Total Fees Due: \$ \( \frac{260}{00} \)

w/o Variance Request \$175.00 plus \$20.00 per lot Variance Request \$200 plus \$20 per lot

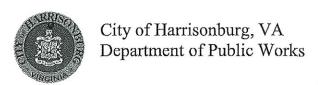
Date Application & Fee Received: 08-09-19
Received by:

## Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

www.harrisonburgva.gov/subdividing-property

Section 1. Description of Property		(A) (E)		
Title of Subdivision: He: Fer Invest ments Sul	02:0160	9 n		
Location (Street Address): 560 waterman Orine	Sheet:	38 Block: A	Lot: <b>1</b>	
Total Acreage: 5.687 Number of Lots Proposed:	3 -	Zoning Classification:	_m 1	
Section 2. Property Owner Information				
Name: He: Fer Investments, LLC			0.168	
Street Address: 560 Waterman Orive	Email:	Crunion a ees	sus.biz	
City: Harrisonburg State:	VA	Zip: 22.803		
Telephone: Work <u>540.434-8595</u> Fax		Mobile 540-,	578-3380	
Section 3. Property Owner Representative Information (if applicable)				
Name: John A. Bowman	7			
Street Address: 2340 S. main Street	Email:	John Bowman D	ODRVA. Com	
City: Havr. sonburg State:	VA	Zip: 2280		
Telephone: Work 540-433-2454 Fax		Mobile 540-2		
Saatian A Samman L. Samma			:*8	
Section 4. Surveyor Information This person prepared the plat.			* 2 2	
Name: Jeffrey S. Simmons, LS		· · · · · · · · · · · · · · · · · · ·	F	
Street Address: 4901 Crowe Drive	_ Email:	1 Simmons al	lalley esp. com	
City: Mount Crawford State:	VA	Zip: 22841		
Telephone: Work 540.434.6365 Fax N/M		Mobile		
ext. 109	1			

Section 5. Variances			
No variances requested (continue to section 6)			
Variance requested. If variance is requested, please provide the following information:  I (we) hereby apply for a variance from Section(s) 10-2-61 (a), 10-2-66, and 10-2-67 of the City of Harrisonburg Subdivision Ordinance and or Section(s) of the City of Harrisonburg Design and Construction Standards Manual, which require(s):  Requirements to make Street improvements per DCSm Standards at			
I (we) believe 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):			
At This Time The property owner plans to continue using the properties as They are currently being used and Rockingham Priver improvements along watermen Drive Will require a more comprehensive design for street and			
Storm werer improvements, which would be more appropriate to do with either a Future road improvement project by the sity or with redevelopment of the sites along waterman drive, with an engineered Comprehensive plan. The purp			
First or with redevelopment of the sites along watermendrive with an engineered comprehensive plan. The purp			
Section 6. 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 also certify that the information supplied on this application and on the attachments provided (m 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.			
Signature: Christophe S. Bleuer Property Owner			
Section 7: Required Attachments			
Letter explaining Proposed Use & Reasons for Seeking Preliminary Subdivision Plat Approval.			
Plat of properties meeting requirements 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 Department prior to submitting the Preliminary Subdivision Plat application. More information at <a href="https://www.harrisonburgva.gov/traffic-impact-analysis">www.harrisonburgva.gov/traffic-impact-analysis</a> .			



Revised Date: February 2019

## Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

ra			
Contact Information			
Consultant Name:	John A. Bowman		
Telephone:	540-271-2178		
E-mail:	John Bowman a OORVA. com		
Owner Name:	Heifer Investments, LLC		
Telephone:	540-434-8595 ext.		
E-mail:	Crunion a eesigns. biz		
Project Information	1		
Project Name:	Heifer Investments Subdivision		
Project Address:	560 waterman Drive Harrisonburg, VH 22801		
TM #:	38-4-7		
Existing Land Use(s):	Advertising signage construction, business office and auto body repair		
Proposed Land Use(s):	Advertising Signage construction, Business OFFice and		
(if applicable)	Auto body repair		
Submission Type:	Comprehensive Special Use Permit Rezoning Preliminary Plat		
Project Description:	See ATTached Final Plat		
(Include site plan or			
preliminary sketch and	"Heifer Investments Subdivision"		
additional details on			
land use, acreage,			
access to site, etc)			
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		
(reserved for City staff)			
TIA required? Y Comments:	es No		
There is no change proposed in size and land use, therefore, TIA not required.			
Accepted by: Date: 08/09/20/9			
Accepted by: Date: V7/09/20/2)			