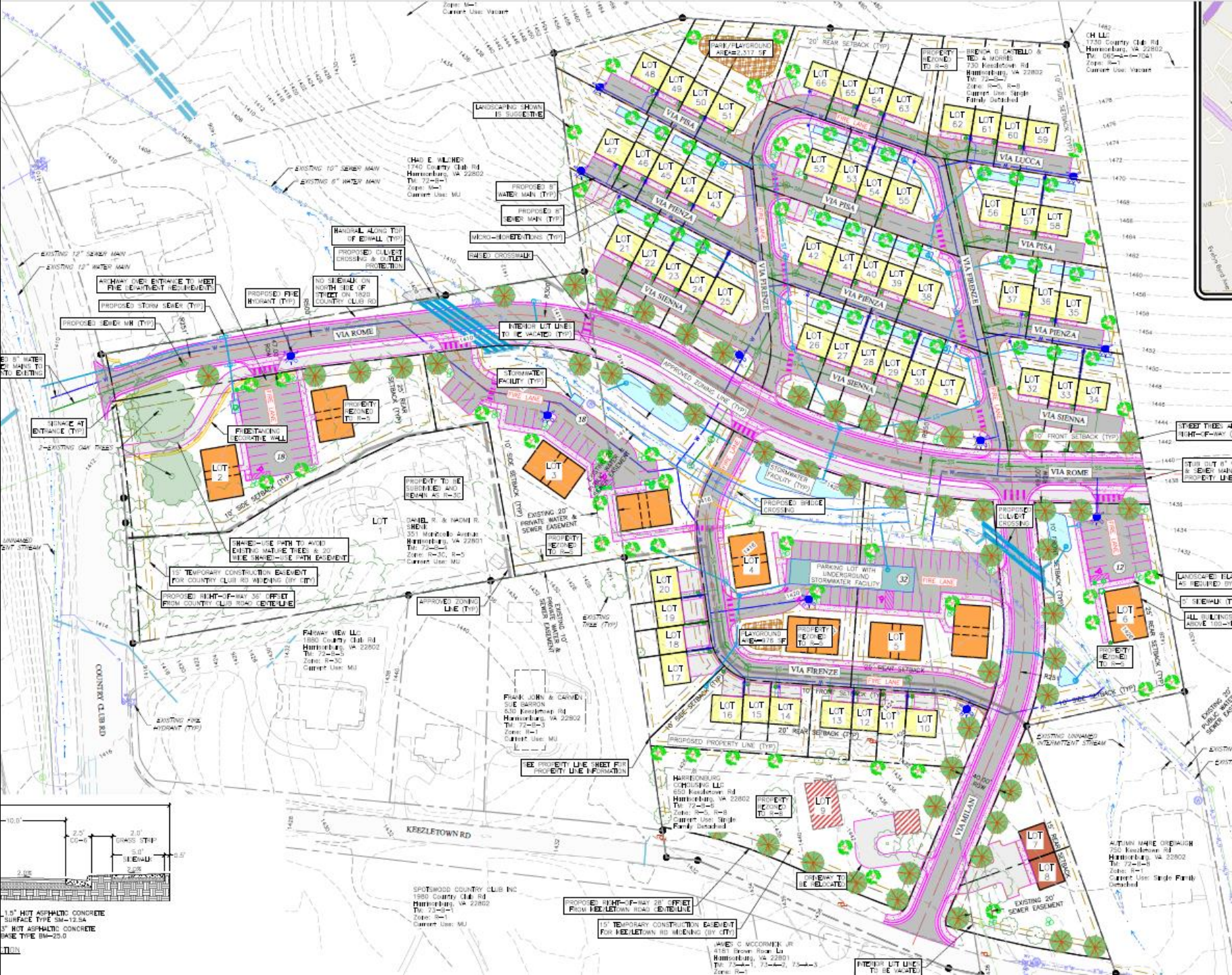


Preliminary Plat with Subdivision Ordinance Variances – Tuscan Village



Preliminary Plat with Subdivision Ordinance Variances – Tuscan Village





1.0' HOT ASPHALT CONCRETE SURFACE TYPE SMA-13.5
5.0' HOT ASPHALT CONCRETE BASE TYPE BM-25.0

SPOTSWOOD COUNTRY CLUB INC
1580 Country Club Rd
Henric, VA 22802
Tel: 753-1111
Zone: R-1
Current Use: MU

CHAD E. WILNER
1740 Country Club Rd
Henric, VA 22802
Tel: 753-1111
Current Use: MU

