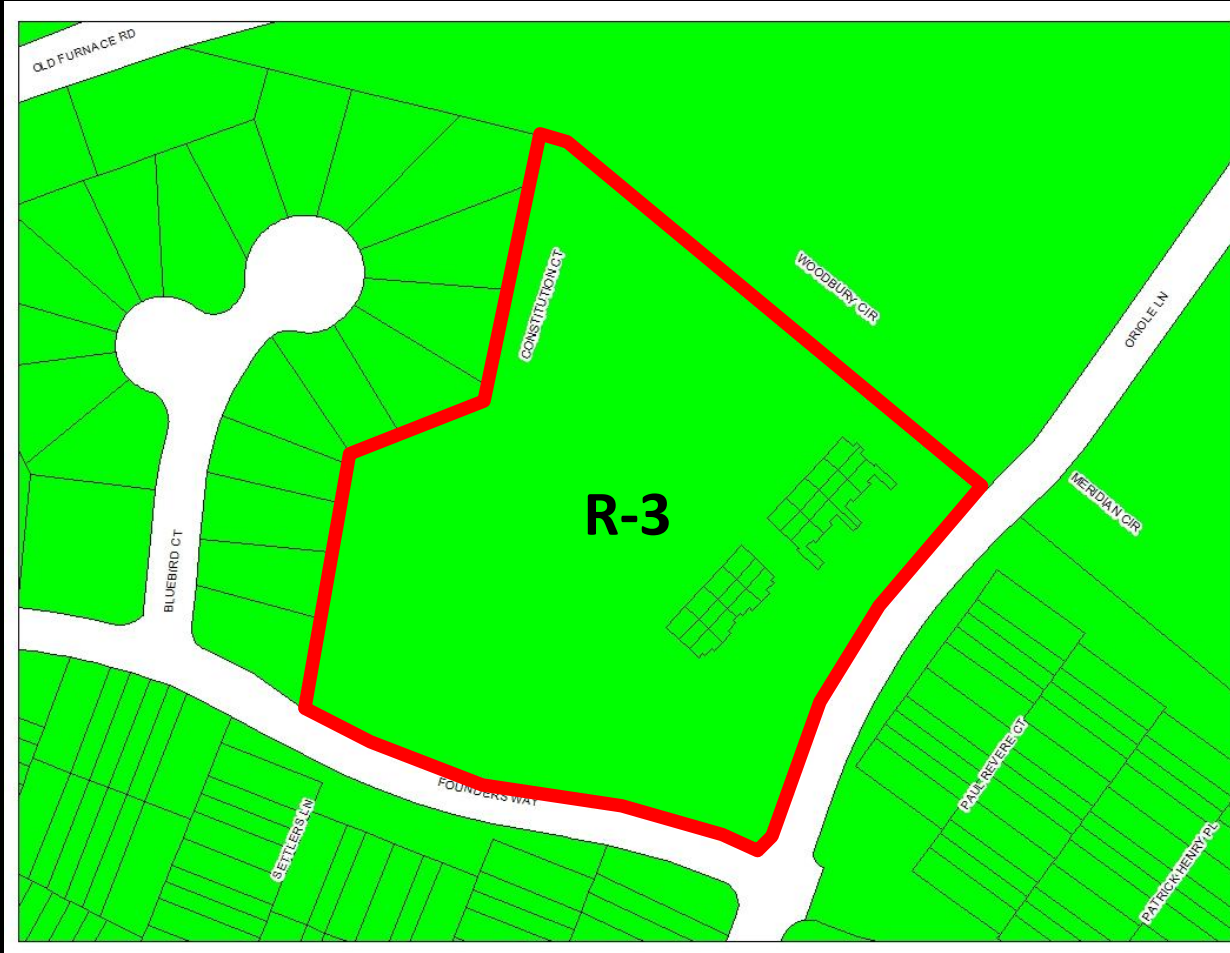


Preliminary Plat

Founders Way Townhomes





OLD FURNACE RD

BLUE BIRD CT

CONSTITUTION CT

WOODBURY CIR

ORACLE LN

MERIDIAN CIR

FOUNDERS WAY

SETTLERS LN

PINES REVERE CT

PATRICK HENRY DR

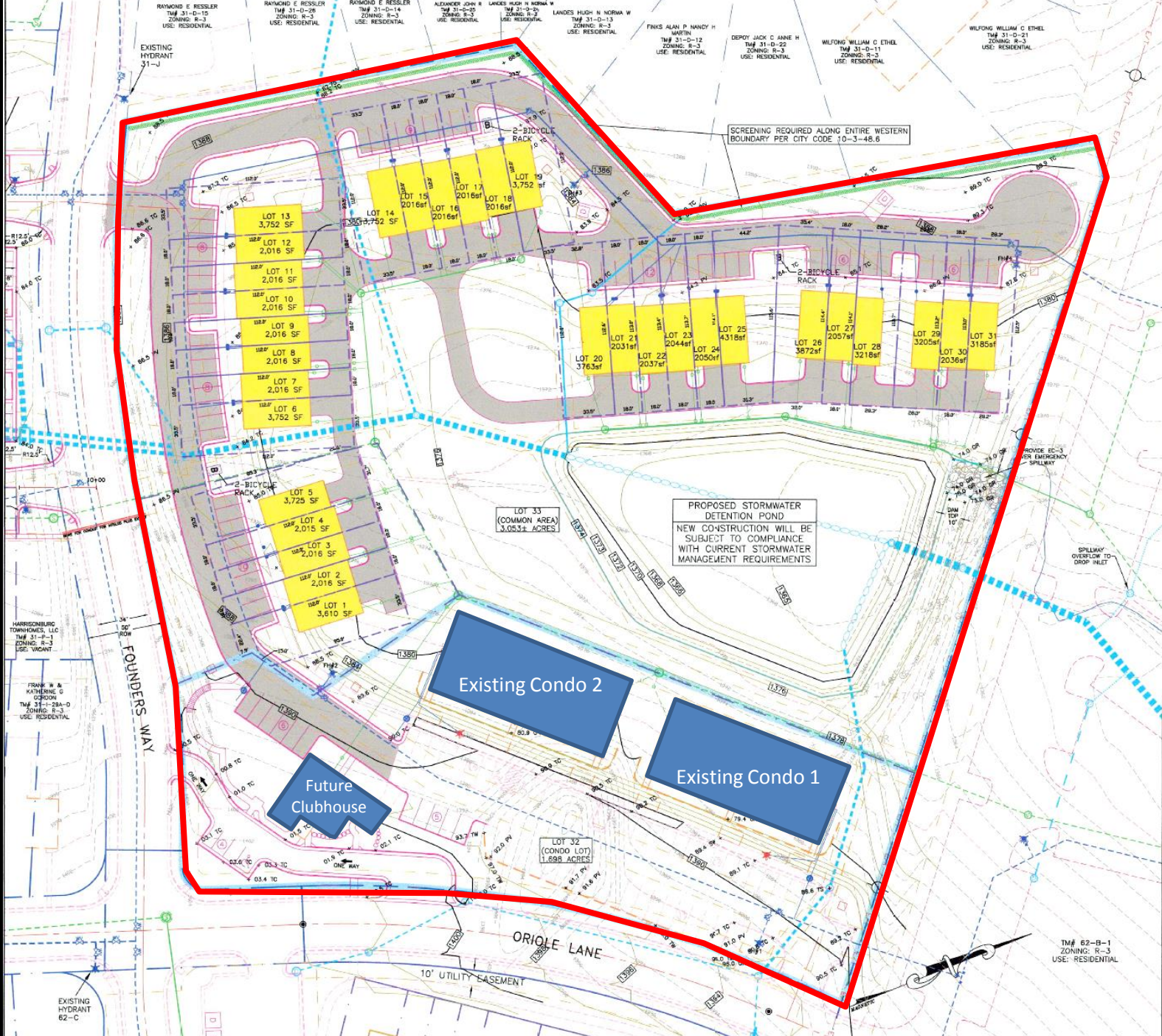












EXISTING HYDRANT 31-J

FOUNDERS WAY

ORIOLE LANE

10' UTILITY EASEMENT

HARRISONBURG TOWNHOMES, LLC
 TWP 31-0-11
 ZONING: R-3
 USE: VACANT

FRANK W & KATHERINE G OSBORN
 TWP 31-0-28A-D
 ZONING: R-3
 USE: RESIDENTIAL

EXISTING HYDRANT 62-C

RAYMOND E RESSLER
 TWP 31-0-10
 ZONING: R-3
 USE: RESIDENTIAL

RAYMOND E RESSLER
 TWP 31-0-14
 ZONING: R-3
 USE: RESIDENTIAL

ALEXANDER JOHN R
 TWP 31-0-25
 ZONING: R-3
 USE: RESIDENTIAL

LANDELS HUGH N NORMA W
 TWP 31-0-13
 ZONING: R-3
 USE: RESIDENTIAL

FRANK ALAN P NANCY H
 MATHEN
 TWP 31-0-12
 ZONING: R-3
 USE: RESIDENTIAL

DEPTOY JACK C JANNE H
 TWP 31-0-22
 ZONING: R-3
 USE: RESIDENTIAL

WILFONG WILLIAM C ETHEL
 TWP 31-0-11
 ZONING: R-3
 USE: RESIDENTIAL

WILFONG WILLIAM C ETHEL
 TWP 31-0-21
 ZONING: R-3
 USE: RESIDENTIAL

SCREENING REQUIRED ALONG ENTIRE WESTERN BOUNDARY PER CITY CODE 10-3-46.6

PROPOSED STORMWATER DETENTION POND
 NEW CONSTRUCTION WILL BE SUBJECT TO COMPLIANCE WITH CURRENT STORMWATER MANAGEMENT REQUIREMENTS

