



Application for PRELIMINARY PLAT SUBDIVISION

The City Planning Commission
c/o Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- Preliminary Approval (New)
- Preliminary Approval (Extension)
- Plat of Correction
- Subdivision Confirmation Letter

Name/Location

Name of the Subdivision: Semmes Avenue Subdivision Date: 02/20/2019

Property Address: 1802 Semmes Avenue Tax Map # S0000420002

Number of Lots: 111 Fee: \$2,165 (check made payable to "City of Richmond")

Statistical Summary

- 1) Total Area: 391.600 (SF)
- 2) Area in Roads: 66.950 (SF)
- 3) Area in Lots: 191.694 (SF)
- 4) Area for Public Purpose: 131.328 (SF)
- 5) Average Lot Size: 1.727 (SF)
- 6) Minimum Lot Size: 1.348 (SF)
- 7) Maximum Lot Size: 2.325 (SF)

Zoning

Current Zoning: M-1

Is this property subject to any previous land use case(s)? Yes No

If Yes, please list the Ordinance Number: 2019-013

Public Utilities

- Underground
- Overhead [Existing]
- Overhead [New]*

Proposed Use

- Single Family Detached
- Single Family Attached
- Two Family Attached/Detached
- Multi-Family
- Commercial
- Industrial

* A CPC exception request is required. Please attach a written request per Section 94-9 of the Subdivision Ordinance.

Drainage

- Curbs & Gutter
- Roadside Ditches*

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street City: Richmond

State: VA Zip Code: 23220 Telephone: (804) 248-2561

Fax: () E-mail: lory@markhamplanning.com

Property Owner: Manchester Town Center LLC

If Business Entity, title and individual who can sign for the company: William Allen

Mailing Address: 7113 Three Chopt Road, Suite 210 City: Richmond

State: VA Zip Code: 23226 Telephone: (804) 514-8753

Fax: () E-mail: _____

The City will send all correspondence to the applicant/contact person. Please check this box if the property owner would also like to receive copies of all correspondence.

Property Owner Signature: [Signature]

(Except for subdivision confirmation letters, the names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plats, checklist, subject parcel information and a check for the application fee.

(See Filing Procedures for Subdivisions.)

revised: 1/25/2011