



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

**Preliminary Subdivision
Plat Application**

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION

Title of Subdivision: Division of Tax Parcel 40(S)9

<u>723 N Liberty St</u>	<u>40-S-9</u>	
Property Address(es)	Tax Map Parcel(s)/ID(s)	
<u>16,860 square feet</u>	<u>2</u>	<u>R-2</u>
Total Acreage	Number of Lots Proposed	Zoning Classifications

PROPERTY OWNER INFORMATION

<u>Arturo Mendez</u>	<u>804-477-4624</u>	
Property Owner Name	Telephone	
<u>10637 Michmar Dr</u>	<u>artumez03@hotmail.com</u>	
Street Address	E-Mail	
<u>Chester</u>	<u>VA</u>	<u>23831</u>
City	State	Zip

OWNER'S REPRESENTATIVE INFORMATION (if applicable)

<u>Brian Rodriguez</u>	<u>540-209-1169</u>	
Owner's Representative	Telephone	
<u></u>	<u>brian@climaxproperties.com</u>	
Street Address	E-Mail	
<u></u>	<u></u>	
City	State	Zip

SURVEYOR INFORMATION

<u>Benner & Associates Inc</u>	<u>(540) 434-0267</u>	
Name	Telephone	
<u>8 Pleasant Hill Rd</u>	<u>benneradmin@comcast.net</u>	
Street Address	E-Mail	
<u>Harrisonburg</u>	<u>VA</u>	<u>22801</u>
City	State	Zip

VARIANCES

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): 10-2-42(c)

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.

I have 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 reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Arturo Mendez

Arturo J. Mendez

1-05-2022

PROPERTY OWNER

DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 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

1/5/22
Date Form Received

AHD
Form Received By

Total Fees Due: \$ 70 + 170 = 240
Application Fee: received 1/7/22
w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 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.



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			
Project Name:	Subdivide N Liberty St		
Project Address:	723 N Liberty St, Harrisonburg VA 22802		
TM #:	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 <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input checked="" type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	We plan on subdividing the existing lot from the rear side and building a new single family home on the new proposed lot.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	1		

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

[Redacted comment area]

Accepted by: Teretha Mason

Date: 1/07/2022

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.

SCALE: 1"=40'

○ = FOUND IRON PIN

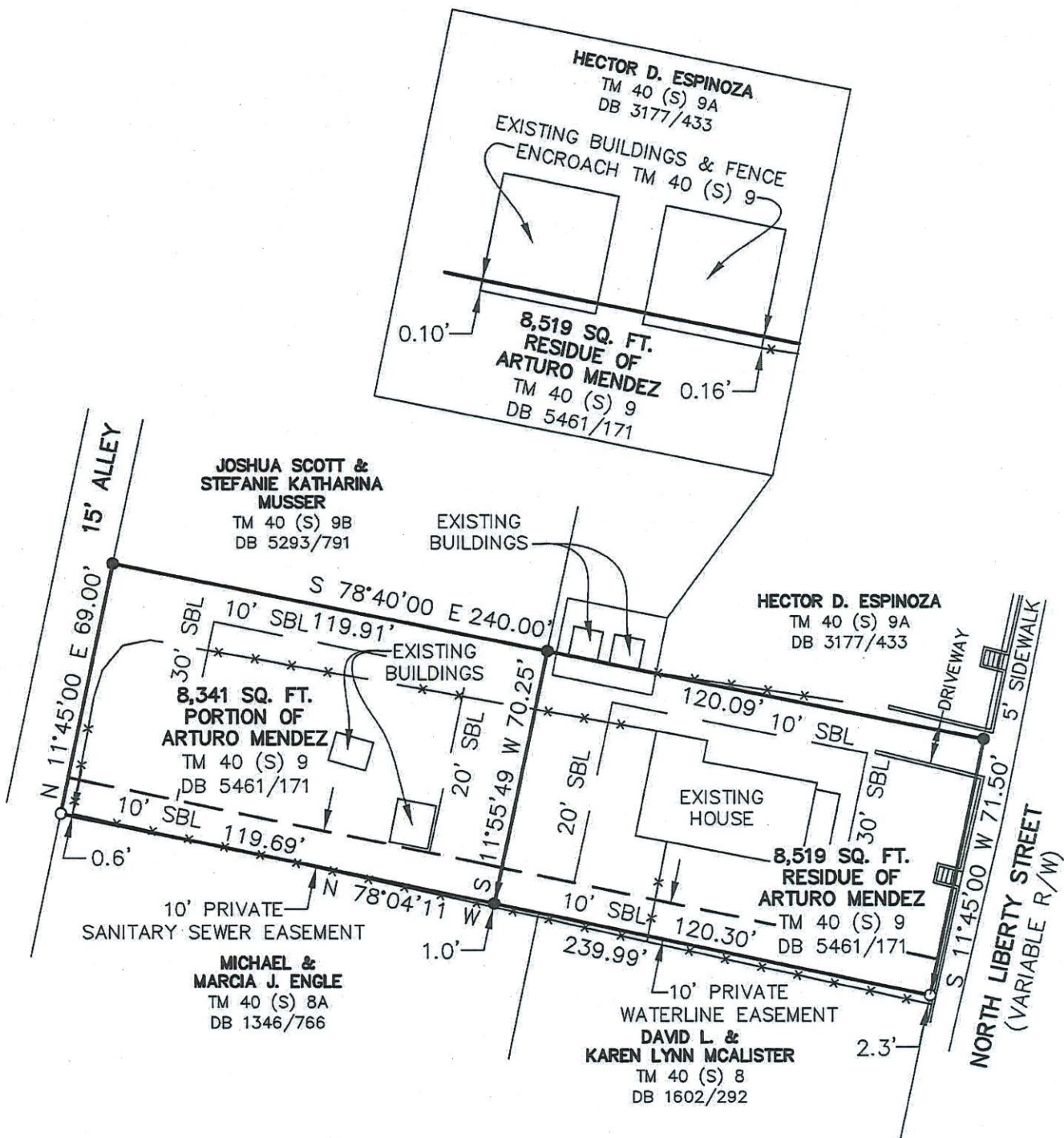
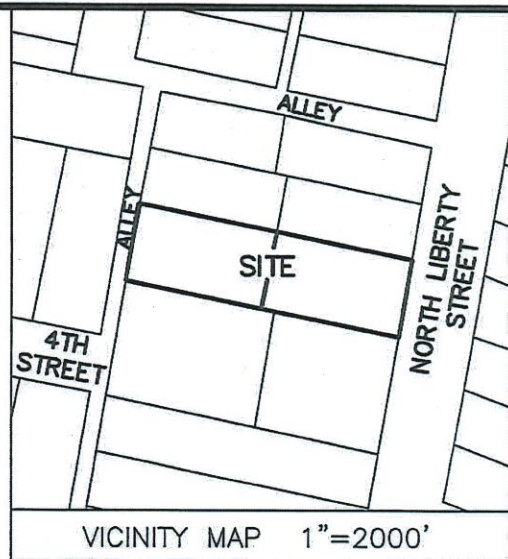
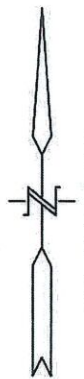
● = SET IRON PIN

—*— = FENCE

ZONE R-2

NOTES:

1. SANITARY SEWER IS AVAILABLE FROM THE 15' ALLEY.
2. HEC IS TO DETERMINE THE LOCATION OF THE ELECTRIC POWER EASEMENT.



BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 091121
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PRELIMINARY