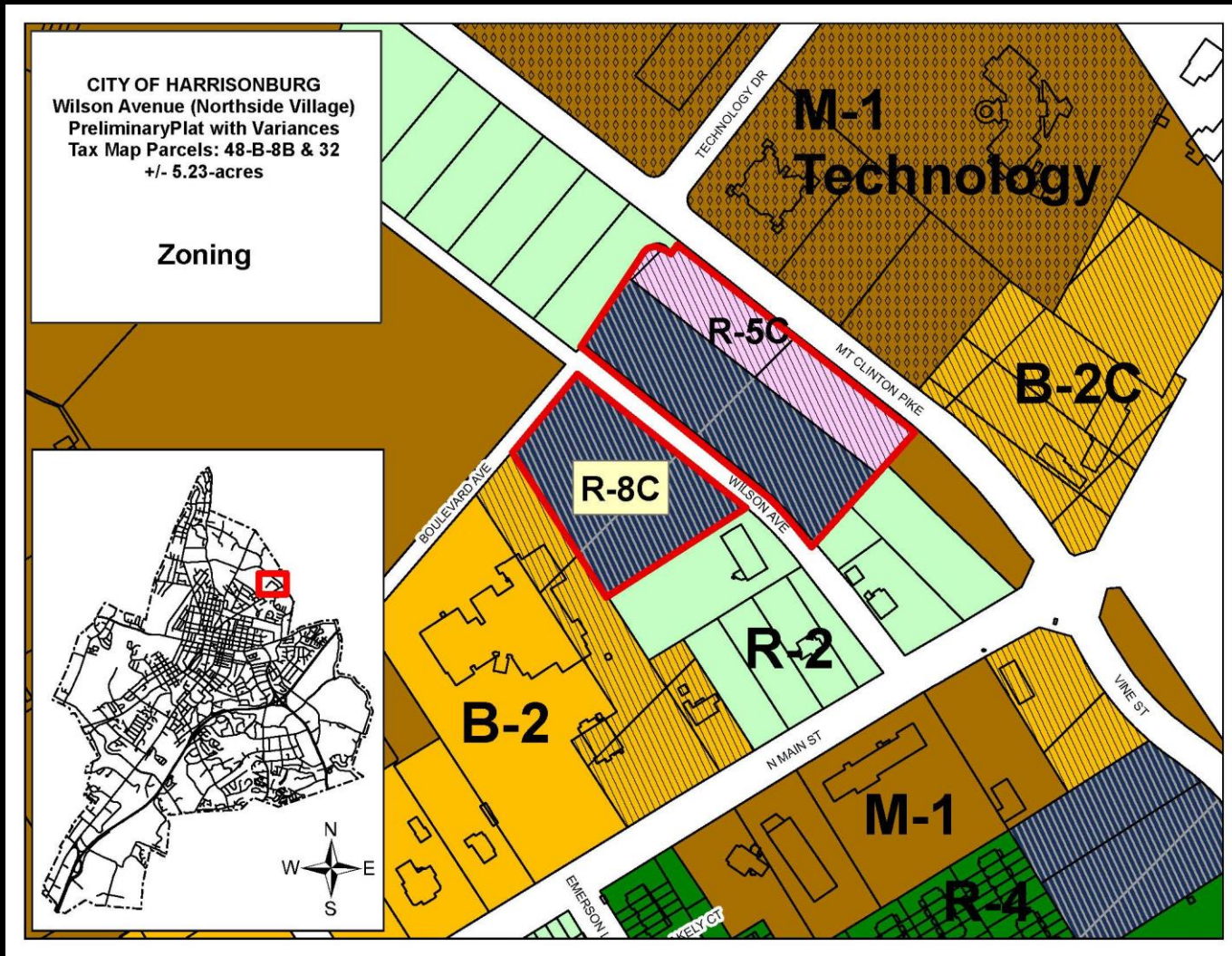