DANIEL R. & NADINE R. SHERK
301 Marlowe Avenue
Henric, VA 22801
Tel: 753-1111
Zone: R-30, R-5
Current Use: MU

FRANK JOHN & CAROL SUE SARRON
530 Boulevard Rd
Henric, VA 22802
Tel: 753-1111
Current Use: MU

HARRISONBURG CONCRETE LLC
852 Henricton Rd
Henric, VA 22802
Tel: 753-1111
Zone: R-30, R-5
Current Use: Single Family Detached

JAMES C. MCCORMICK JR
6153 Brock River Ln
Henric, VA 22801
Tel: 753-1111, 753-1112, 753-1113
Zone: R-1
Current Use: MU

BRENDA G. CASTELLO & TED A. MORRIS
735 Henricton Rd
Henric, VA 22802
Tel: 753-1111, R-5
Current Use: Single Family Detached

CH. LLC
1740 Country Club Rd
Henric, VA 22802
Tel: 753-1111, 7041
Zone: R-1
Current Use: Vacant

AUTUMN WARE ORDOUGH
750 Henricton Rd
Henric, VA 22802
Tel: 753-1111
Zone: R-1
Current Use: Single Family Detached

SPOTSWOOD COUNTRY CLUB INC
1580 Country Club Rd
Henric, VA 22802
Tel: 753-1111
Zone: R-1
Current Use: MU

PROPOSED RIGHT-OF-WAY 20' OFFSET FROM HENRIKTON ROAD (BY CITY)

10' TEMPORARY CONSTRUCTION EASEMENT FOR HENRIKTON RD ALIGNING (BY CITY)

INTERIOR LOT LINE TO BE LOCATED

STREET TIE-IN AT RIGHT-OF-WAY

THIS LOT AT & SEWER MAIN PROPERTY LINE

LANDSCAPE PLAN REQUIRED

REPAIR IT ALL LOTS ABOVE 100'-0"

