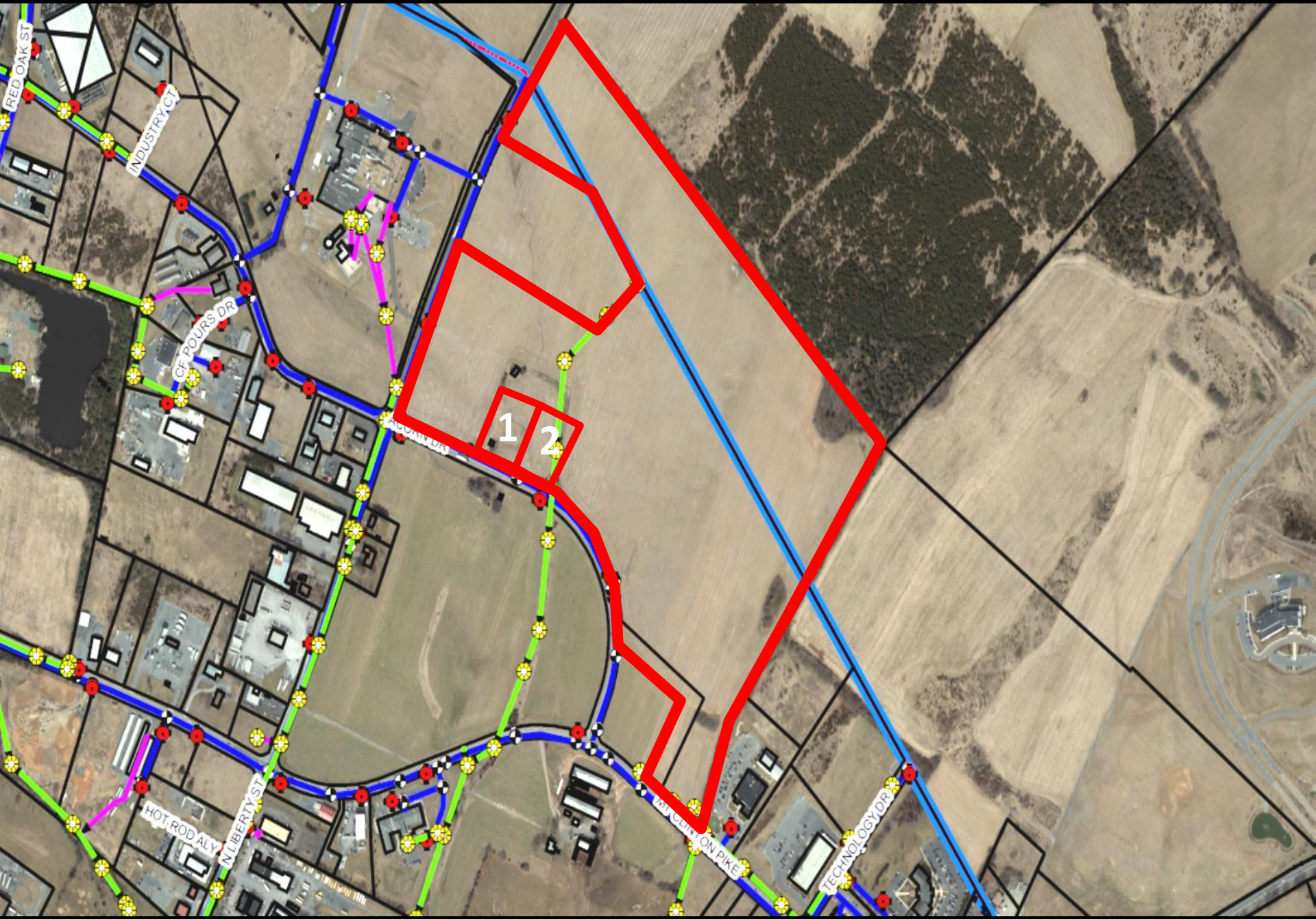


Preliminary Plat – Acorn LC, Sub., Section 1 Sub. Ord. Variances 10-2-61(a), 10-2-66 & 67





