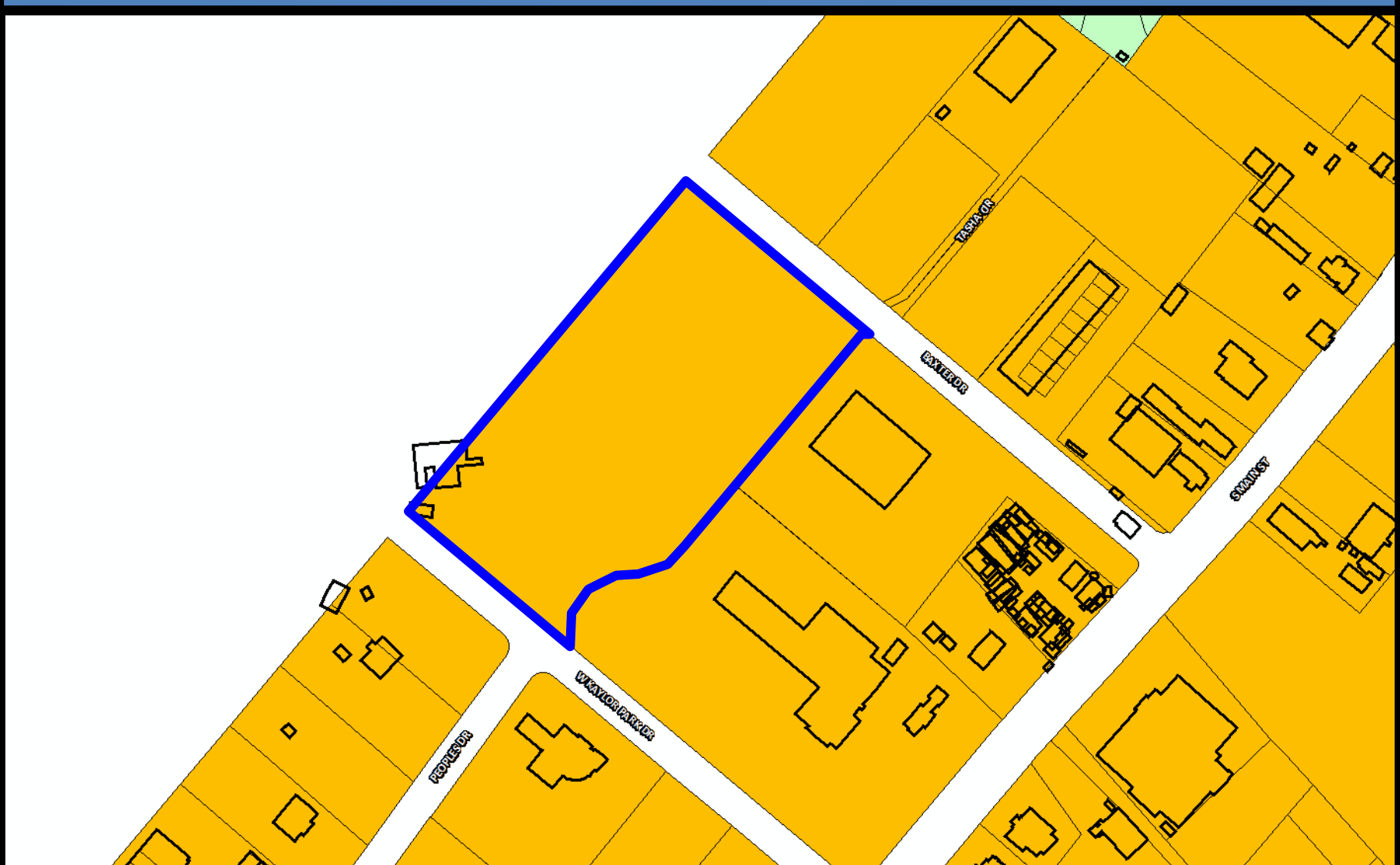
