



Preliminary Subdivision Checklist

Name of Subdivision: _____

Contact Person: _____

This checklist must be completed, signed and submitted with the application. The information contained in this checklist reflects the contents of the Bath County Land Use Regulations effective July 12, 1995, as amended.

A preliminary plat shall contain the following information:

Pre-application conference held before the preparation of a preliminary plan or plat, a subdivider shall confer with the County Planner, relative to the regulations...the Comprehensive Plan, the County Code, the Bath County Land Use Regulations, and other applicable ordinances. This conference was held with the planner on this date:

8 prints of the preliminary plat and plans.

Written request for any waivers or modifications needed (attach to application):
Please list: _____

Name of subdivision. The title under which the subdivision is proposed to be recorded.

Identification of all owners and certain interest holders. The names and addresses of each owner of record and holders of any easements affecting the property.

Name of plat preparer. The name of the person who prepared the plat.

General Information. The date of drawing; the number of sheets; name of magisterial district in which property is located; the north point; and the scale. If true north is used, the method of determination shall be shown.

Vicinity sketch. A sketch showing the property and its relationship with adjoining land and streets, its relationship with landmarks in the area and, if the subdivision is a phased subdivision, all other phases of the subdivision for which a final plat has been approved, in detail adequate to describe location of the property without field review.

- Existing or platted streets, easements and natural streams. The location, width and names of all existing or platted streets, easements and natural streams, and all other rights-of-way and easements.
- Proposed streets, alleys, lots, building lines and easements. The location and dimensions of proposed streets, alleys, lots, building lines, and easements, including a boundary survey or existing survey of record.
- Land to be dedicated or reserved. The location of all land intended to be dedicated, or reserved for public use, or to be reserved in the deed for the common use of lot owners in the subdivision
- Public areas, facilities or uses. The location of all areas shown in the comprehensive plan as proposed sites for public areas, facilities or uses, as described in Virginia Code § 15.2-2232, which are located wholly or in part within the property.
- Flood plain. The location of any part of the property within the flood hazard overlay district.
- Place of burial. The location of any grave, object or structure marking a place of burial located on the property.
- Existing and departing lot lines. If the property consists of more than one existing lot, then the identification of the existing lots and their outlines, which shall be indicated by dashed lines; and, the location of departing lot lines of abutting lots.
- Proposed lots. The number, approximate dimensions, and area of each proposed lot.
- Building sites on proposed lots. The location, area and dimensions of a lawful building site on each proposed lot.
- Right of further division of proposed lots. The number of lots, as assigned by the subdivider, into which each proposed lot may be further divided by right pursuant to the Bath County Land Use Regulations.
- Instrument creating property proposed for subdivision. The deed book and page citation of the instrument whereby the property was created.
- Zoning classification. The zoning classification of the property, including all applicable zoning overlay districts, proffers, conditional use permits and variances.
- Tax map and parcel number. The county tax map and parcel number of the property.

Drainage. If applicable, a statement that some or all of the property lies in a drainage area.

Topography. The topography of the property prior to development and the area at least two hundred (200) feet outside of the property for properties with a twenty-five percent (25%) slope or greater.

Documents to be submitted with preliminary plat:

- Erosion and sediment control information.
- Stormwater management information.
- Sketch plans for utilities, bridges and culverts.
- Statements of availability of services.
- Flood plain and topographic information.

Read and sign:

I hereby state that, to the best of my knowledge, the attached plat contains all information required by this checklist.

I understand that any plat deemed to be incomplete shall be denied. An application for reinstatement accompanied by a complete plat and the required fee may be filed. If the plat is not resubmitted within 180 days, a new application for preliminary plat approval with fee shall be required for submittal of the plat.

Signature of person completing checklist

Date

Printed Name

Daytime phone number of Signatory

5/12/2004