



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/>

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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: Church Hill North Date: 02/16/2016

Property Address: 1611 N. 31st St., Richmond, VA 23223 Tax Map # E0003312006

Number of Lots: 85 Fee: \$100 (check made payable to "City of Richmond")
& E0003312005

Statistical Summary

- 1) Total Area: 948080 (SF)
- 2) Area in Roads: 256794 (SF)
- 3) Area in Lots: 452005 (SF)
- 4) Area for Public Purpose: 239282 (SF)
- 5) Average Lot Size: 5795 (SF)
- 6) Minimum Lot Size: 1616 (SF)
- 7) Maximum Lot Size: 30036 (SF)

Zoning

By CUP Ordinance No. 2015-5-30 (Base Zoning R-5)

Current Zoning: _____
Is this property subject to any previous land use case(s)? Yes No
If Yes, please list the Ordinance Number: 2015-5-30

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: Emily Phillips (C/O Jon Murray, Timmons Group)

Company: The Community Builders, Inc.

Mailing Address: 1602 L Street, Suite 401 City: Washington, DC

State: _____ Zip Code: 20036 Telephone: (202) 552-2513

Fax: (857) 241-2334 E-mail: ephillips@tcbinc.org

Property Owner: CITY OF RICHMOND (~11.6 AC) / CITY OF RICHMOND RECREATION & PARKS (~10.1 AC)

If Business Entity, title and individual who can sign for the company: Selena Cuffee-Glenn, CAO

Mailing Address: 900 East Broad Street City: Richmond

State: VA Zip Code: 23219 Telephone: (804) 646-7978

Fax: (804) 646-3027 E-mail: selena.cuffee-glenn@richmondgov.com

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: *Selena Cuffee-Glenn*

(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



Checklist of Requirements: Preliminary Plat Subdivision

In order to expedite the review of the Preliminary Plat, please be sure that all of the following items have been included on the plans. **Please return this completed checklist with the Application**, to assure that all items have been addressed. Should an item not apply, indicate why you believe it is not necessary in the space provided at the end of the checklist. The design and layout of lots, streets, alleys, easements, and other public improvements within any subdivision shall comply with the design standards contained in Chapter 94 of the City Code.

For preliminary plat review, nine (9) paper prints of the plat are required. Preliminary plats must be drawn to scale and submitted on sheets measuring 16" X 24". Plats must show, with dimensions where applicable, all of the information on the Preliminary Plat Checklist:

- Name of subdivision, preparer of plat, property address, tax map number, owner of record, and developer;
- Source of Title (Should there be no prior subdivision, provide title back to a deed prior to 1942);
- Vicinity sketch at scale of 1"=2000', north arrow and scale;
- Boundaries and bearings of the subdivision and each lot;
- Acreage & square footage of each of the following: subdivision, lots, roads, reserved areas, and land to be dedicated for common or public purpose;
- Address, owner, tax map parcel numbers, & zoning of the subject and abutting properties (available at <http://map.richmondgov.com/parcel/>);
- Setbacks listed and graphically shown on the plat;
- All existing and proposed lot lines, easements, streets and alleys (with right of way width noted), drainage ways, storm water retention areas and water bodies;
- Topography and significant vegetative material;
- The location and extent of Chesapeake Bay preservation areas;
- The location and extent of wetland areas;
- N/A The location and extent of flood plain areas;
- The subdivision and surveyor's certificates;
- Existing structures, noting those to be retained and those to be demolished;
- Existing utilities;
- Schedule showing minimum, maximum and average lot size and notation of lot widths at setback lines; proposed lot and block numbers;
- Traffic projections of proposed streets and existing streets abutting the subdivision;
- Notation of vertical and horizontal datum used;
- Horizontal blank 2" x 3" box at bottom of plat for approval ;
- Such other information deemed necessary by the Secretary of the Commission to determine compliance with applicable zoning and subdivision requirements.

The following items were not checked and do not apply to this application for the following reasons (continue on the back of the page if more space is needed):



Certificate of Completeness: Preliminary Plat Subdivision

Applicant Certification of Completeness:

I do hereby certify that I have read and am familiar with the requirements for the submission of subdivisions as provided under the Subdivision Ordinance and further that this submittal is in compliance with those requirements, or exceptions have been properly requested in accordance with Section 94-9 of the Subdivision Ordinance.

Signature of Applicant: _____

Jonathan Murray

Date: 2/16/2016