1 2

RED OAK ST

INDUSTRY CT

CF POURS DR

LIBERTY ST

HOT ROD AVE

WASHINGTON PIKE

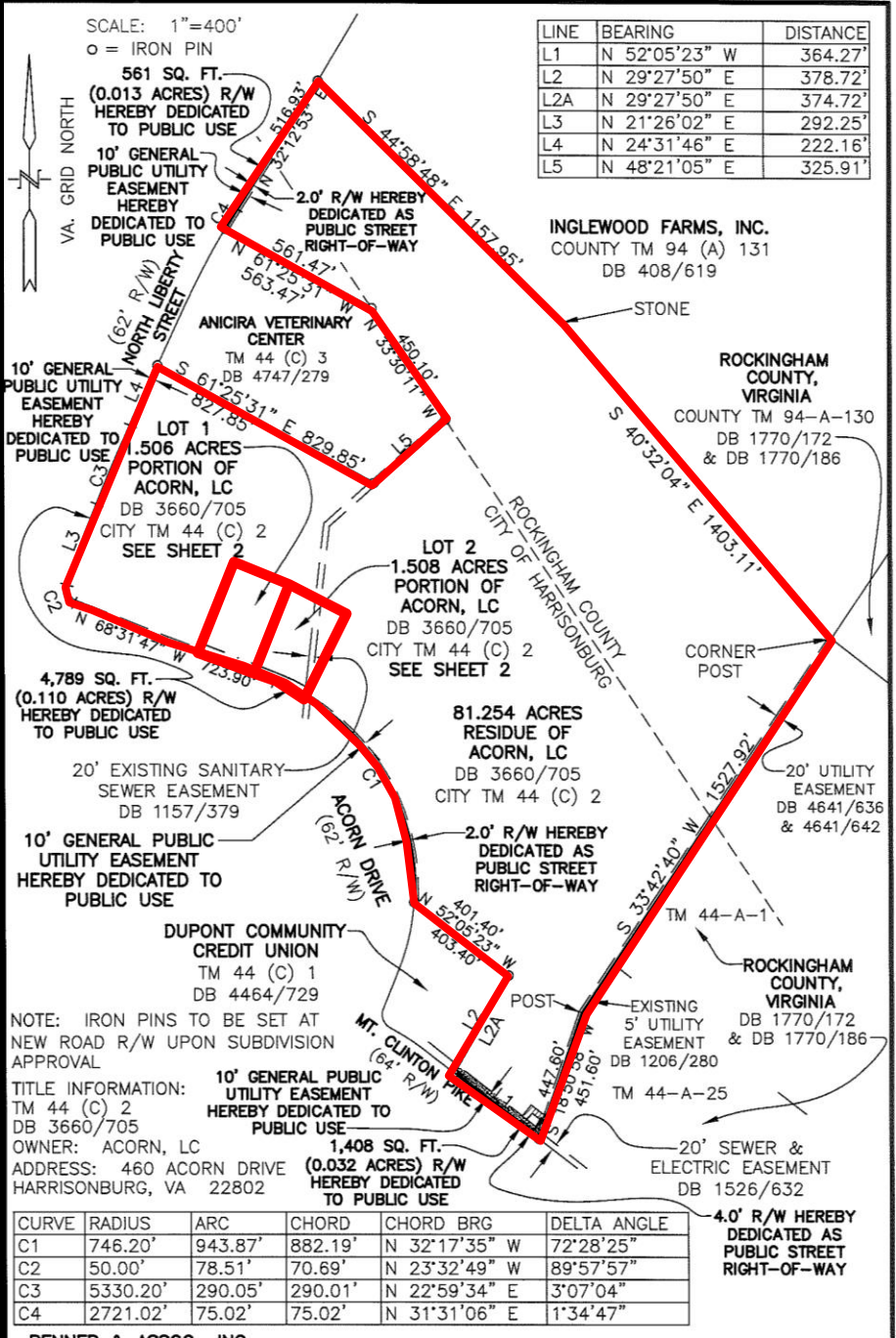
TECHNOLOGY DR











SCALE: 1"=400'

