

**Article 5. Preliminary Plats****Sec. 19-5-1. Purpose.**

The purpose of the preliminary plat requirement is to provide the subdivider and the county with a conceptual drawing indicating, with a greater degree of specificity than the sketch plan, the subdivider's intentions for subdividing a tract. Subdividers are expected to consider the Subdivision Agent's informal comments on the sketch plan when preparing the preliminary plat. Approval of the preliminary plat by the Subdivision Agent confers upon the subdivider the right to construct improvements and submit a final plat for approval, in accordance with Section 19-3-4 of this chapter.

**Sec. 19-5-1.1. Standards of review.**

The Subdivision Agent shall review the preliminary plat for accuracy and conformance with the design criteria contained in Article 7 of this chapter and with other applicable chapters of this code, and shall approve or disapprove the preliminary plat. In the case of disapproval, the Subdivision Agent shall notify the subdivider of the modifications necessary to obtain approval.

**Sec. 19-5-2. Form.**

Preliminary plats shall consist of black or blue lines on white paper. Each page shall be no more than 42 inches wide or 30 inches high. Plats shall be drawn to a scale of one inch equals 50, 100 or 200 feet, whichever is most convenient for the subject parcel. If the plat is drawn on more than one sheet, match lines shall clearly indicate where the several sheets join. Each sheet shall be numbered and the plat shall provide an adequate legend indicating clearly which features are existing and which are proposed.

**Sec. 19-5-3. Preliminary plat information for minor subdivisions.**

The preliminary plat for a minor subdivision shall clearly show:

- (a) Name of proposed subdivision;
- (b) Name, address and telephone number of the owner and the subdivider;
- (c) Name, address and telephone number of the professional engineer, surveyor, planner, architect, landscape architect, or site designer responsible for preparing the plan;

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- (d) Graphic scale, title, date and north arrow;
- (e) Scaled vicinity map showing the location of the parcel to be subdivided and its relationship to the surrounding roads;
- (f) Location and identification of any town or county boundary;
- (g) Boundaries of the parcel to be subdivided with all bearings and distances indicated;
- (h) In the case of resubdivision, the existing lot layout;
- (i) Zoning district, tax parcel number, source of title, and location of the last instrument in the chain of title for all parcels to be subdivided, and the owners of record of all adjoining property;
- (j) Location, identification and width of all easements and rights-of-way for streets, railroads, utility facilities or similar uses, on or adjacent to the subject parcel;
- (k) Total acreage of the tract;
- (l) Topographic contours as shown on applicable U.S. Geological Survey quadrangle 7.5 minute series sheets;
- (m) Location and identification of all streams, rivers, ponds, lakes, wetlands, drainage channels, 100-year flood plains, slopes exceeding 20% and similar features;
- (n) Location and size of all existing buildings, water and sewer lines, wells and drainfields on the subject parcel.

### **Sec. 19-5-4. Preliminary plat information for major subdivisions.**

The preliminary plat for a major subdivision shall clearly show, for the subject tract :

- (a) All items in Section 19-5-3;
- (b) The location and delineation of ponds, streams, ditches, drains, and natural drainage swales, 100-year flood plains, as defined in Chapter 22, and areas of

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wetlands as evident from testing, visual inspection, or from the presence of wetland vegetation;

- (c) Vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, hedgerow, woodland and wetland;
- (d) Soil series, types and phases, as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the published soil survey for the county, and accompanying data published for each soil relating to its suitability for construction, and, in areas not served by a public or central sewerage system, for septic suitability;
- (e) Ridge lines and watershed boundaries;
- (f) A viewshed analysis showing the location and extent of views into the property from adjoining public roads;
- (g) Geologic formations on the proposed development parcel, including rock outcroppings, cliffs, sinkholes, and fault lines, based on available published information or more detailed data obtained by the applicant;
- (h) All existing man-made features including but not limited to streets, driveways, farm roads, woods roads, buildings, foundations, walls, drainage fields, dumps, utilities, fire hydrants, and storm and sanitary sewers;
- (i) Locations of all historically significant sites or structures on the tract, including but not limited to cellarholes, stone walls, earthworks, and graves.

### **Sec. 19-5-5. Proposed improvements.**

The preliminary plat, or accompanying drawings, shall clearly show:

- (a) Total number of proposed lots, with minimum, maximum and average area indicated; acreage of any residue; and supporting calculations demonstrating compliance with Article 7 of this chapter and Chapter 22 of this code;
- (b) Layout of all proposed lots, including approximate area, dimensions, building setback lines, easements, and lot and block numbers;
- (c) Approximate locations of proposed driveway connections onto public streets;

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- (d) General grading plan, showing areas of substantial clearing, cutting or filling, and showing the limits of land disturbance;
- (e) If new streets are proposed, approximate location, alignment and width of proposed streets or rights-of-way with proposed names, cross section, type and thickness of each material, and other details sufficient to satisfy the preliminary approval requirements of the Virginia Department of Transportation;
- (f) If new streets or significant areas of impervious surface are proposed (>16%), plans of stormwater management system in compliance with Virginia Stormwater Management Regulations, showing dimensions, invert elevations, and other details sufficient to satisfy the preliminary approval requirements;
- (g) If septic systems are proposed, locations of proposed areas on each lot for septic drainfields, including reference to supporting data which establishes the suitability of each area and is sufficient to satisfy the preliminary approval requirements of the Virginia Department of Health;
- (h) If a public or central water system is proposed, plans of water supply, treatment, distribution and fire protection system, showing pipe dimensions and other details sufficient to satisfy the preliminary approval requirements of the Virginia Department of Health and the agency to be responsible for system maintenance;
- (i) If a public or central sewerage system is proposed, plans of sanitary sewer collection and treatment, showing pipe dimensions and other details sufficient to satisfy the preliminary approval requirements of the Virginia Department of Environmental Quality and the agency to be responsible for system maintenance;
- (j) Designation of all land to be reserved or dedicated for public or common use, showing location, size, shape, proposed ownership, and proposed responsibility for maintenance;
- (k) Conceptual locations of proposed dwelling sites and uses other than single-family detached dwellings; and
- (l) Approximate location of proposed shade trees, significant landscaping, and areas of existing vegetation to be retained.