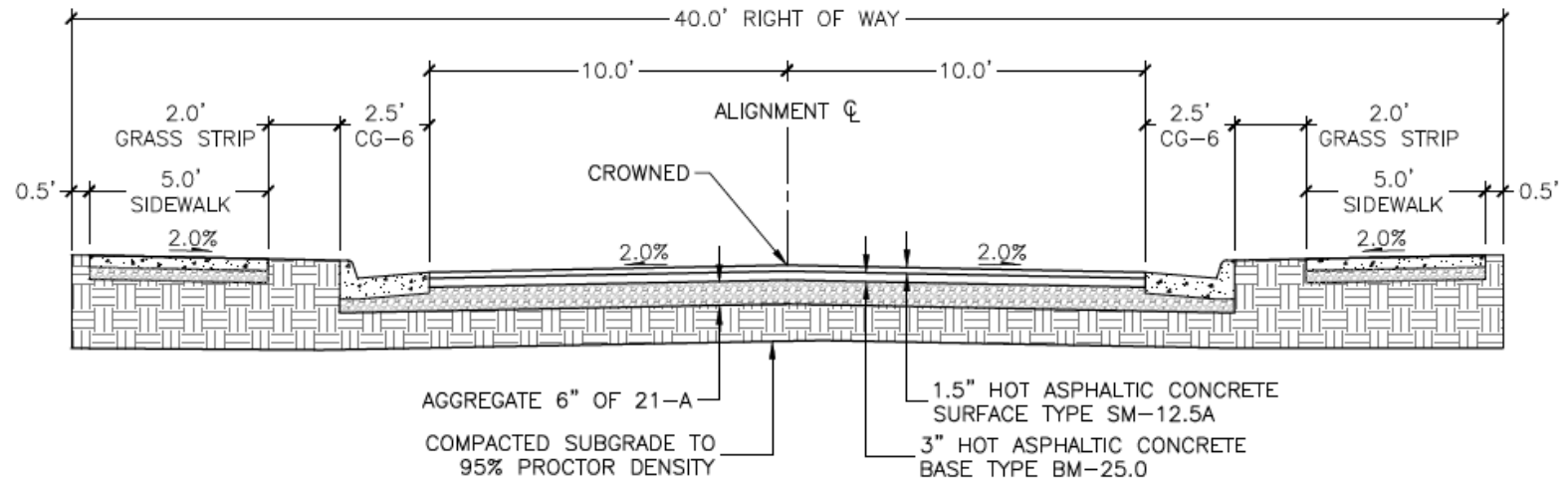
EXISTING UNPAVED INTERMITTENT STREAM

EXISTING 20' SEWER EASEMENT

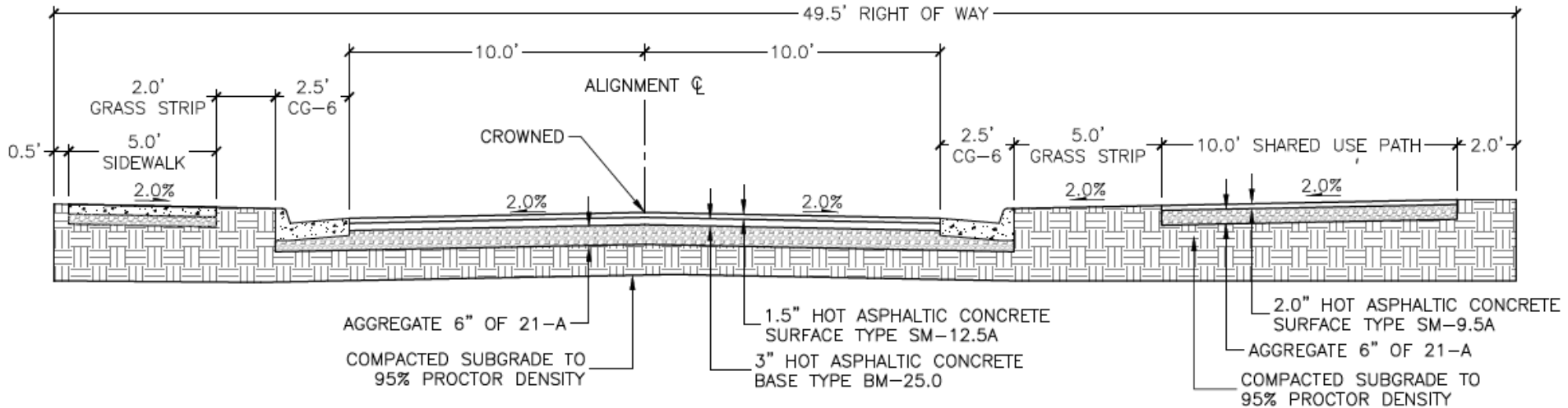
EXISTING 20' SEWER EASEMENT

EXISTING 20' SEWER EASEMENT

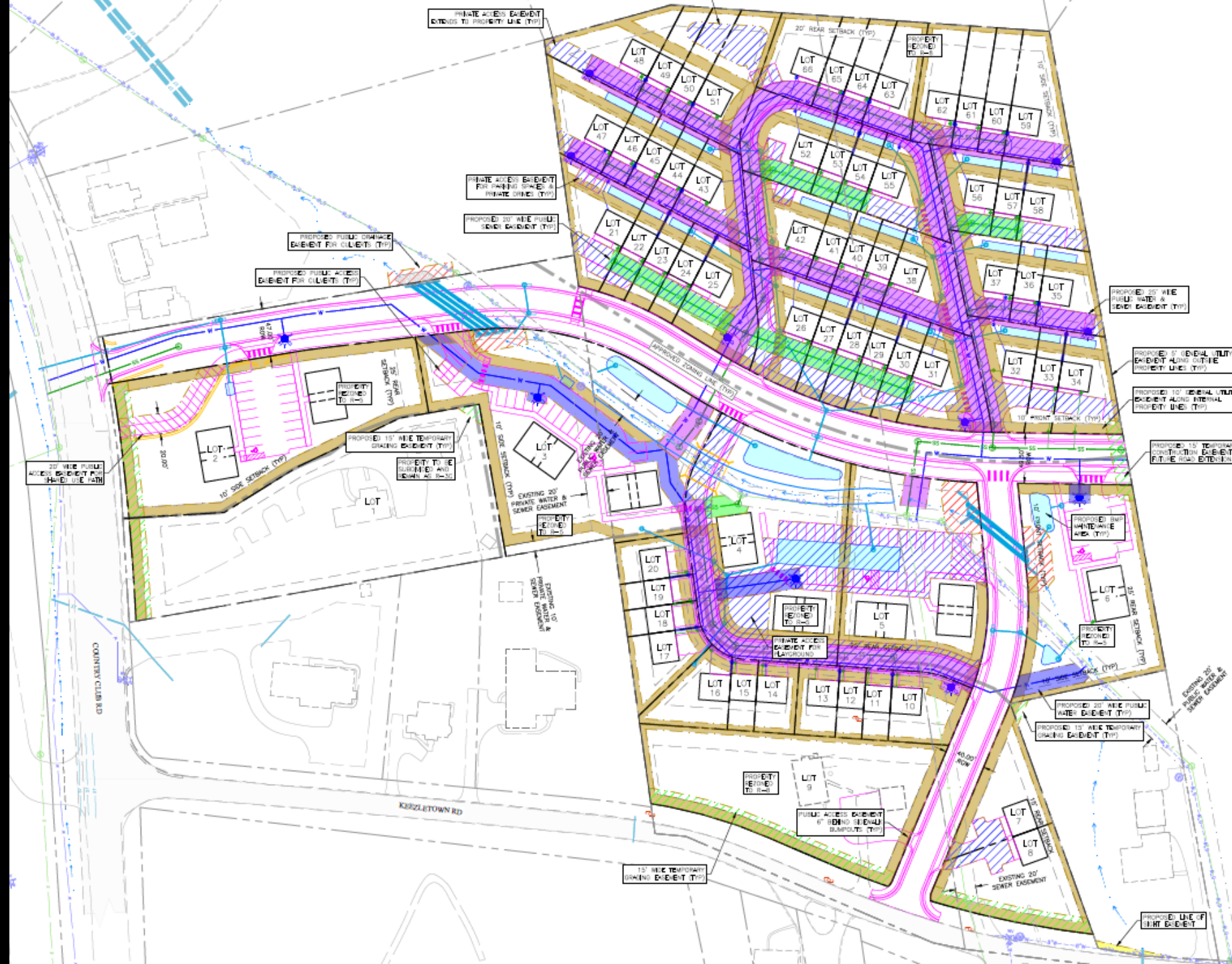
EXISTING 20' SEWER EASEMENT



PUBLIC STREET 2 SECTION
SCALE: 1" = 5'



PUBLIC STREET 1 SECTION
SCALE: 1" = 5'



PRIVATE ACCESS EASEMENT EXTENDS TO PROPERTY LINE (TYP)

PRIVATE ACCESS EASEMENT FOR PARKING SPACES & PRIVATE DRIVE (TYP)

PROPOSED 20" W/IE PUBLIC SEWER EASEMENT (TYP)

PROPOSED PUBLIC UTILITY EASEMENT FOR CULVERTS (TYP)

PROPOSED PUBLIC UTILITY EASEMENT FOR CULVERTS (TYP)

PROPOSED 20" W/IE PUBLIC WATER & SEWER EASEMENT (TYP)

PROPOSED 10" GENERAL UTILITY EASEMENT ALONG OUTLINE PROJECT LINE (TYP)

PROPOSED 10" GENERAL UTILITY EASEMENT ALONG INTERNAL PROJECT LINE (TYP)

PROPOSED 15" TEMPORARY CONSTRUCTION EASEMENT FOR THE ROAD EXTENSION

PROPOSED BMP WHITE LINE (TYP)

PROPOSED 20" W/IE PUBLIC WATER EASEMENT (TYP)

PROPOSED 15" W/IE TEMPORARY GRADING EASEMENT (TYP)