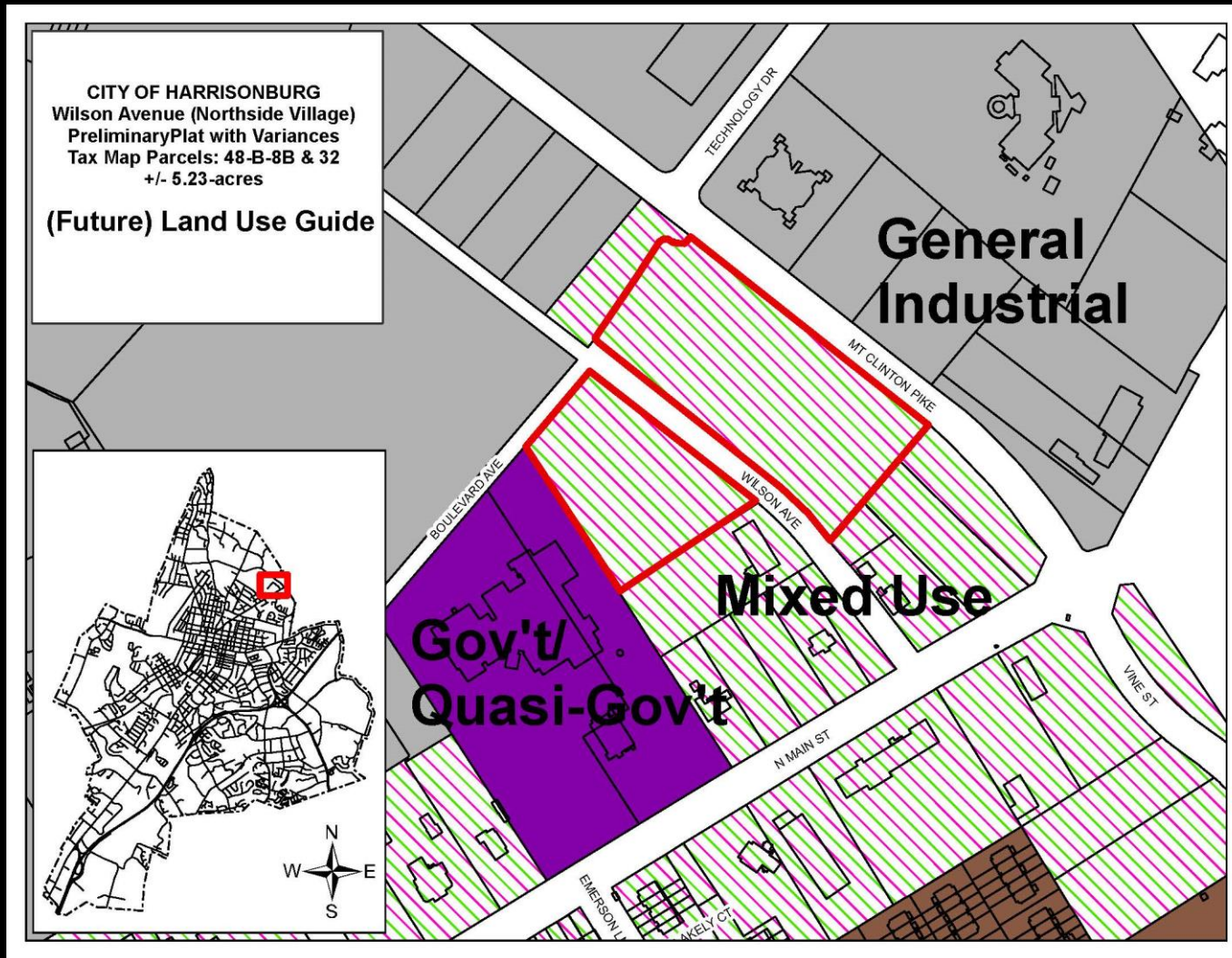