o = IRON PIN

561 SQ. FT.
(0.013 ACRES) R/W
HEREBY DEDICATED
TO PUBLIC USE

10' GENERAL
PUBLIC UTILITY
EASEMENT
HEREBY
DEDICATED TO
PUBLIC USE

10' GENERAL
PUBLIC UTILITY
EASEMENT
HEREBY
DEDICATED TO
PUBLIC USE

4,789 SQ. FT.
(0.110 ACRES) R/W
HEREBY DEDICATED
TO PUBLIC USE

10' GENERAL PUBLIC
UTILITY EASEMENT
HEREBY DEDICATED TO
PUBLIC USE

NOTE: IRON PINS TO BE SET AT
NEW ROAD R/W UPON SUBDIVISION
APPROVAL

TITLE INFORMATION:
TM 44 (C) 2
DB 3660/705

OWNER: ACORN, LC
ADDRESS: 460 ACORN DRIVE
HARRISONBURG, VA 22802

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	746.20'	943.87'	882.19'	N 32°17'35" W	72°28'25"
C2	50.00'	78.51'	70.69'	N 23°32'49" W	89°57'57"
C3	5330.20'	290.05'	290.01'	N 22°59'34" E	3°07'04"
C4	2721.02'	75.02'	75.02'	N 31°31'06" E	1°34'47"

LINE	BEARING	DISTANCE
L1	N 52°05'23" W	364.27'
L2	N 29°27'50" E	378.72'
L2A	N 29°27'50" E	374.72'
L3	N 21°26'02" E	292.25'
L4	N 24°31'46" E	222.16'
L5	N 48°21'05" E	325.91'

INGLEWOOD FARMS, INC.
COUNTY TM 94 (A) 131
DB 408/619

ROCKINGHAM COUNTY,
VIRGINIA
COUNTY TM 94-A-130
DB 1770/172
& DB 1770/186

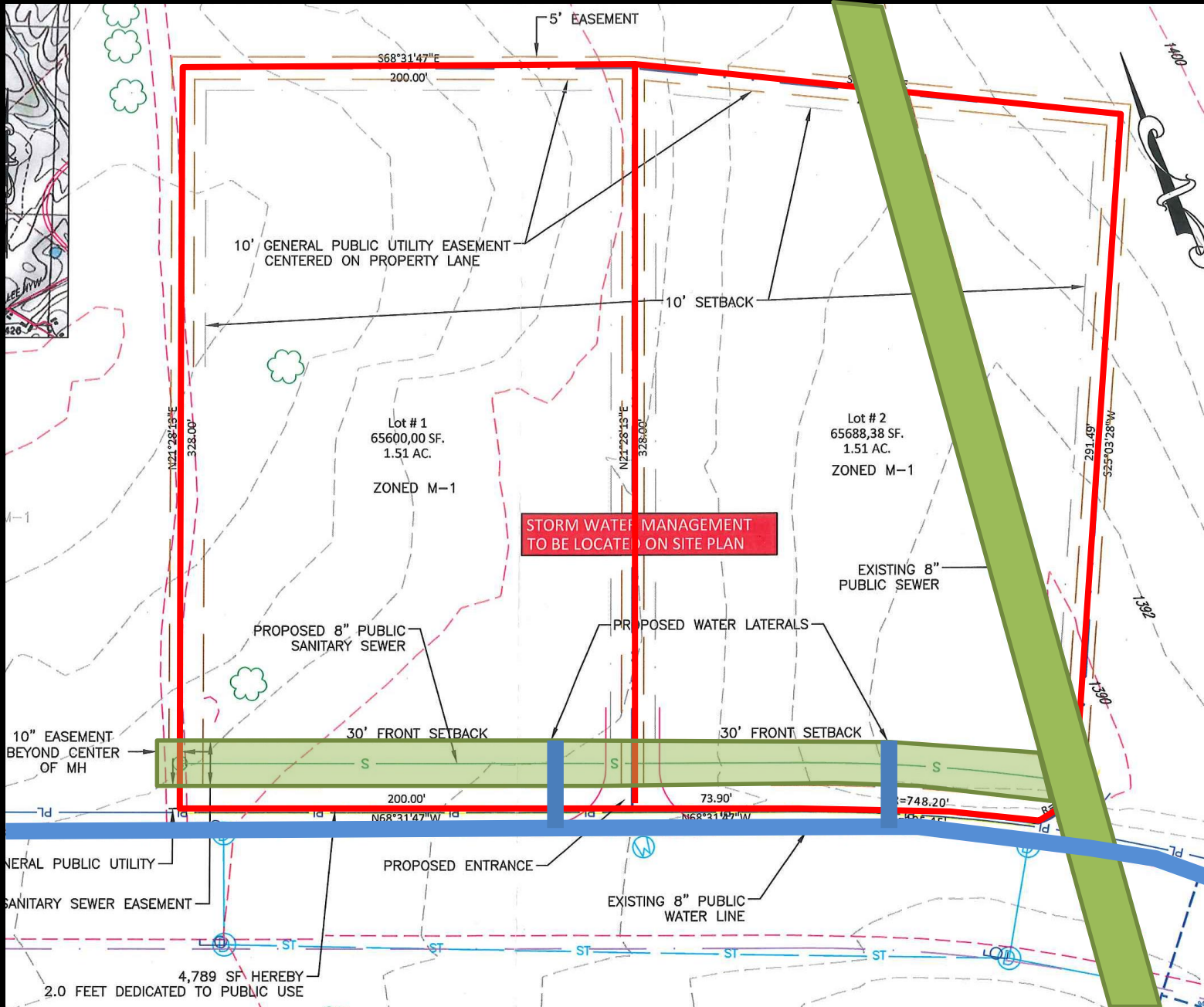
LOT 2
1.508 ACRES
PORTION OF
ACORN, LC
DB 3660/705
CITY TM 44 (C) 2
SEE SHEET 2