PROPOSED LINE OF SIGHT EASEMENT

20" W/IE PUBLIC ACCESS EASEMENT FOR HALLWAY UNDERPASS

PROPOSED 15" W/IE TEMPORARY GRADING EASEMENT (TYP)

PROPERTY TO BE SURVEILED AND SHOWN AS OF 12-31-13

EXISTING 20" PRIVATE WATER & SEWER EASEMENT

PRIVATE ACCESS EASEMENT FOR LANDSCAPING

EXISTING 20" PRIVATE WATER & SEWER EASEMENT

15" W/IE TEMPORARY GRADING EASEMENT (TYP)

PUBLIC ACCESS EASEMENT TO BOUND SIGNAGE SUPPORTS (TYP)

KERLETTOWN RD

COMMUNITY GREENWAY

EXISTING 20" PRIVATE WATER & SEWER EASEMENT

EXISTING 20" PRIVATE WATER & SEWER EASEMENT

EXISTING 20" SEWER EASEMENT

10' SIDE SETBACK (TYP)

15' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' SIDE SETBACK (TYP)

20' REAR SETBACK (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

APPROVED PLANNING LINE (TYP)

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APPROVED PLANNING LINE (TYP)

APPROVED PLANNING LINE (TYP)

APPROVED PLANNING LINE (TYP)

APPROVED PLANNING LINE (TYP)

10' FRONT SETBACK (TYP)

10' FRONT SETBACK (TYP)

10' FRONT SETBACK (TYP)

10' FRONT SETBACK (TYP)

