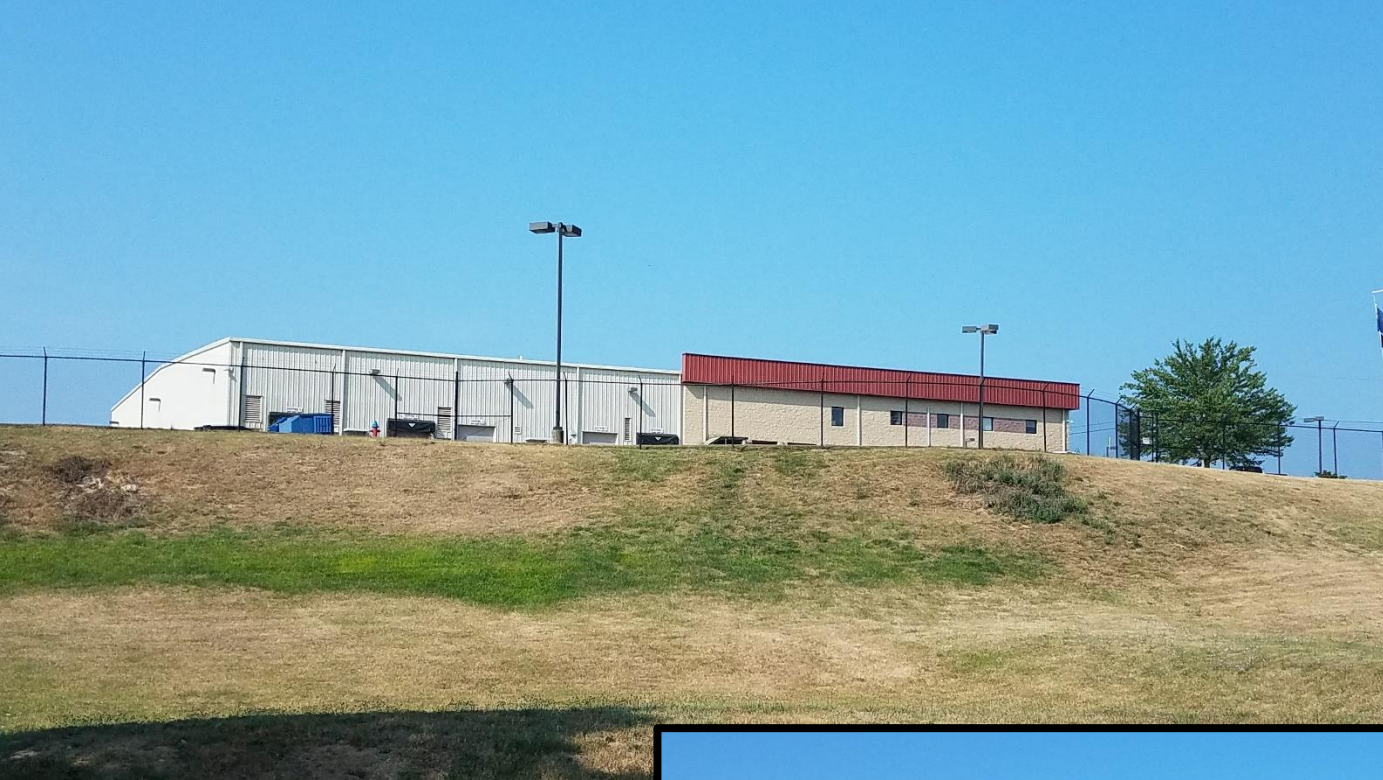
