



# Preliminary Plat – 560 Waterman Drive Sub. Variances 10-2-61(a), 10-2-66 and 67



FOR SALE or LEASE  
5.6 ACRES - ZONED M-1  
WILL DIVIDE  
John Spangola 1-800-221-3179  
LIADR  
WE ARE MOVING  
FOR SALE \$1,100,000  
4.5-5.0 ACRES

NO  
TRESPASSING  
ON THIS  
PROPERTY  
NO  
ALCOHOL  
NO  
SMOKING  
NO  
DRUGS

signs  
SIGN • BILLBOARD • FREIGHTWAY • RETAIL  
YOUR FULL SERVICE SIGN COMPANY  
ESTABLISHED 1962





**A&J AUTO REPAIR CORP**  
COMPLETE SERVICE & REPAIR  
Specialized in Most Types of Car  
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eddie edwards  
*Signs*  
270-233-0000  
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**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. 362, P. 795.
- 5) SETBACKS: FRONT - 30', SIDE - 10', REAR - 10'.
- 6) TOTAL AREA IN SUBDIVISION = 5.887 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.

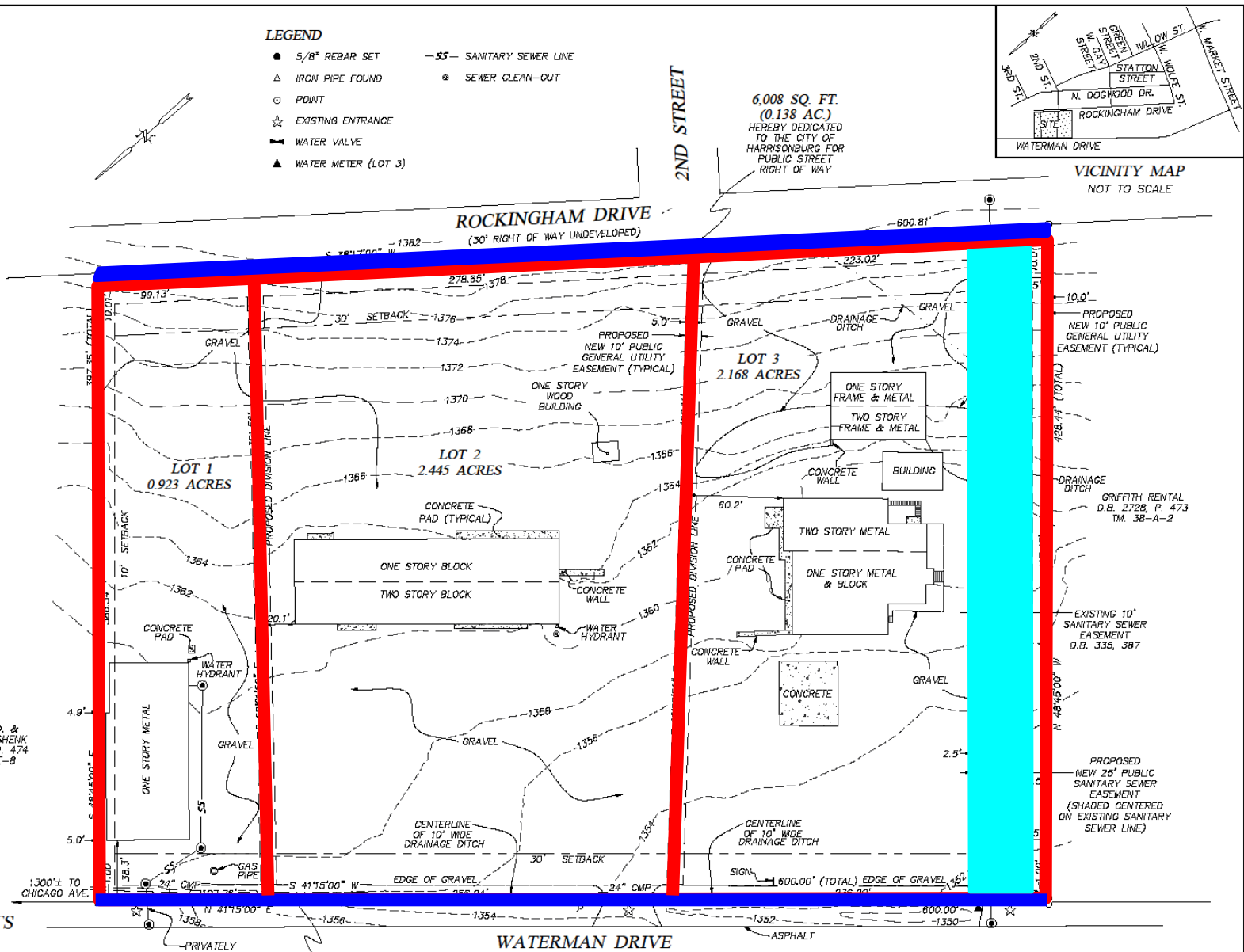
ROBERT D. & MIRIAM F. SHENK  
D.B. 363, P. 474  
TM. 39-E-8

SCALE 1" = 40'  
AUGUST 7, 2019

**PRELIMINARY PLAT  
HEIFER INVESTMENTS  
SUBDIVISION**

**LEGEND**

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



# Variances to Sections 10-2-61 (a), 66, and 67.



FOR SALE or LEASE

5.6 ACRES - ZONED M-1  
WILL DIVIDE

John Gowers 1-580-231-2178  
Gowers@att.net

WE ARE MOVING

WE ARE MOVING

NO STOPPING OR TRUCK PARKING



# Recommendation

Staff and Planning Commission (6-0) recommended approval of the preliminary plat and variances to the requirements per Sections 10-2-61 (a), 66, and 67 of the Subdivision Ordinance.



