

Agricultural Subdivision Plat Review

Contact and Plat Name: _____

Meets Ordinance		Requirements	Description	Section
Yes	No			
		Area and depth	All parcels must contain 25 acres or more except the owner may retain a parcel of 2 acres or more. If on existing street, lot depth must be greater than width on each parcel. The retained parcel (under 25 acres) must be labeled "Retained Parcel"; only one such parcel is allowed per landowner from the original parent tract.	2-43-3, 4-5-1
		Frontage	All lots on public road must have 50-ft frontage. All parcels not on a public road must have a 50-ft wide access easement for use as an access road. If access by easement (or other private drives shown), there must be a statement on plat that <i>the access ways are not streets approved by VDOT and will not be maintained by VDOT.</i>	2-20, 4-5-2, 5-4-5
		Width and Setback	Lots on public road must be 175-ft wide at setback (35 ft from State Rd property line or 60 ft from road middle-line if ROW only), unless new street or public water OR wastewater (100 feet at setback), or both public water and wastewater (75 -ft width at setback). In the defined setback area, no building or structure may be built.	6-2,6-3,6-4,6-5, 2-37
		Agency approval	Unless approved water & wastewater already exists at your site or unless you get Health Dept. approval for water and wastewater, the Plat must contain this language, " <i>This lot is not being sold for purposes of residential development or the erection of any structure which requires a sewage disposal system and has not been approved for the installation of a sewage or septic disposal system.</i> " Plats must be approved by the E-911 Coordinator. Plats with 3 or more parcels must be reviewed by VDOT. If proposed drainfield and/or reserve are shown on plat, plat must be approved by Virginia Department of Health.	4-5-3, 7-1-4
		Copies to Subdivision Office	Agricultural subdivision of 3 parcels or less (including retained parcel), may be reviewed by the Agent (two plats will be kept by this office). Plats with four or more parcels (including retained) or any plat proposing a new road must be reviewed by the Planning Commission (PC). For PC review, ten first generation plats shall be submitted to the Subdivision Office <u>one week prior</u> to the monthly PC meeting, held on 3rd Tuesday of month.)	6-10, 6-11
		Water & wastewater	Existing well or private septic (including reserve area) must be retained on the same parcel as the house and must be shown on plat	5-4-16-1
		Signature of Owner(s)	Final plats must be signed by all owner(s) and surveyor with a notary public attesting the plat.	5-1-3, 6-12-3
		Boundary Survey	All parcels including any residual, must meet the ordinance. There must be a boundary survey of the entire boundary line, including any residual. This <u>may be an existing survey of record</u> (in all cases the Plat must be cited--not just the Deedbook and Page--and in some cases a copy of that Plat may be required.) When a previous survey is cited for a residual tract, the acreage of the tract must be shown on the plat and frontage & width must be given (an estimate is fine if plenty of frontage & width.)	6-10-3
		Plat Title	The Plat must include a Title indicating type(s) of division(s). The Title block or a narrative on the plat must name each parcel involved and indicate any transfers of ownership involved.	6-10-1
		Other Info	Location map, existing or proposed streets, floodplain designation.	6-10
		Purpose	Plat must meet the general meaning, purpose and requirements of the Ordinance.	1-1-10, 3-1-8, 3-1-10, 5-2-1, etc.

NO LOT SHALL BE CONVEYED UNTIL A FINAL PLAT FOR THE SUBDIVISION IS APPROVED AND RECORDED (6-5-1)

A copy of this page and any previous written comments by the Agent should be submitted with the Final Plat.

Office _____

For Administrative Purposes Only; does not substitute for Ordinance

COMMENTS ON OTHER SIDE