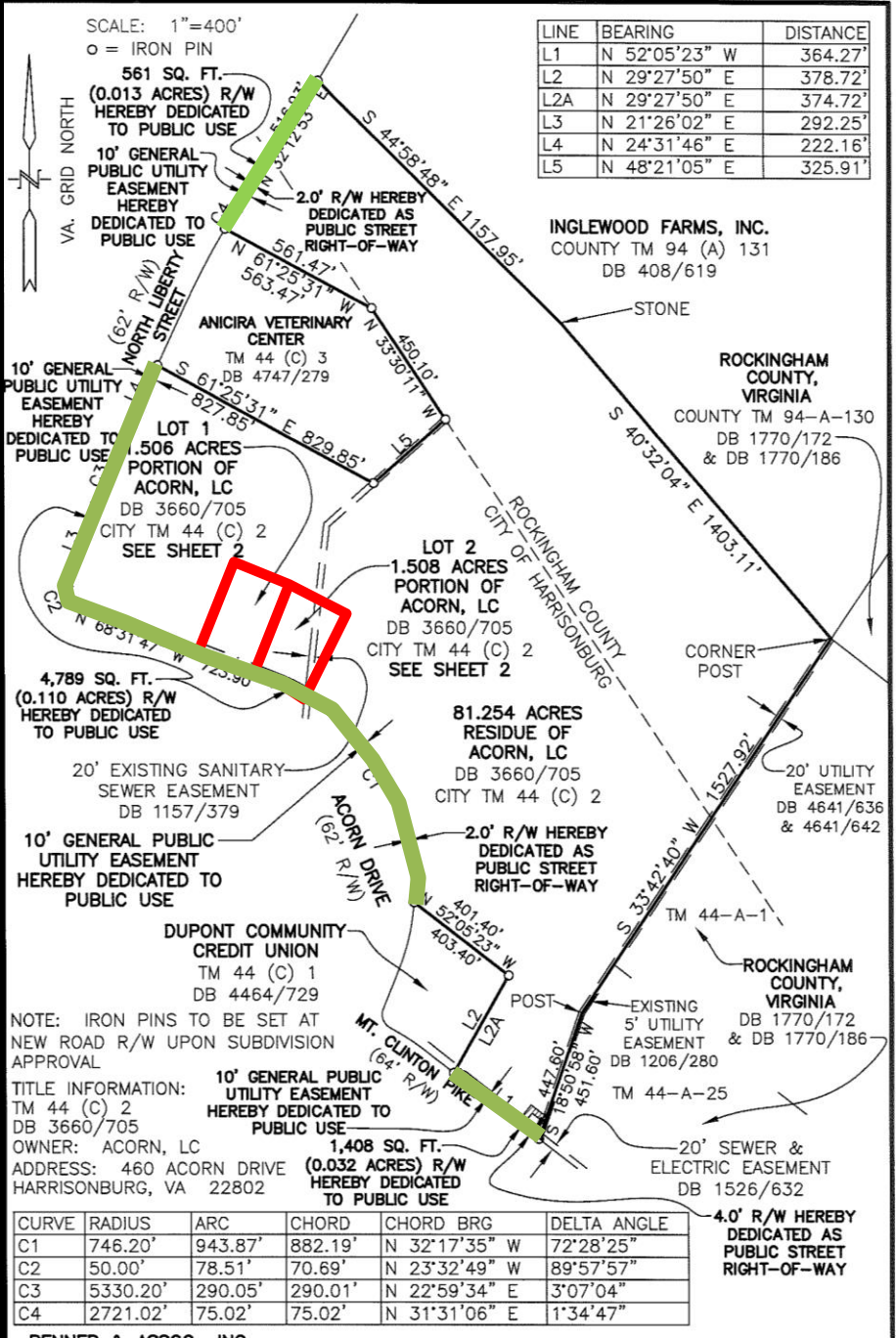
81.254 ACRES
RESIDUE OF
ACORN, LC
DB 3660/705
CITY TM 44 (C) 2

