

Preliminary Subdivision Plat Application

www.harrisonburgva.gov/subdividing-property

		PROPER	TY INFORMATI	ON		
Title of Subdivision:	ion: Division of Tax Parcel 40(S)9					
723 N Liberty St			40-S-9			
Property Address(es)			Tax Map Parcel(s)/ID(s)			
16,860 square feet		2		R-2		
Total Acreage		Number of Lots	Proposed	Zoning Classifications		
		PROPERTY O	OWNER INFORM	IATION		
Arturo Mendez			804-477-4	804-477-4624		
Property Owner Name 10637 Michmar Dr			Telephone artumez0	Telephone artumez03@hotmail.com		
Street Address			E-Mail	E-Mail		
Chester	VA	23831				
City	State	Zip				
	OWNER	R'S REPRESENTA	TIVE INFORMA	ATION (if applicable)		
Brian Rodriguez	2		540-209-1169			
Owner's Representative			Telephone			
			brian G	Oclimaxproperties.com		
Street Address			E-Mail			
City	State	Zip				
		SURVEY	OR INFORMATI	ON		
Benner & Associates Inc		(540) 434-0267				
Name			Telephone			
8 Pleasant Hill Rd			benneradmin@comcast.net			
Street Address E-Mail						
Harrisonburg	VA 22801					
City	State	Zip				

No variances requested. (Continue to next section.) Variance requested. If a variance is requested, please provide the following information: I (we) hereby apply for a variance from: The Harrisonburg Subdivision Ordinance section(s): The Harrisonburg Design and Construction Standards Manual section(s): which requires: All lots shall front on a public street The attached letter shall describe why the applicant believes a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance.) CERTIFICATION The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully. The are read the ordinance requirements. I certify that the information supplied on this application and on the attachments provided (plats and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and releving this application. I also understand that, when required, public notice signs will be posted by the City on any property. Arturo Mendez PROPERTY OWNER REQUIRED ATTACHMENTS Plat of properties meeting requirement of Subdivision Ordinance Sections 10-2-23 – see checklist. Traffic Impact Analysis (TIA.) Determination Form OR Traffic Impact Analysis (TIA.) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. TO BE COMPLETED BY PLANNING & ZONING DIVISION Total Fees Due: \$ 70 + 170 = 2.40 Application Fee: Veccy of 71/712.2 Works Application Fees Veccy of 71/712.2 Works Application Fees Veccy of 71/712.2 Works Application Fees Veccy of 71/712.2 Works	VARIA	NCES		
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Total Fees Due: \$\frac{10 \tau 170 - 240}{1122} Date Form Received Application Fee: \text{\text{Received}} 1/\text{\text{\text{I}}} 22 w/o Variance Request \$175.00 plus \$20.00 per lot				
Form Received By with Variance Request \$200.00 plus \$20.00 per lot	Date Form Received	w/o Variance Request \$175.00 plus \$20.00 per lot		

Arturo Mendez

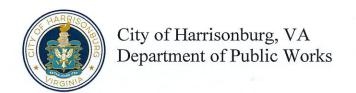
City of Harrisonburg

Subdivision Proposal

1/5/2022

Plan on Subdivision:

For this subdivision we plan on building a new single family residence. We plan on subdividing the lot so that the new single family residence being built is facing Jackson St. Neither property will be sold until the new home is done being constructed.



Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information					
Consultant Name:					
Telephone:					
E-mail:					
Owner Name:	Arturo Mendez				
Telephone:	804-477-4624				
E-mail:	artumez03@hotmail.com				
Project Information	1				
Project Name:	Subdivide N Liberty St				
Project Address: TM #:	723 N Liberty St, Harrisonburg VA 22802 TM# 40-S-9				
Existing Land Use(s):	Single Family Detached Dwelling				
Proposed Land Use(s): (if applicable)	New Single Family Detached Dwelling				
Submission Type:	Comprehensive Site Plan Special Use Permit Rezoning Preliminary Plat Plat				
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	We plan on subdiving the existing lot from the rear side and building a new single family home on the new propsed lot.				
Peak Hour Trip Ge	neration (from row 15 on the second page)				
AM Peak Hour Trips:	0				
PM Peak Hour Trips:	1				
(reserved for City TIA required? Y Comments:	y staff) esNo ///				
Accepted by:	nother Mason Date: 1/07/2022				

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Residential, Single Family Detached Housing	210	Dwelling Units	2	1	2
2	Proposed #2						
3	Proposed #3						
.4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips				1	2	
8	Existing #1	Residential, Single Family Detached Housing	210	Dwelling Units	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips				1	1	
15	Final Total (Total New – Total Existing)				0	1	

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- 1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- 2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- 4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

Revised Date: December 2019

PRELIMINARY SUBDIVISION PLAT DIVISION OF TAX PARCEL 40 (S) 9

CITY OF HARRISONBURG, VIRGINIA DECEMBER 1, 2021

OWNER'S CONSENT AND DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 16,860 SQ. FT., MORE OR LESS, AND DESIGNATED AS PRELIMINARY SUBDIVISION PLAT DIVISION OF TAX PARCEL 40 (S) 9, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

THE SAID 16,860 SQ. FT. OF LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO ARTURO MENDEZ BY CLIMAX PROPERTIES LLC BY DEED DATED AUGUST 16, 2021, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 5461, PAGE 171.

OOK 3401, TAOL 171.	
GIVEN UNDER MY HAND THIS DAY	OF
ARTURO MENDEZ	
STATE OF VIRGINIA AT LARGE CITY/COUNTY OF, THE FOREGOING INSTRUMENT WAS ACKNOWLI	TO WIT: FDGED REFORE ME THIS DAY OF
, 2022, BY ARTURO ME	
NOTARY PUBLIC REGISTRATION	NO.
MY COMMISSION EXPIRES:	
CERTIFICATE OF APPROVAL THIS SUBDIVISION KNOWN AS PRELIMINARY SU PORTION OF THE UNDERSIGNED PURS THARRISONBURG CITY CODE AND MAY BE COM	
DIRECTOR OF COMMUNITY DEVELOPMENT	DATE
SURVEYOR'S CERTIFICATE HEREBY CERTIFY THAT TO THE BEST OF MY REQUIREMENTS OF THE PLANNING COMMISSIO HARRISONBURG, VIRGINIA, REGARDING THE PL BEEN COMPLIED WITH.	
GIVEN UNDER MY HAND THIS 1st DAY OF DE	CEMBER, 2021.

BENNER & ASSOC., INC.

8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091121
DRAWING: 091121.dwg
CRD: 091121

SHEET 1 OF 2

