

Lot Line Revision Plat Review

Contact and Plat Name: \_\_\_\_\_

Meets Ordinance		Requirements	Description	Section
Yes	No			
		<b>Area and depth</b>	There must be NO new parcel created; no substandard parcel resulting; no streets or R-O-W's altered without consent; AND the Lotline revision must not negatively impact onsite sewage disposal system. If on existing road, depth must be greater than width of each parcel. Plat must state what is being added to which tax parcel.	4-9, 5-4-16-1, 6-2
		<b>Frontage and/or Access</b>	All resulting parcels (including original) must meet frontage and/or access requirements according to type of parcel. If access by easement (or if any private roads or driveways shown), there must be a statement on plat that the access ways are not streets approved by VDOT and will not be maintained by VDOT.	5-2-9
		<b>Width and Setback</b>	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 at setback). In the defined setback area, no building or structure may be built.	6-2,6-3,6-4,6-5, 2-37
		<b>Agency approval</b>	If a lot is originally 25+ acres, and a lotline adjustment will cause the parcel to be less than 25 acres, a drainfield and reserve drainfield must be shown on the plat and the plat must be approved by the Virginia Department of Health, VDOT and the E-911 Coordinator.	7-1-4
		<b>Copies to Subdivision Office</b>	May be reviewed by the Agent (two plats will be kept by this office). If the Health Department must approve, a minimum of 6 first generation plats must be submitted.	6-10, 6-11
		<b>Water &amp; wastewater</b>	The drainfield, reserve areas and well-site to be shown to scale on final Plat. All lots, including original house site must have a 100% reserve area.	4-1-6
		<b>Signature of Owner(s)</b>	Final plats must be signed by all owner(s) and surveyor with a notary public attesting the plat.	5-1-3, 6-12-3
		<b>New Lot lines and Vacated Lot lines</b>	All lotlines being changed must be surveyed and included on the plat. All lotlines being vacated must be shown as dashed lines on the plat and labeled "Lotline hereby vacated." All new lot lines must be labeled "new lot line."	3-7
		<b>Plat Title</b>	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
		<b>Other Info</b>	Location map, existing or proposed streets, floodplain designation.	6-10
		<b>Purpose</b>	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**