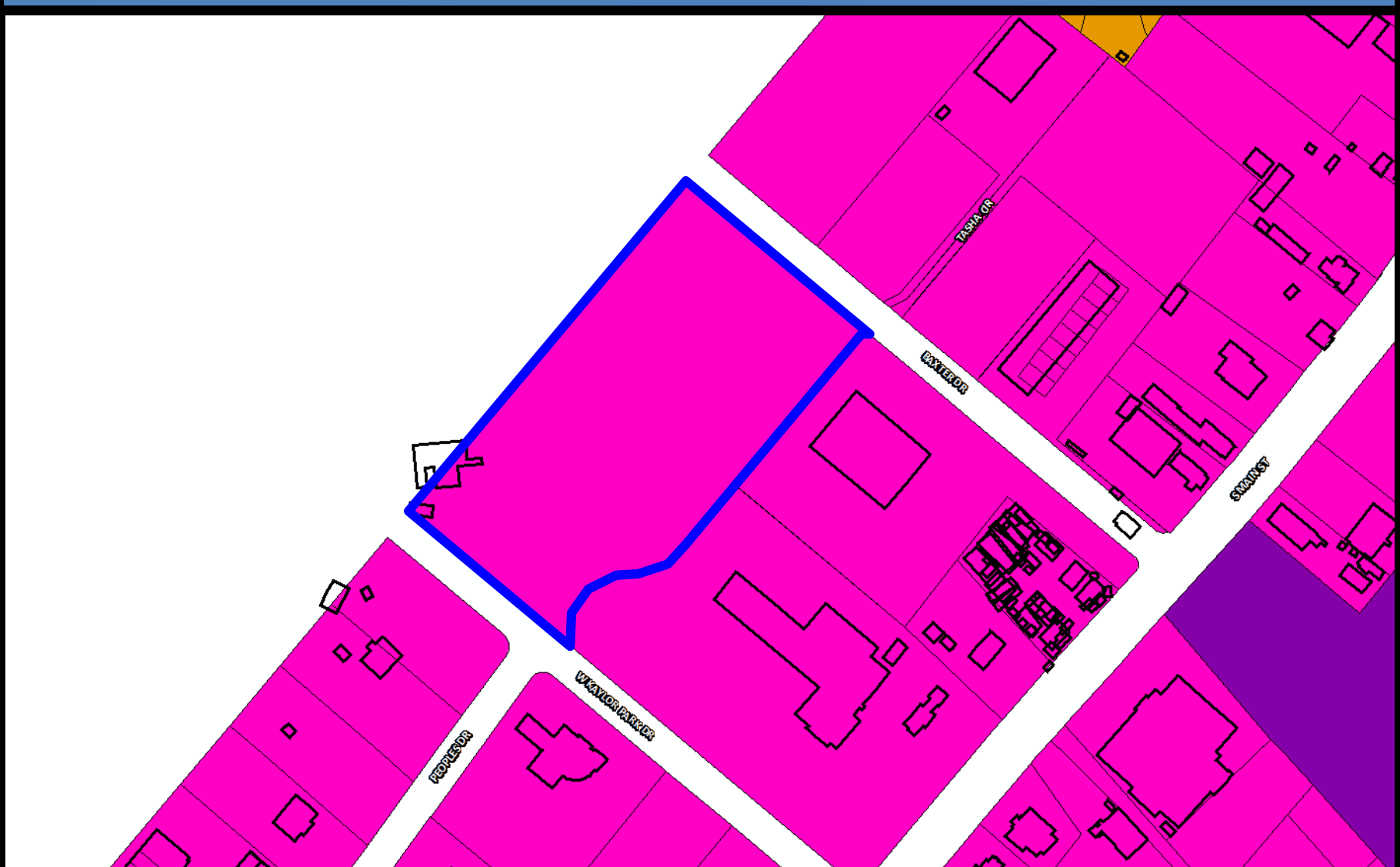