ROCKINGHAM COUNTY,
VIRGINIA
DB 1770/172
& DB 1770/186

20' SEWER &
ELECTRIC EASEMENT
DB 1526/632

4.0' R/W HEREBY
DEDICATED AS
PUBLIC STREET
RIGHT-OF-WAY





SCALE: 1"=400'

o = IRON PIN

LINE	BEARING	DISTANCE
L1	N 52°05'23" W	364.27'
L2	N 29°27'50" E	378.72'
L2A	N 29°27'50" E	374.72'
L3	N 21°26'02" E	292.25'
L4	N 24°31'46" E	222.16'
L5	N 48°21'05" E	325.91'

561 SQ. FT. (0.013 ACRES) R/W HEREBY DEDICATED TO PUBLIC USE

10' GENERAL PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

2.0' R/W HEREBY DEDICATED AS PUBLIC STREET RIGHT-OF-WAY

ANICIRA VETERINARY CENTER
TM 44 (C) 3
DB 4747/279

INGLEWOOD FARMS, INC.
COUNTY TM 94 (A) 131
DB 408/619

LOT 1
1.506 ACRES
PORTION OF ACORN, LC
DB 3660/705
CITY TM 44 (C) 2
SEE SHEET 2

LOT 2
1.508 ACRES
PORTION OF ACORN, LC
DB 3660/705
CITY TM 44 (C) 2
SEE SHEET 2

ROCKINGHAM COUNTY, VIRGINIA
COUNTY TM 94-A-130
DB 1770/172 & DB 1770/186

4,789 SQ. FT. (0.110 ACRES) R/W HEREBY DEDICATED TO PUBLIC USE

20' EXISTING SANITARY SEWER EASEMENT
DB 1157/379

10' GENERAL PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

ACORN DRIVE (62' R/W)

2.0' R/W HEREBY DEDICATED AS PUBLIC STREET RIGHT-OF-WAY

81.254 ACRES RESIDUE OF ACORN, LC
DB 3660/705
CITY TM 44 (C) 2

20' UTILITY EASEMENT
DB 4641/636 & 4641/642

DUPONT COMMUNITY CREDIT UNION
TM 44 (C) 1
DB 4464/729

10' GENERAL PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE

MT. CLINTON PIKE (64' R/W)

