

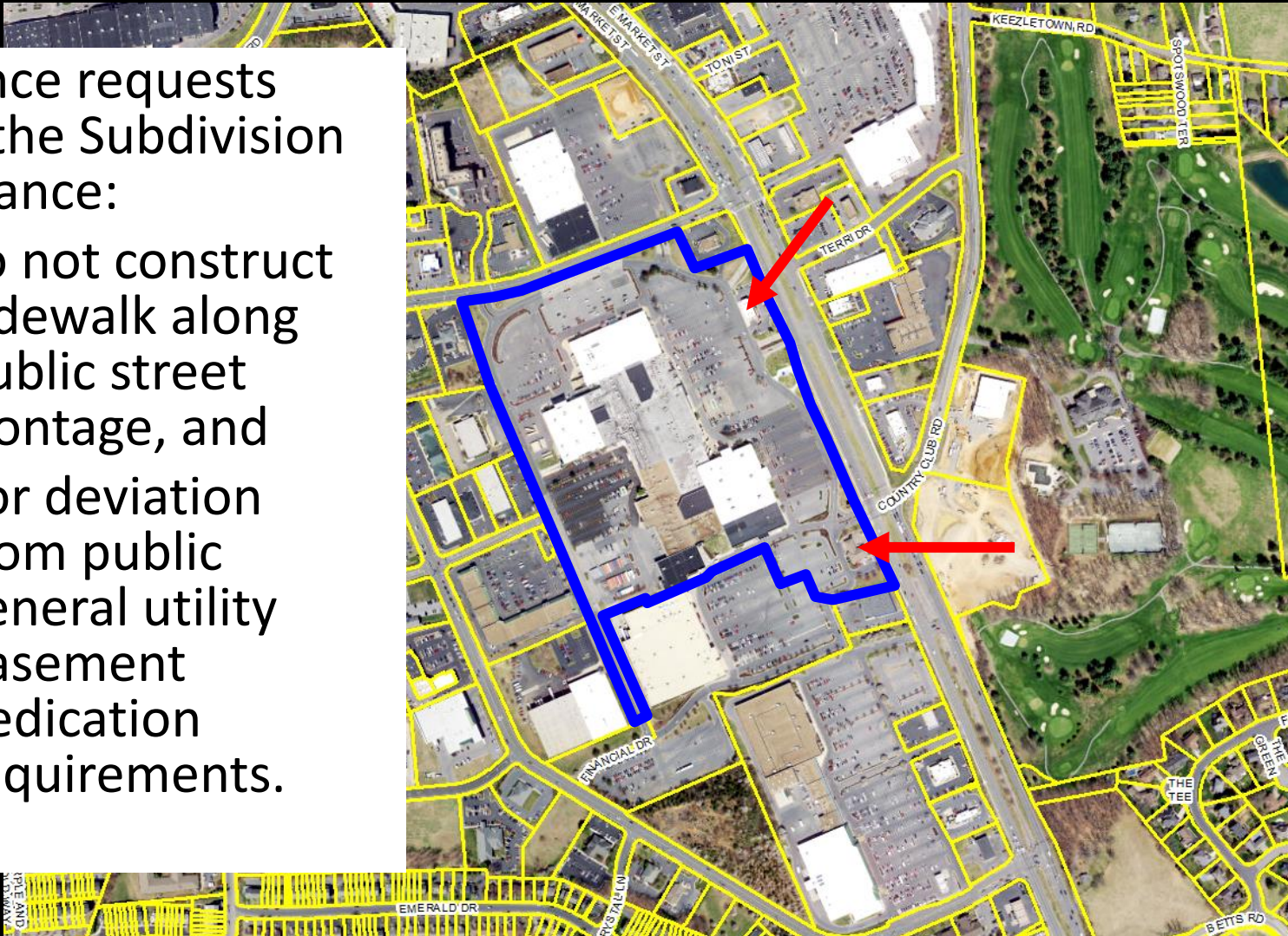
Preliminary Plat – SM Valley Mall, LLC

1915, 1925, 1945, 2005 East Market Street



Variance requests from the Subdivision Ordinance:

1. To not construct sidewalk along public street frontage, and
2. For deviation from public general utility easement dedication requirements.