# Preliminary Plat with variances – 44 and 81 Wilson Avenue



# Preliminary Plat with variances – 44 and 81 Wilson Avenue





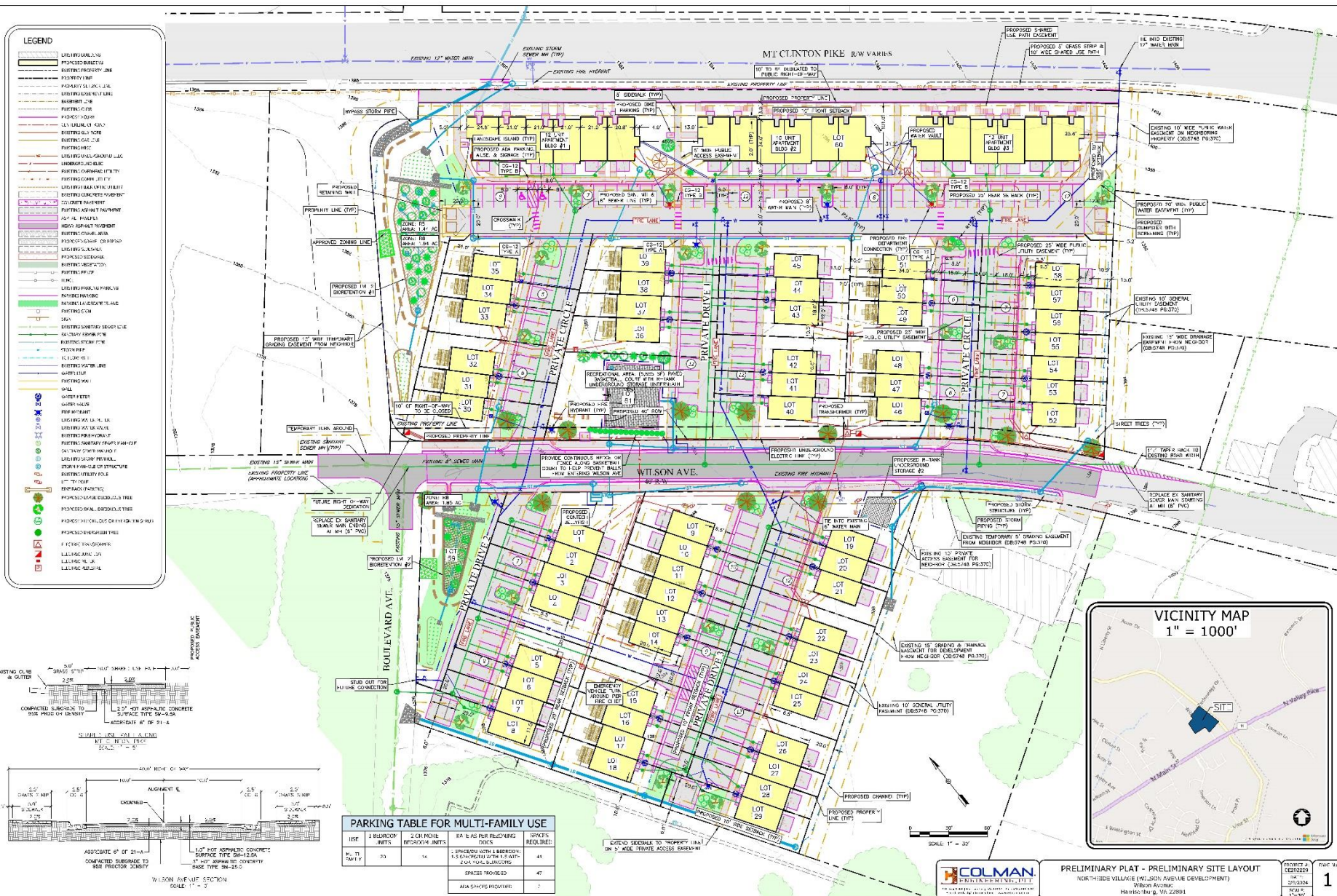
# Preliminary Plat with variances – 44 and 81 Wilson Avenue



CITY OF HARRISONBURG  
Wilson Avenue (Northside Village)  
Preliminary Plat with Variances  
Tax Map Parcels: 48-B-8B & 32  
+/- 5.23-acres









**LEGEND**

- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED SHARED JOBSHOP BASIN UNIT
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED TEMPORARY GRAVITY TREATMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- AREA ALLOCATED TO PUBLIC RIGHT OF WAY
- AREA OF RIGHT OF WAY TO BE CLOSED
- PROPOSED PUBLIC WATER & SANITARY EASEMENT
- PROPOSED PUBLIC WATER PASTURE
- PROPOSED PUBLIC GENERAL UTILITY EASEMENT
- PROPOSED WMP MAINTENANCE AREA

**NOTE:**  
All townhouse 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.



Parcel Area Table		Parcel Area Table	
Lot #	Area (sq)	Lot #	Area (sq)
1	4124	32	3006
2	716	33	3096
3	716	34	1934
4	3434	35	2681
5	3253	36	3192
6	716	37	1911
7	716	38	1905
8	3430	39	3090
9	4910	40	3374
10	716	41	1878
11	716	42	2325
12	716	43	2628
13	716	44	1878
14	3835	45	3497
15	2828	46	3100
16	716	47	1878
17	716	48	2826
18	2492	49	2325
19	4811	50	1878
20	716	51	3566
21	2978	52	2678
22	2978	53	1878
23	716	54	1878
24	716	55	1878
25	716	56	1878
26	2908	57	1878
27	716	58	4209
28	716	59	6373
29	3154	60	6078
30	3030	61	8165
31	934		

# **Recommendation**

Staff and Planning Commission recommends approval (6-0) of the preliminary plat with requested variances from the Subdivision Ordinance.