LOT 33
 (COMMON AREA)
 3.0533 ACRES

LOT 32
 (CONDO LOT)
 1.868 ACRES

Existing Condo 2

Existing Condo 1

Future Clubhouse

LOT 13
 3,752 SF

LOT 12
 2,016 SF

LOT 11
 2,016 SF

LOT 10
 2,016 SF

LOT 9
 2,016 SF

LOT 8
 2,016 SF

LOT 7
 2,016 SF

LOT 6
 3,752 SF

LOT 5
 3,725 SF

LOT 4
 2,016 SF

LOT 3
 2,016 SF

LOT 2
 2,016 SF

LOT 1
 3,610 SF

LOT 14
 3,752 SF

LOT 15
 2016sf

LOT 16
 2016sf

LOT 17
 2016sf

LOT 18
 2016sf

LOT 19
 3,752 SF

LOT 20
 3763sf

LOT 21
 2031sf

LOT 22
 2037sf

LOT 23
 2044sf

LOT 24
 2050sf

LOT 25
 4318sf

LOT 26
 3672sf

LOT 26
 3218sf

LOT 27
 2057sf

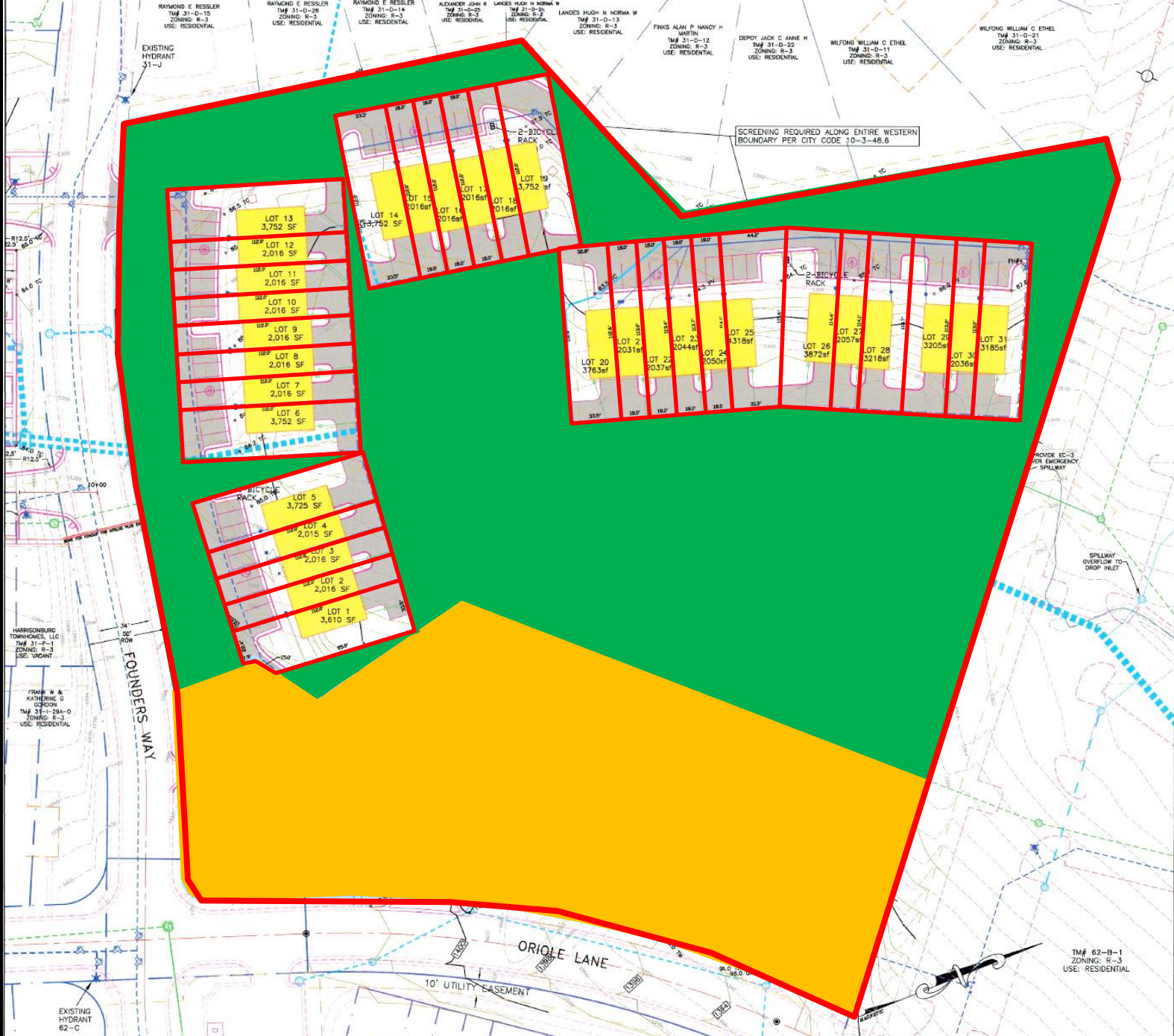
LOT 28
 3205sf