1,408 SQ. FT. (0.032 ACRES) R/W HEREBY DEDICATED TO PUBLIC USE

ROCKINGHAM COUNTY, VIRGINIA
DB 1770/172 & DB 1770/186

NOTE: IRON PINS TO BE SET AT NEW ROAD R/W UPON SUBDIVISION APPROVAL

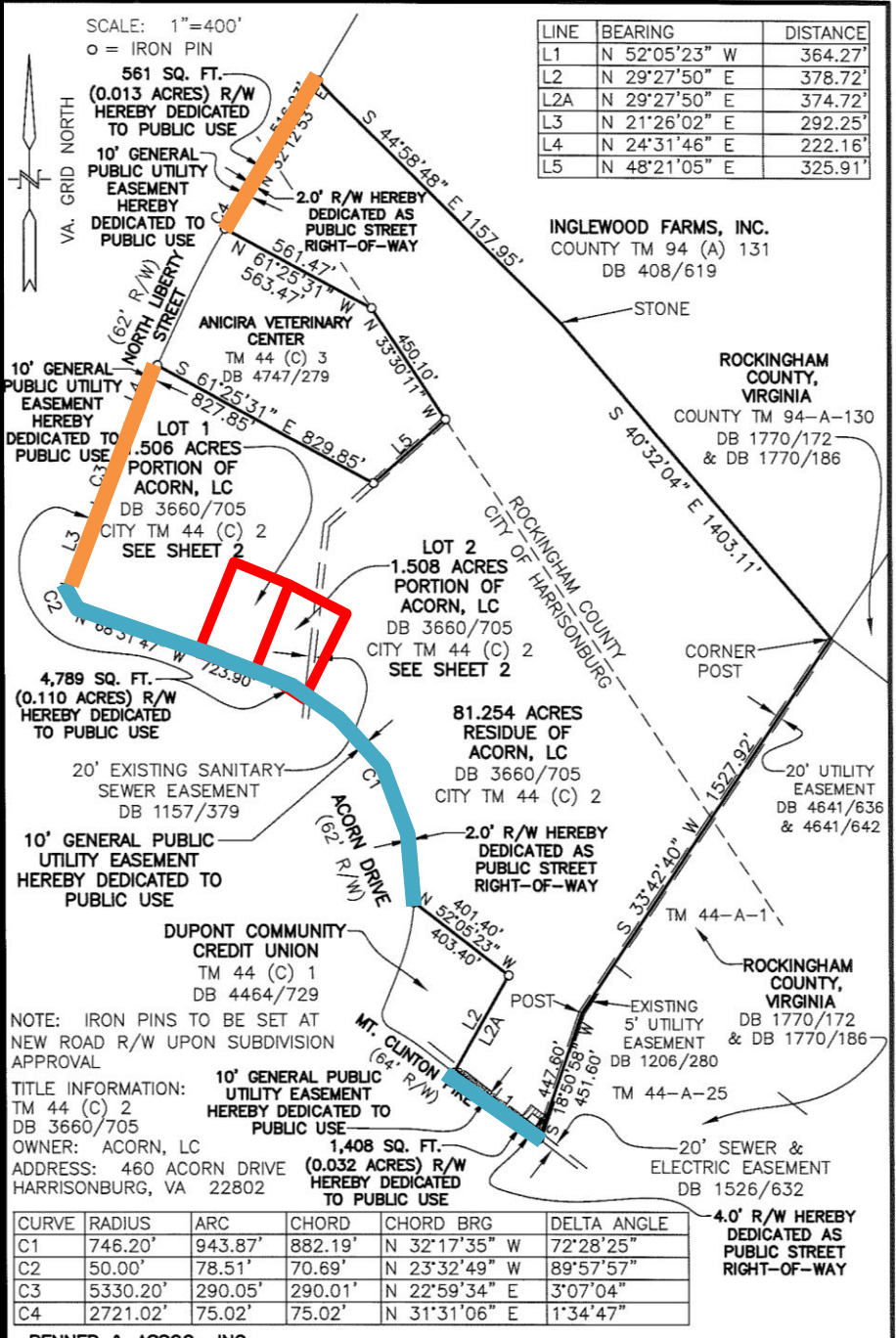
TITLE INFORMATION:
TM 44 (C) 2
DB 3660/705
OWNER: ACORN, LC
ADDRESS: 460 ACORN DRIVE
HARRISONBURG, VA 22802

EXISTING 5' UTILITY EASEMENT
DB 1206/280
TM 44-A-25

20' SEWER & ELECTRIC EASEMENT
DB 1526/632

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	746.20'	943.87'	882.19'	N 32°17'35" W	72°28'25"
C2	50.00'	78.51'	70.69'	N 23°32'49" W	89°57'57"
C3	5330.20'	290.05'	290.01'	N 22°59'34" E	3°07'04"
C4	2721.02'	75.02'	75.02'	N 31°31'06" E	1°34'47"

4.0' R/W HEREBY DEDICATED AS PUBLIC STREET RIGHT-OF-WAY



LINE	BEARING	DISTANCE
L1	N 52°05'23" W	364.27'
L2	N 29°27'50" E	378.72'
L2A	N 29°27'50" E	374.72'
L3	N 21°26'02" E	292.25'
L4	N 24°31'46" E	222.16'
L5	N 48°21'05" E	325.91'

Requested Variances

- Subdivision Ordinance Sections 10-2-61 (a), 10-2-66, and 10-2-67
- Variances would allow the applicant not to construct required street improvements along frontages of the residual parcel located within the City on Mt. Clinton Pike, Acorn Drive, and North Liberty Street.

- Prior to final platting, the applicant is responsible for constructing all public infrastructure improvements, including extending the public sanitary sewer line and constructing sidewalk along the frontage of Acorn Drive of proposed Lots 1 and 2, or to submit an acceptable form of surety for the same work.

Recommendation

Staff and Planning Commission (7-0) recommended to approve the preliminary plat and variances as requested.