

**NOTES**

- 1) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
- 2) THIS PROPERTY IS PRESENTLY ZONED "M-1" AND IS SHOWN ON TAX MAP 38-A-1.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT REFLECT ALL ENCUMBRANCES.
- 4) BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 562, P. 795.
- 5) SETBACKS: FRONT - 30', SIDE - 10', REAR - 10'.
- 6) TOTAL AREA IN SUBDIVISION = 5.687 ACRES.  
TOTAL AREA OF LOTS = 5.536 ACRES.  
TOTAL AREA TO BE DEDICATED TO THE CITY OF HARRISONBURG = 0.152 ACRES.
- 7) STORMWATER MANAGEMENT FOR THE NEW LOTS TO BE DETERMINED WITH FUTURE SITE PLAN.
- 8) THIS PROPERTY IS PRESENTLY IN THE NAME OF HEIFER INVESTMENTS, L.L.C.
- 9) THE EXISTING SANITARY SEWER FROM PROPOSED LOT 2 CROSSES PROPOSED LOT 3 AND WILL RESERVE A PRIVATE GENERAL SANITARY SEWER EASEMENT ACROSS PROPOSED LOT 3.
- 10) AT THIS TIME THE PROPERTY OWNER PLANS TO CONTINUE USING THE PROPERTIES AS THEY ARE CURRENTLY BEING USED TODAY. STREET IMPROVEMENTS ALONG WATERMAN DRIVE AND ROCKINGHAM DRIVE WILL REQUIRE A MORE COMPREHENSIVE DESIGN FOR STREET AND STORMWATER IMPROVEMENTS, WHICH WOULD BE MORE APPROPRIATE TO DO WITH EITHER A FUTURE ROAD IMPROVEMENT PROJECT BY THE CITY OR WITH REDEVELOPMENT OF THE SITES ALONG WATERMAN DRIVE AND ROCKINGHAM DRIVE WITH AN ENGINEERED COMPREHENSIVE SITE PLAN. THE PURPOSE OF THIS DIVISION IS TO ALLOW FOR THE FUTURE SALE OF THE DIVIDED LOTS.

ROBERT D. & MIRIAM F. SHENK  
D.B. 363, P. 474  
TM. 39-E-8

SCALE 1" = 40'  
AUGUST 7, 2019

**PRELIMINARY PLAT  
HEIFER INVESTMENTS  
SUBDIVISION**

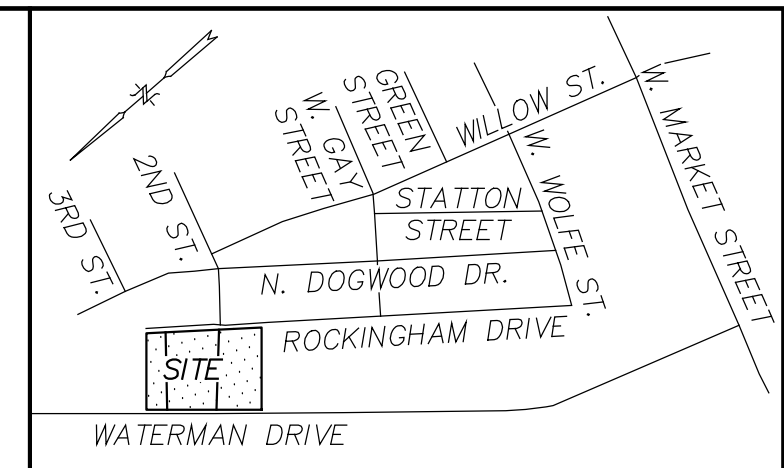
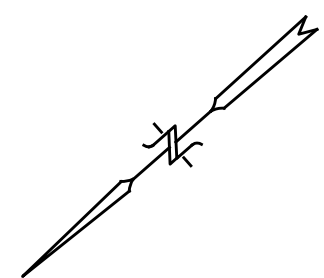
CITY OF HARRISONBURG, VIRGINIA

**VALLEY ENGINEERING**  
IDEAS MADE REAL

4901 CROWE DRIVE  
MOUNT CRAWFORD, VIRGINIA 22841  
TELEPHONE (540) 434-6365 OR (800) 343-6365  
FAX (540) 432-0685  
www.valleyesp.com

**LEGEND**

- 5/8" REBAR SET
- △ IRON PIPE FOUND
- POINT
- ☆ EXISTING ENTRANCE
- ⊠ WATER VALVE
- ▲ WATER METER (LOT 3)
- SS— SANITARY SEWER LINE
- SEWER CLEAN-OUT



**VICINITY MAP**  
NOT TO SCALE