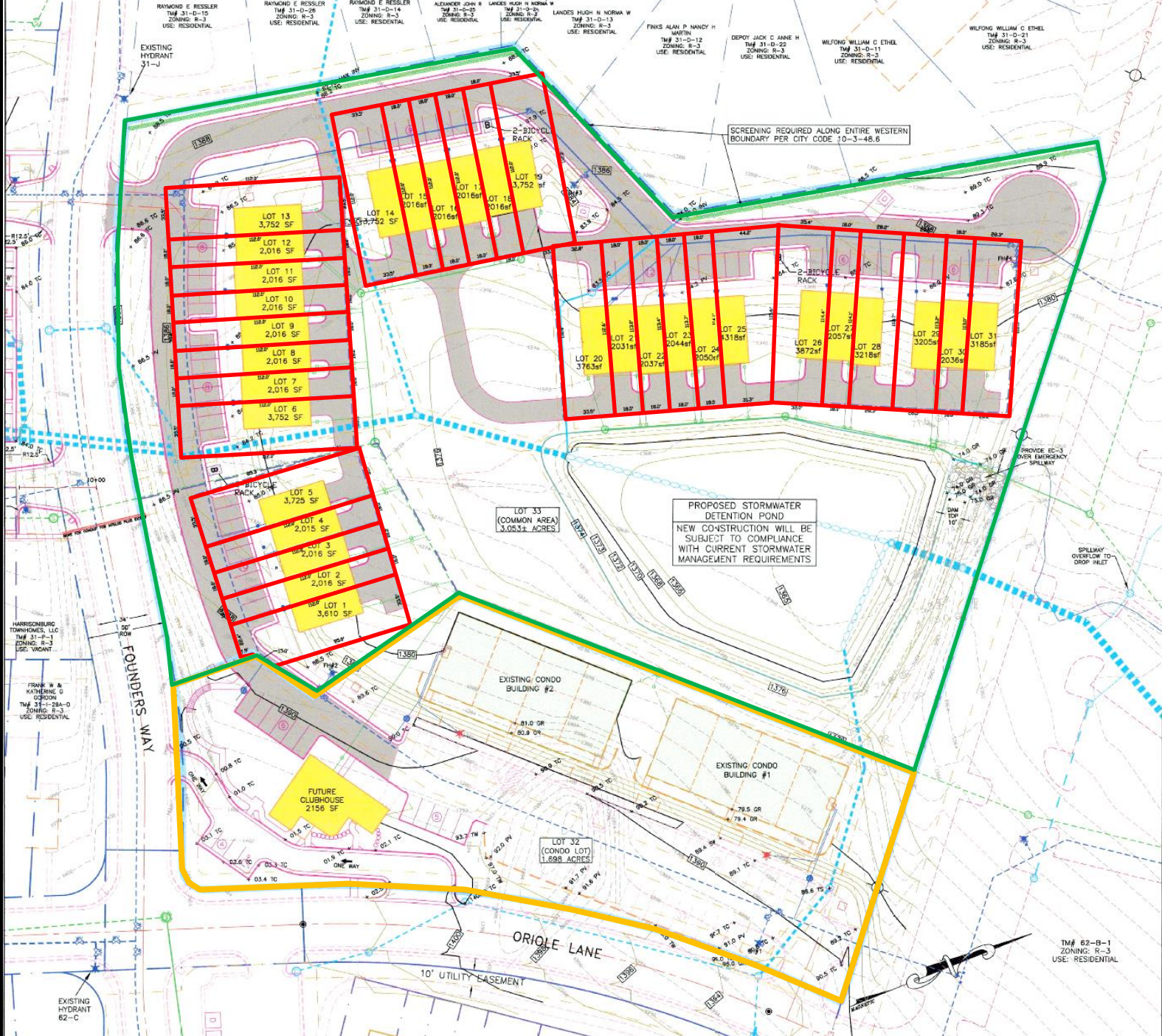
LOT 29
 3205sf

LOT 30
 2036sf

LOT 31
 3185sf

TWP 62-B-1
 ZONING: R-3
 USE: RESIDENTIAL





EXISTING HYDRANT 31-J

FOUNDERS WAY

ORIOLE LANE

10' UTILITY EASEMENT

HARRISONBURG TOWNHOMES, LLC
 TWP 31-0-11
 ZONING: R-3
 USE: VACANT

FRANK W & KATHERINE G OSBORN
 TWP 31-1-28A-D