VALLEY
MALL

bek

erney

ULIA

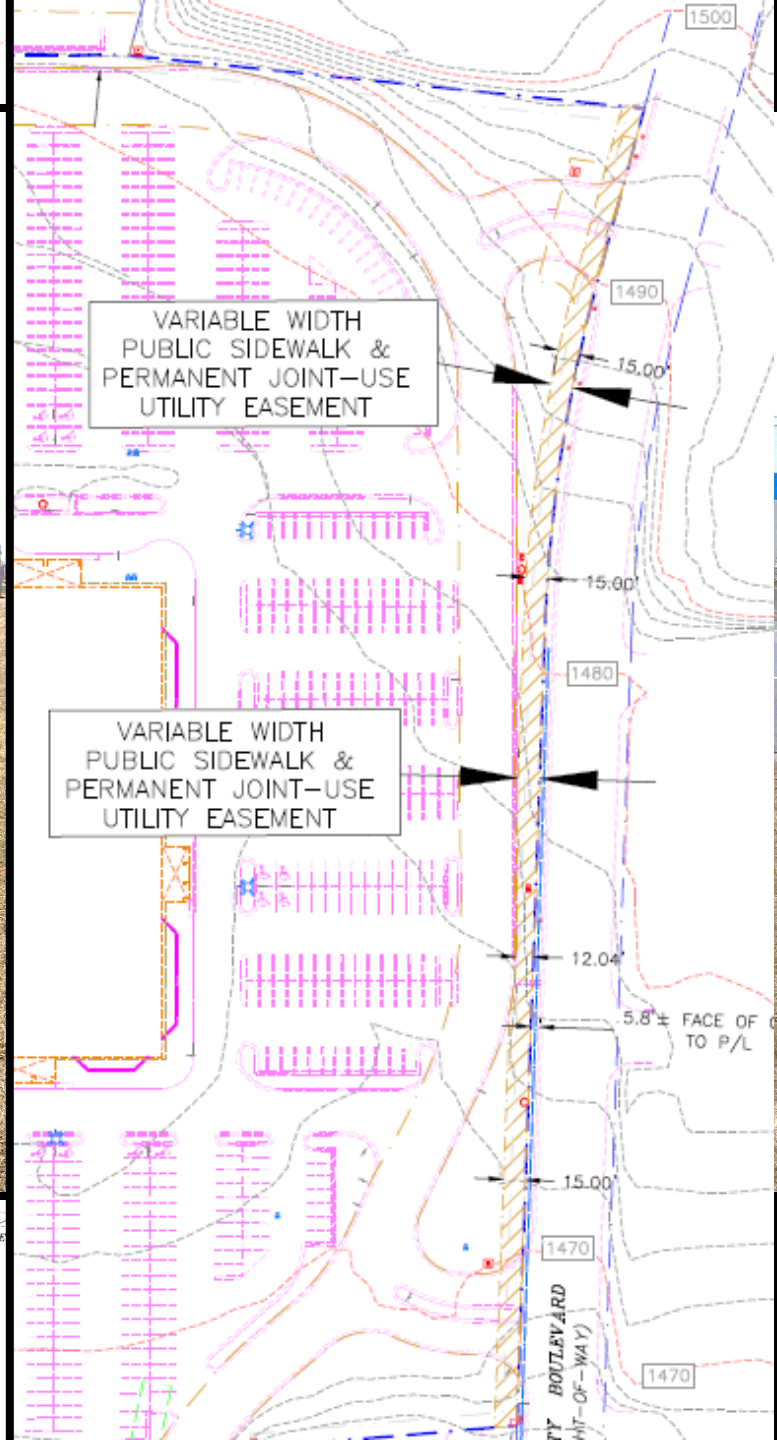
PePeYes

LOUISIANA KITCHEN

STOP



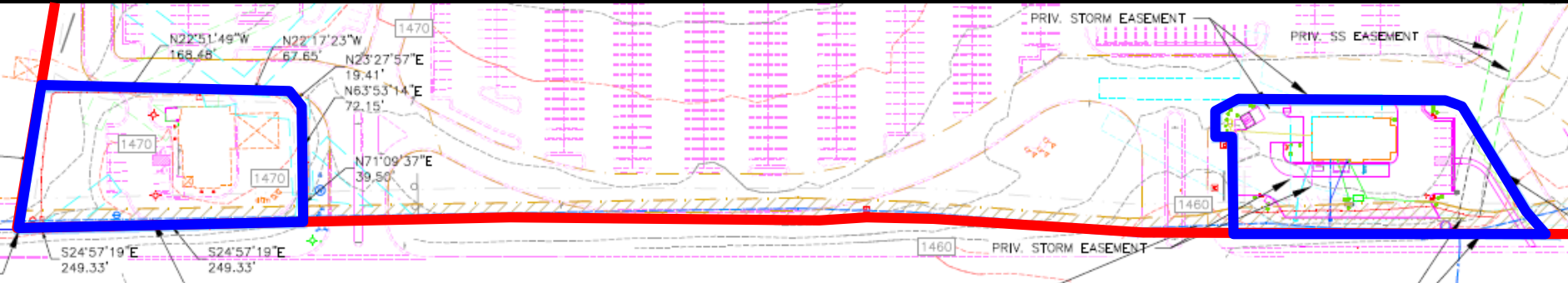
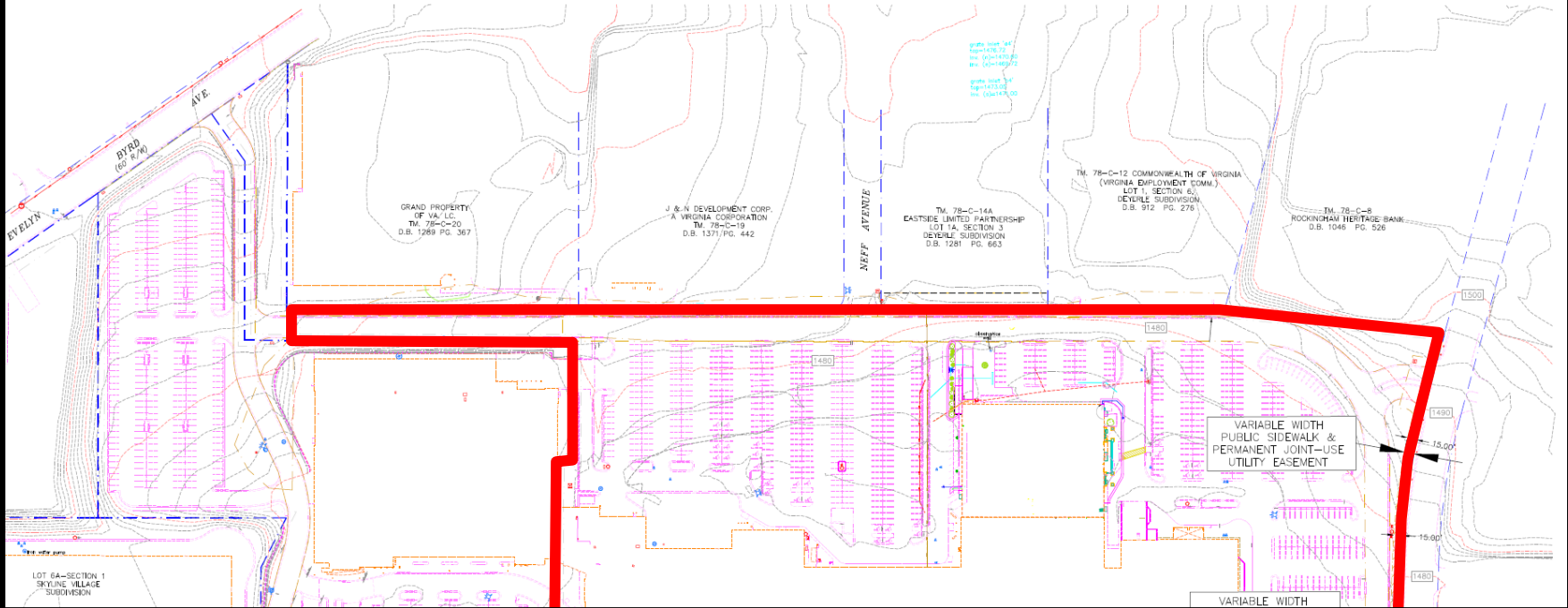
WELLS
FARGO



RESERVE PARCEL 1
WELLS FARGO
2025 E. MARKET ST.
HARRISONBURG, VA 22801
ZONED: B-2
0.783 AC.
DB 2915 PG 105
TO BE SUB-DIVIDED

PROPOSED VARIABLE-WIDTH UTILITY EASEMENT
(AT LEAST 10' FROM CENTER OF ANY PUBLIC
SANITARY SEWER OR WATER LINES, AND 5'
FROM CENTER OF ANY OTHER UTILITIES)

NOTE: ACCURATE LOCATION OF
PROPOSED VARIABLE-WIDTH
UTILITY EASEMENT SHALL
BE DELINEATED ON FINAL PLAN
WHEN ALL UTILITIES ARE LOCATED.



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 (AT LEAST 10' FROM CENTER OF ANY PUBLIC
 SANITARY SEWER OR WATER LINES, AND 5'
 FROM CENTER OF ANY OTHER UTILITIES)

NOTE: ACCURATE LOCATION OF
 PROPOSED VARIABLE-WIDTH
 UTILITY EASEMENT SHALL
 BE DELINEATED ON FINAL PLAT
 WHEN ALL UTILITIES ARE LOCATED.

EAST MARKET STREET ~ ROUTE 33
 (VAR. WIDTH PUBLIC R/W)



Recommendation

Staff and Planning Commission (7-0) recommend approval of the preliminary plat with variances.

- To not construct sidewalk along public street frontage, and**
- For deviation from public general utility easement dedication requirements.**