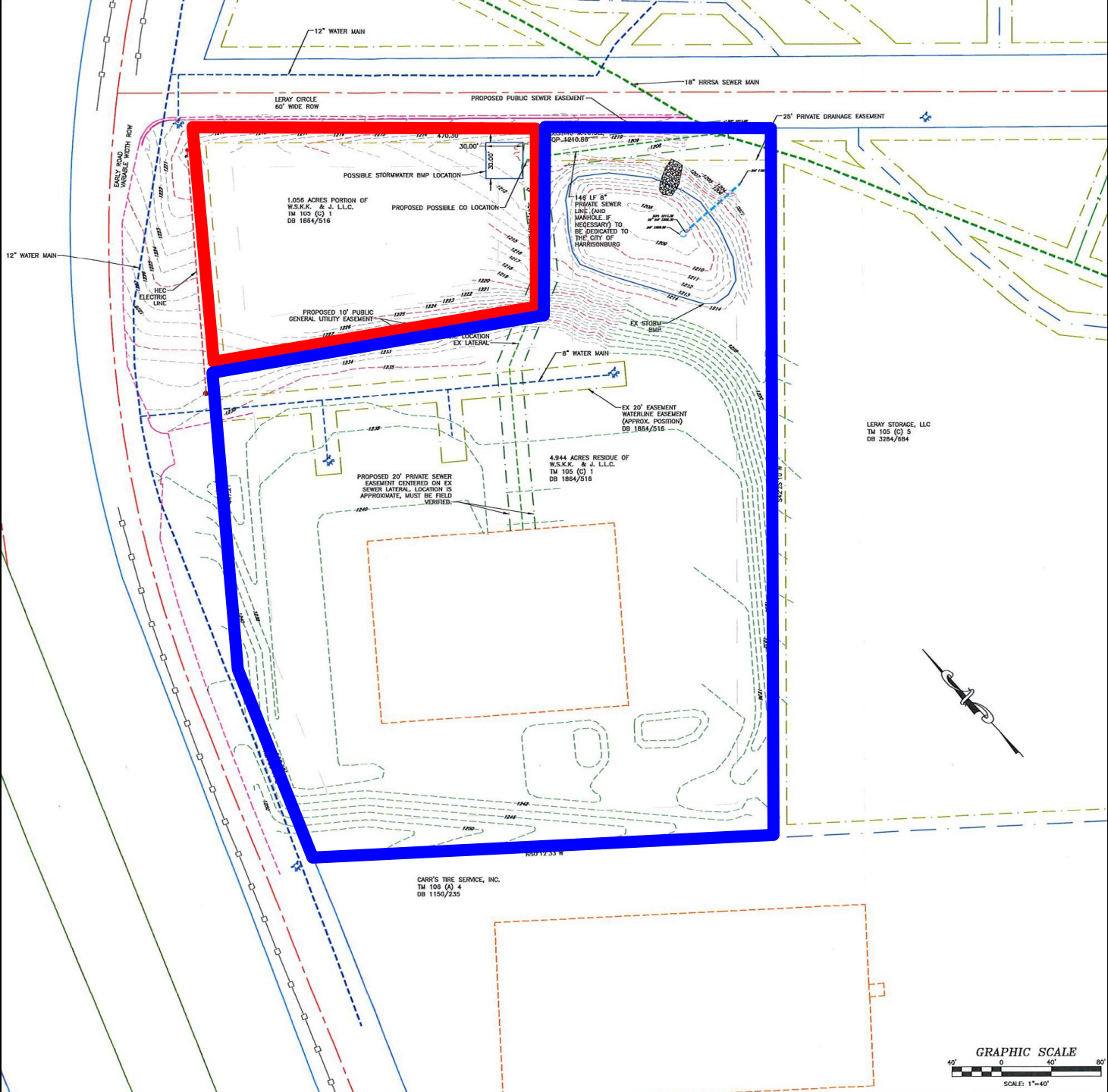