 ZONING: R-3
 USE: RESIDENTIAL

EXISTING HYDRANT 62-C

FUTURE CLUBHOUSE
 2156 SF

LOT 33
 (COMMON AREA)
 3,053.2 ACRES

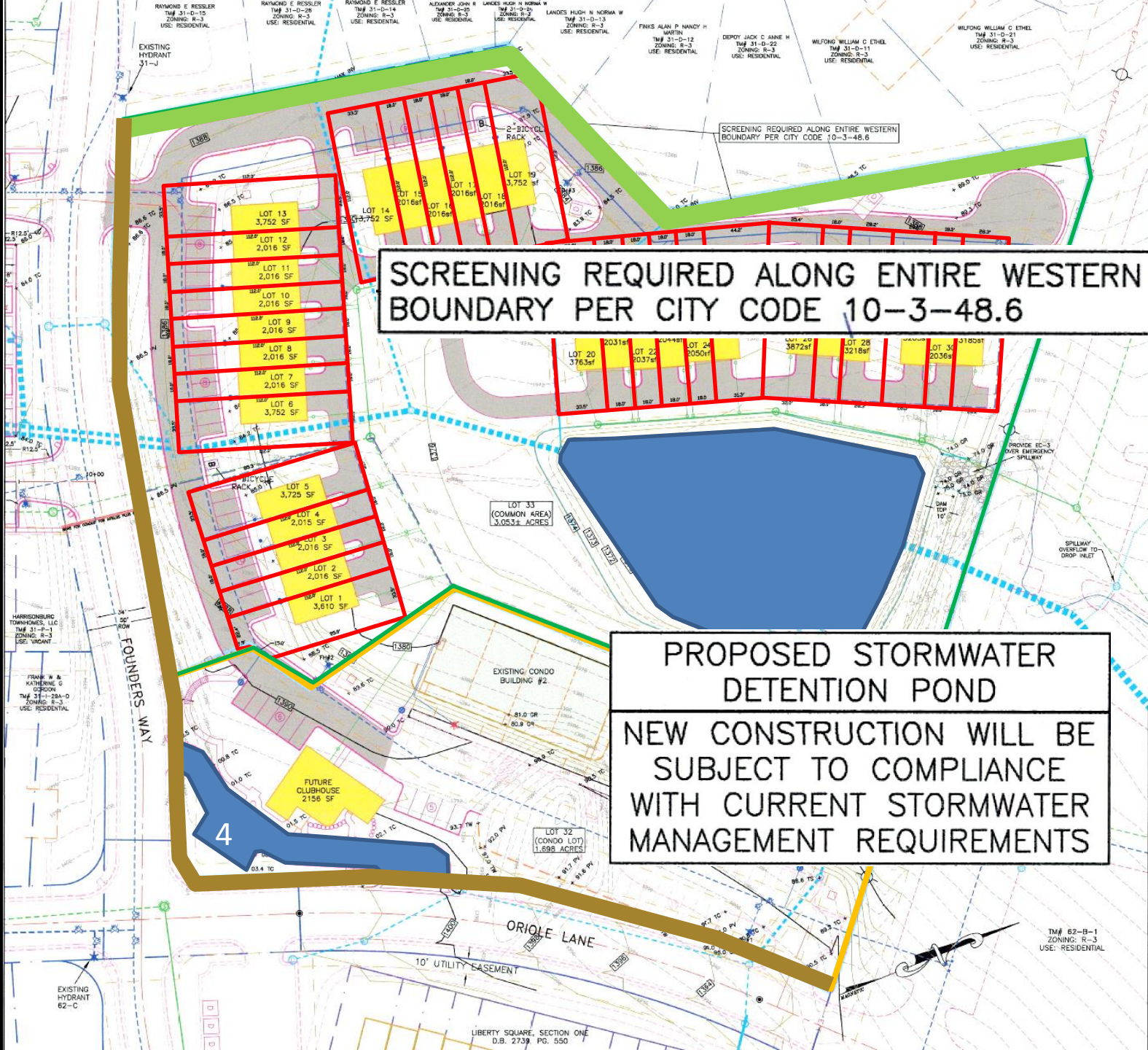
LOT 32
 (CONDO LOT)
 1.868 ACRES

PROPOSED STORMWATER
 DETENTION POND
 NEW CONSTRUCTION WILL BE
 SUBJECT TO COMPLIANCE
 WITH CURRENT STORMWATER
 MANAGEMENT REQUIREMENTS