Preliminary Plat – Peoples Drive Extension Dedication 45 & 55 Baxter Drive and 3091 & 3155 South Main Street



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Subdivision Ordinance Variances

Section 10-2-41(a) - Proposed streets shall conform to the standards and specifications outlined in the Design and Construction Standards Manual except that variances to the standards for streets, alleys, blocks, easements, sidewalks, and all such related features may be approved on a case-by-case basis by the city.

Section 10-2-61 (a) - The subdivider is required to make all such improvements to streets, including grading, subgrade, surface, and curbs and gutters, in accord with the requirements of the city's DCSM.

Design and Construction Standards Manual (DCSM) Variances

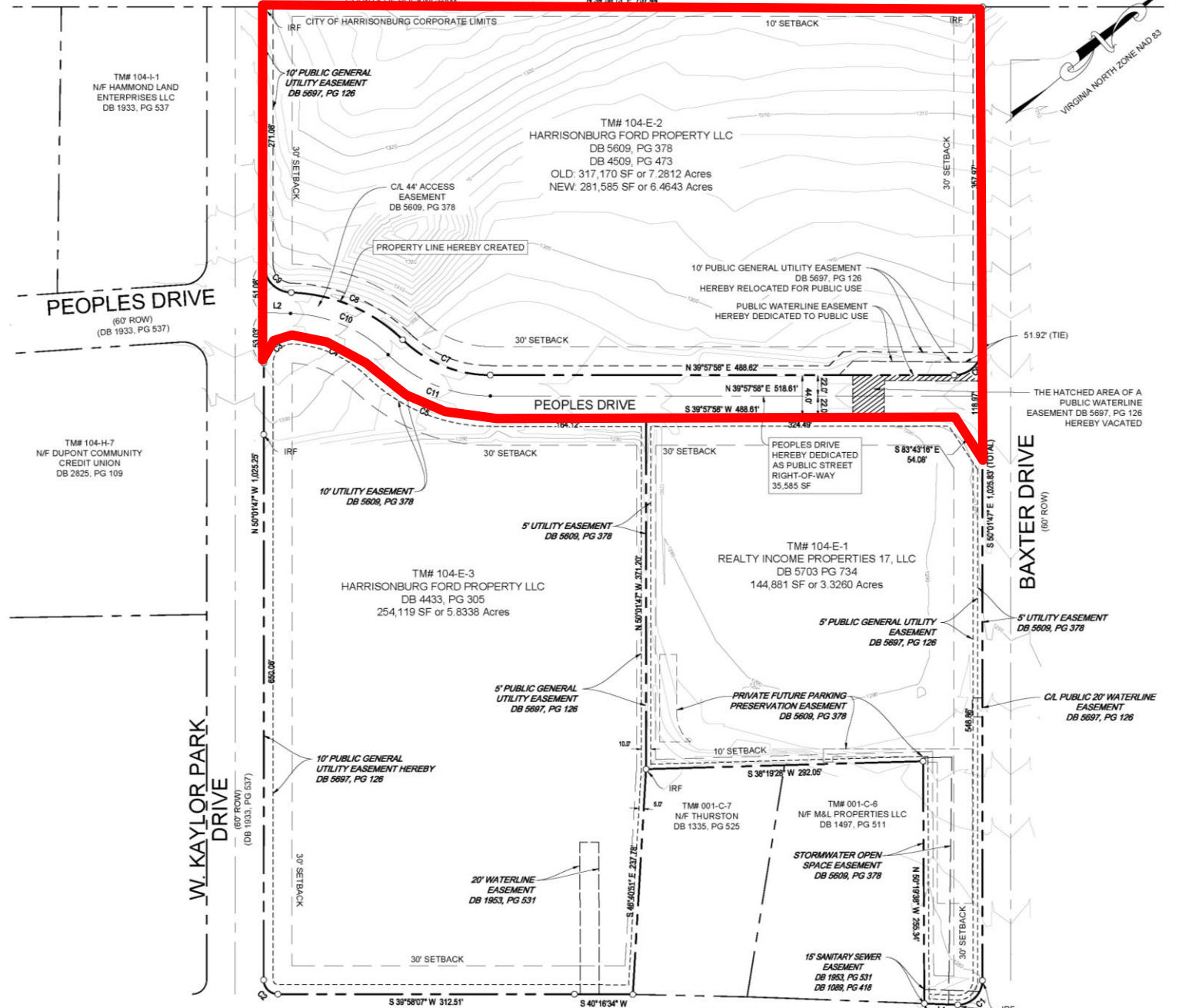
1. **Right of Way – DCSM Section 3.1.4** requires right-of-way width of 50 feet is required. The applicant is requesting to deviate from the requirement by providing 44 feet of right-of-way width.
2. **Street Width – DCSM Section 3.6.4.1** requires street width of 34 feet measured from face of curb to face of curb is required. The applicant is requesting to deviate from this requirement by providing 26 feet measured from face of curb to face of curb.