# Preliminary Plat 3900 Early Road







12" WATER MAIN

18" HRSR SEWER MAIN

LERAY CIRCLE  
60' WIDE ROW

PROPOSED PUBLIC SEWER EASEMENT

25' PRIVATE DRAINAGE EASEMENT

EARLY 1900S  
VARIABLE WIDTH ROW

1.056 ACRES PORTION OF  
W.S.K.K. & J. L.L.C.  
TM 105 (C) 1  
DB 1864/516

PROPOSED POSSIBLE CO LOCATION

EXISTING SEWER  
OP-1010.85

148 LF 6"  
PRIVATE SEWER  
LINE (AND  
MANHOLE IF  
NECESSARY) TO  
BE DEDICATED TO  
THE CITY OF  
HARRISBURG

HEC  
ELECTRIC  
LINE

PROPOSED 10' PUBLIC  
GENERAL UTILITY EASEMENT

LOCATION  
EX LATERAL

6" WATER MAIN

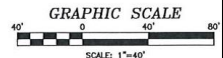
EX 20' EASEMENT  
WATERLINE EASEMENT  
(APPROX. POSITION)  
DB 1864/516

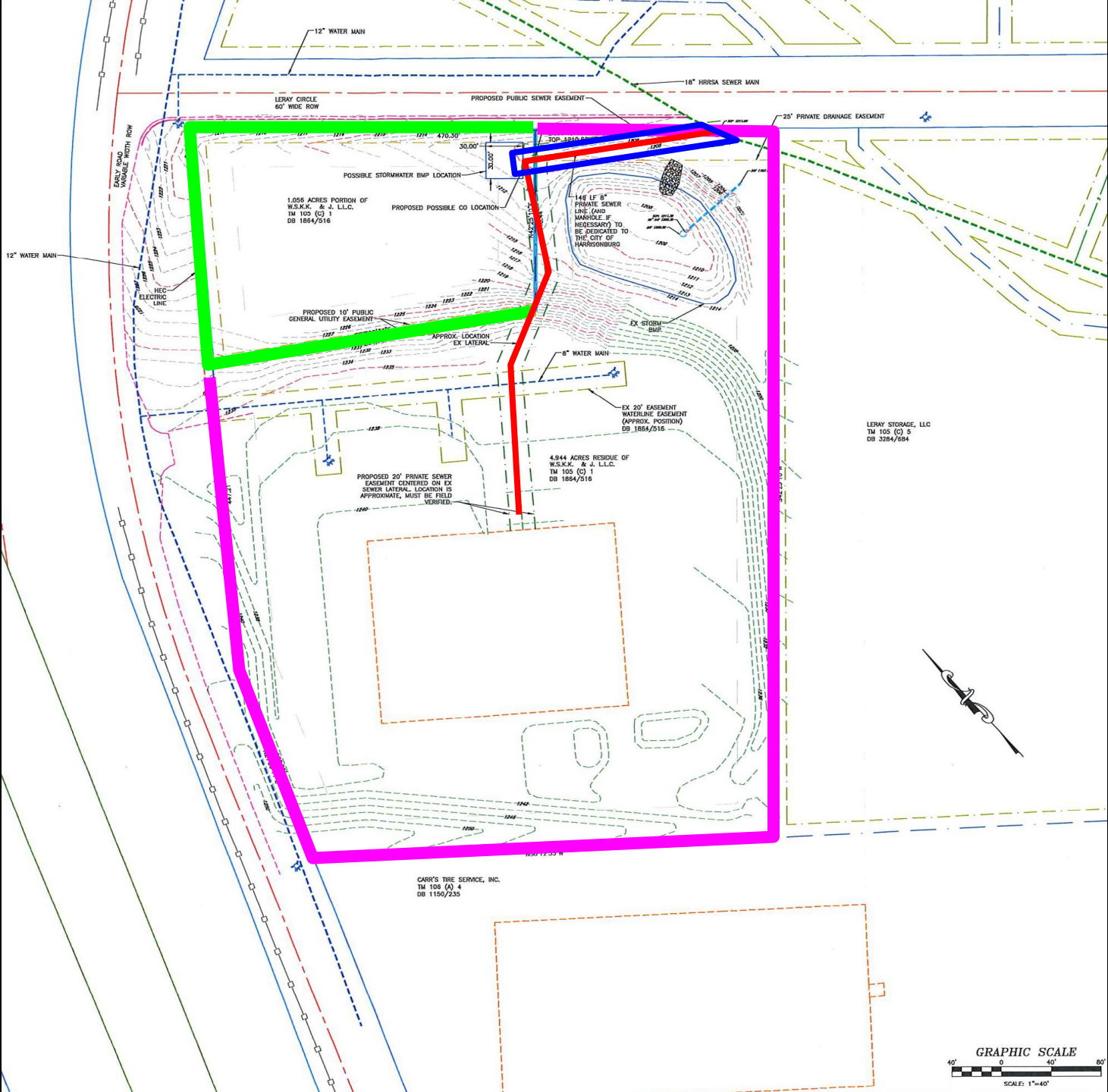
LERAY STORAGE, LLC  
TM 105 (C) 5  
DB 3284/684

PROPOSED 20' PRIVATE SEWER  
EASEMENT CENTERED ON EX  
SEWER LATERAL. LOCATION IS  
APPROXIMATE. MUST BE FIELD  
VERIFIED.

4.944 ACRES RESIDUE OF  
W.S.K.K. & J. L.L.C.  
TM 105 (C) 1  
DB 1864/516

CARR'S TIRE SERVICE, INC.  
TM 108 (A) 4  
DB 1150/235





12" WATER MAIN

18" HRSA SEWER MAIN

LERAY CIRCLE  
60' WIDE ROW

PROPOSED PUBLIC SEWER EASEMENT

25' PRIVATE DRAINAGE EASEMENT

EARLY 1900S  
VARIABLE WIDTH ROW

POSSIBLE STORMWATER BMP LOCATION

1.056 ACRES PORTION OF  
W.S.K.K. & J. L.L.C.  
TM 105 (C) 1  
DB 1864/516

PROPOSED POSSIBLE CO LOCATION

148 LF 6"  
PRIVATE SEWER  
LINE (AND  
WARRIERS IF  
NECESSARY) TO  
BE DEDICATED TO  
THE CITY OF  
HARRISONBURG

12" WATER MAIN

HEC  
ELECTRIC  
LINE

PROPOSED 10' PUBLIC  
GENERAL UTILITY EASEMENT

APPROX. LOCATION  
EX LATERAL

6" WATER MAIN

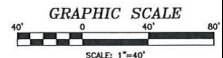
EX 20' EASEMENT  
WATERLINE EASEMENT  
(APPROX. POSITION)  
DB 1864/516

LERAY STORAGE, LLC  
TM 105 (C) 5  
DB 3284/684

4.944 ACRES RESIDUE OF  
W.S.K.K. & J. L.L.C.  
TM 105 (C) 1  
DB 1864/516

PROPOSED 20' PRIVATE SEWER  
EASEMENT CENTERED ON EX  
SEWER LATERAL. LOCATION IS  
APPROXIMATE. MUST BE FIELD  
VERIFIED.

CARR'S TIRE SERVICE, INC.  
TM 108 (A) 4  
DB 1150/235



# Recommendation

**Staff and Planning Commission (5-0) recommend approval of the preliminary plat and variance request.**