10' FRONT SETBACK (TYP)

10' FRONT SETBACK (TYP)

10' FRONT SETBACK (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

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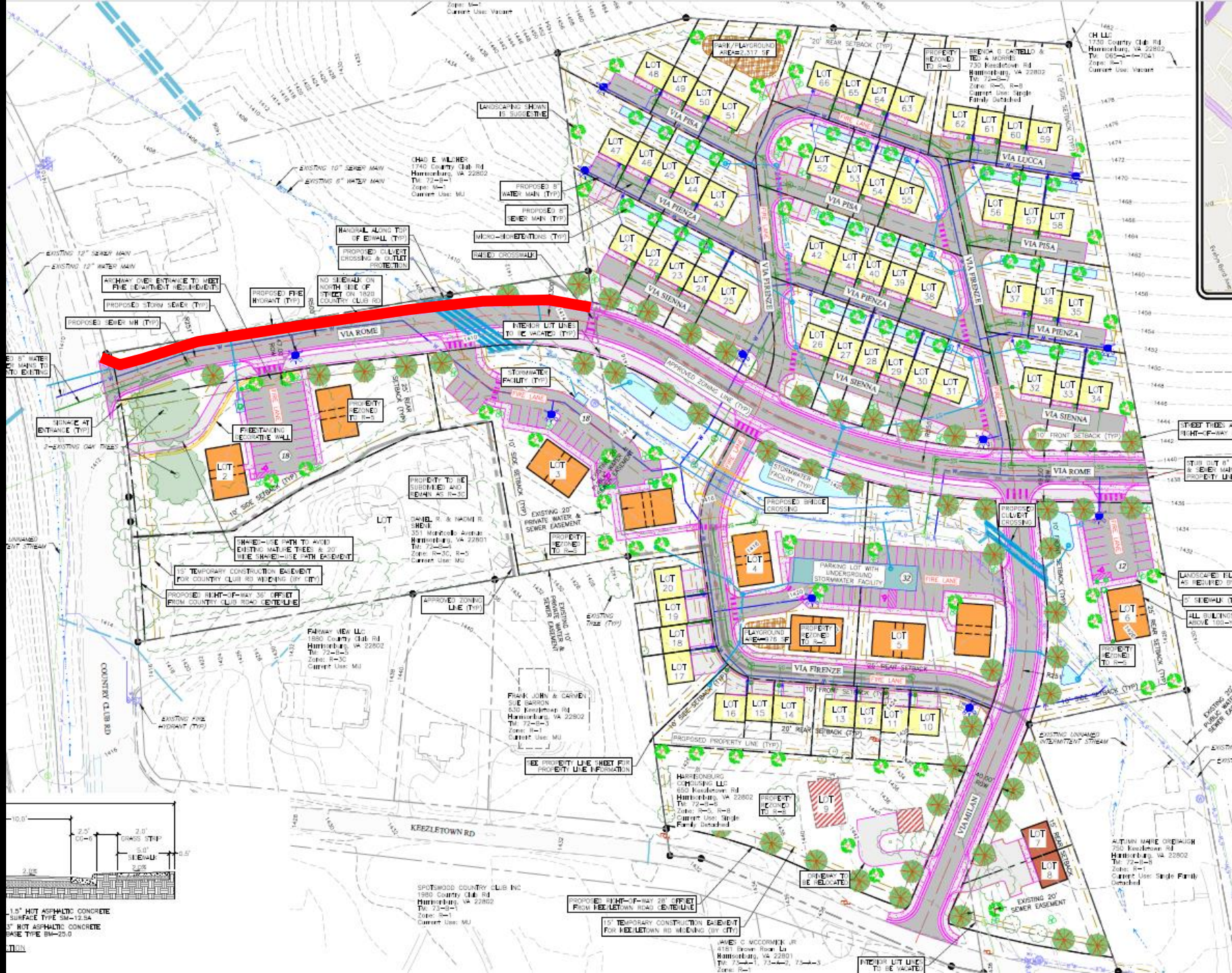
20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)

20" W/IE PUBLIC WATER EASEMENT (TYP)



Recommendation

Staff and Planning Commission (4-0) recommends approval of the preliminary plat with requested variances from the Subdivision Ordinance with the following condition attached to the variance to not construct sidewalks on both sides of the new public street:

The developer shall install a raised crosswalk (or similar infrastructure as accepted by the Department of Public Works) in the location as generally depicted on the preliminary plat to serve pedestrians and to serve as a traffic calming measure. The design of the accepted infrastructure requires approval by the Department of Public Works.