SCREENING REQUIRED ALONG ENTIRE WESTERN
 BOUNDARY PER CITY CODE 10-3-48.6

TM# 62-B-1
 ZONING: R-3
 USE: RESIDENTIAL

RAYMOND E RESSLER TWP 31-0-10 ZONING: R-3 USE: RESIDENTIAL
 RAYMOND E RESSLER TWP 31-0-28 ZONING: R-3 USE: RESIDENTIAL
 RAYMOND E RESSLER TWP 31-0-14 ZONING: R-3 USE: RESIDENTIAL
 ALEXANDER JOHN R TWP 31-0-25 ZONING: R-3 USE: RESIDENTIAL
 LANDES HUGH N NORMA W TWP 31-0-13 ZONING: R-3 USE: RESIDENTIAL
 FINKS ALAN P NANCY H TWP 31-0-12 ZONING: R-3 USE: RESIDENTIAL
 DEPT. JACK C JANE H TWP 31-0-22 ZONING: R-3 USE: RESIDENTIAL
 WILFONG WILLIAM C ETHEL TWP 31-0-11 ZONING: R-3 USE: RESIDENTIAL
 WILFONG WILLIAM C ETHEL TWP 31-0-21 ZONING: R-3 USE: RESIDENTIAL



SCREENING REQUIRED ALONG ENTIRE WESTERN BOUNDARY PER CITY CODE 10-3-48.6

PROPOSED STORMWATER DETENTION POND
NEW CONSTRUCTION WILL BE SUBJECT TO COMPLIANCE WITH CURRENT STORMWATER MANAGEMENT REQUIREMENTS

RAYMOND E BRESSLER TWP 31-D-15 ZONING: R-3 USE: RESIDENTIAL
RAYMOND E BRESSLER TWP 31-D-16 ZONING: R-3 USE: RESIDENTIAL
ALEXANDER JOHN R TWP 31-D-14 ZONING: R-3 USE: RESIDENTIAL
LANDEIS HUDY N NORMA W TWP 31-D-13 ZONING: R-3 USE: RESIDENTIAL
FRANK ALAN P NANCY H TWP 31-D-12 ZONING: R-3 USE: RESIDENTIAL
DEPTO JACK C JANIE H TWP 31-D-22 ZONING: R-3 USE: RESIDENTIAL
WILFONG WILLIAM C ETHEL TWP 31-D-11 ZONING: R-3 USE: RESIDENTIAL
WILFONG WILLIAM C ETHEL TWP 31-D-21 ZONING: R-3 USE: RESIDENTIAL
SCREENING REQUIRED ALONG ENTIRE WESTERN BOUNDARY PER CITY CODE 10-3-48.6
LOT 13 3,752 SF
LOT 12 2,016 SF
LOT 11 2,016 SF
LOT 10 2,016 SF
LOT 9 2,016 SF
LOT 8 2,016 SF
LOT 7 2,016 SF
LOT 6 3,752 SF
LOT 5 3,725 SF
LOT 4 2,015 SF
LOT 3 2,016 SF
LOT 2 2,016 SF
LOT 1 3,610 SF
LOT 20 3763sf
LOT 23 2037sf
LOT 24 2050sf
LOT 25 3672sf
LOT 26 3218sf
LOT 31 2036sf
LOT 32 (COMMON LOT) 1.868 ACRES
LOT 33 (COMMON AREA) 3.0534 ACRES
EXISTING CONDO BUILDING #2
FUTURE CLUBHOUSE 2156 SF
LOT 32 (CONDO LOT) 1.868 ACRES
LOT 31 2036sf
TWP 62-B-1 ZONING: R-3 USE: RESIDENTIAL
LIBERTY SQUARE, SECTION ONE D.B. 2739 PG. 550

Recommendation

Staff and Planning Commission (6-0) recommends approval of the preliminary plat and variance (to allow lots not to have public street frontage) as requested.