3. Sidewalk – DCSM Section 3.3.3.1 requires sidewalks on both sides of all new public streets. The applicant is requesting to deviate from this requirement by only providing a seven-foot grass shoulder on both sides of the new public street.

4. Street Horizontal Curves:

A. DCSM Section 3.6.2.1 requires horizontal curves to have a minimum 100-foot tangent segment between non-superelevated curves. The applicant is requesting to deviate from this requirement by providing no tangent segment between non-superelevated horizontal curves.

B. DCSM Section 3.6.3 requires the maximum horizontal curve to be 23-degrees for a local street. The applicant is requesting to deviate from this requirement by providing a 37.5-degree horizontal curve.



TM# 104-I-1
N/F HAMMOND LAND
ENTERPRISES LLC
DB 1933, PG 537

TM# 104-E-2
HARRISONBURG FORD PROPERTY LLC
DB 5609, PG 378
DB 4509, PG 473
OLD: 317,170 SF or 7.2812 Acres
NEW: 281,585 SF or 6.4643 Acres

PEOPLES DRIVE
(60' ROW)
(DB 1933, PG 537)

TM# 104-H-7
N/F DUPONT COMMUNITY
CREDIT UNION
DB 2825, PG 109

W. KAYLOR PARK
DRIVE
(60' ROW)
(DB 1933, PG 537)

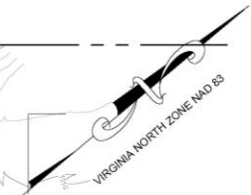
TM# 104-E-3
HARRISONBURG FORD PROPERTY LLC
DB 4433, PG 305
254,119 SF or 5.8338 Acres

TM# 104-E-1
REALTY INCOME PROPERTIES 17, LLC
DB 5703 PG 734
144,881 SF or 3.3260 Acres

TM# 001-C-7
N/F THURSTON
DB 1335, PG 525

TM# 001-C-6
N/F M&L PROPERTIES LLC
DB 1497, PG 511

U.S. ROUTE 11
SOUTH MAIN STREET



TM# 104-I-1
N/F HAMMOND LAND
ENTERPRISES LLC
DB 1933, PG 537

CITY OF HARRISONBURG CORPORATE LIMITS

10' PUBLIC GENERAL
UTILITY EASEMENT
DB 5697, PG 126

10' SETBACK

IRF

TM# 104-E-2
HARRISONBURG FORD PROPERTY LLC
DB 5609, PG 378
DB 4509, PG 473
OLD: 317,170 SF or 7.2812 Acres
NEW: 281,585 SF or 6.4643 Acres

C/L 44' ACCESS
EASEMENT
DB 5609, PG 378

30' SETBACK

357.97'

PROPERTY LINE HEREBY CREATED

10' PUBLIC GENERAL UTILITY EASEMENT
DB 5697, PG 126
HEREBY RELOCATED FOR PUBLIC USE

PUBLIC WATERLINE EASEMENT
HEREBY DEDICATED TO PUBLIC USE

30' SETBACK

N 39°57'58" E 488.62'

51.92'

THE

EASEM

PEOPLES DRIVE
(60' ROW)
(DB 1933, PG 537)

53.03'

51.08'

271.08'

1,025.25'

IRF

C3

C4

C5

C6

C7

C8

C9

164.12'

30' SETBACK

30' SETBACK

324.49'

30' SETBACK

PEOPLES DRIVE
HEREBY DEDICATED
AS PUBLIC STREET
RIGHT-OF-WAY
25,595 SF

S 83°43'16" E
54.08'

5.83' (TOTAL)

RIVE

TM# 104-H-7
N/F DUPONT COMMUNITY
CREDIT UNION
DB 2825, PG 109

IRF

1,025.25'

Recommendation

Staff and PC (5-0) recommends approval of the preliminary plat and variances as requested.

