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| loudoun_county_seal_n12815.pngENGINEERS AND SURVEYORS INSTITUTE “A public/private partnership” LOUDOUN COUNTY, VIRGINIA MINIMUM SUBMISSION REQUIREMENTS PRELIMINARY PLAT OF SUBDIVISION (SBPL) PROJECT NAME & NUMBER:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_SUBMITTING FIRM: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PHONE #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_PROJ. COORD: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ E-MAIL ADDRESS:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_DPE NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­­­­­­­ DPE#: \_\_\_\_\_ E-MAIL ADDRESS:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_REVIEW DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ESI REVIEW TEAM:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

Note: (Column abbreviations: OK = Addressed; REV = Revisions required; N/A = Not Applicable)

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| **Code Reference** | **Description**  | Sheet  | OK | REV | N/A | Line |
| FSM 8.102.A.1 | Title “Preliminary Plat of Subdivision” |  |  |  |  | 1 |
| FSM 8.102.A.2.a & FSM 8.102.A.2.b | Scale: Lots < 3 Ac., 1”= 100’ max; Lots > 3 Ac., 1” = 200’ max |  |  |  |  | 2 |
| FSM 8.102.A.3 | North Arrow |  |  |  |  | 3 |
| FSM 8.102.A .4 | Date on Coversheet |  |  |  |  | 4 |
| FSM 8.102.A.5 &FSM 8.101.A.2 | Proposed name of subdivision or development |  |  |  |  | 5 |
| FSM 8.102.A.6.a | Name and address of the owner of record |  |  |  |  | 6 |
| FSM 8.102.A.6.b | Name of applicant |  |  |  |  | 7 |
| FSM 8.102.A.6.c | Name of licensed engineer (PE) or surveyor who prepared the plat |  |  |  |  | 8 |
| FSM 8.102.A.7 | Number of sheets included in plat |  |  |  |  | 9 |
| FSM 8.101.A.3 &FSM 8.102.A.8 | Revision block |  |  |  |  | 10 |
| FSM 8.101.A.4 &FSM 8.102.A.9 | Source of title (DB/PG or Instr. No.) |  |  |  |  | 11 |
| FSM 8.101.A.5 &FSM 8.102.A.10 | Zoning requirements |  |  |  |  | 12 |
| FSM 8.101.A.5.b | Applicable Zoning Ordinance version (1972, 1993 or Rev. 1993) |  |  |  |  | 13 |
| FSM 8.101.A.5.b | Zoning district/overlay zoning districts |  |  |  |  | 14 |
|  | * Minimum lot area
 |  |  |  |  | 15 |
|  | * Minimum lot width
 |  |  |  |  | 16 |
|  | * Maximum length / width ratio
 |  |  |  |  | 17 |
|  | * Minimum front, side, rear yards
 |  |  |  |  | 18 |
|  | * Maximum F.A.R.
 |  |  |  |  | 19 |
|  | * Maximum building coverage
 |  |  |  |  | 20 |
|  | * Maximum building height(s)
 |  |  |  |  | 21 |
|  | * Parking spaces required
 |  |  |  |  | 22 |
|  | * Parking spaces provided, including standard and handicapped
 |  |  |  |  | 23 |
|  | * Proposed use(s)
 |  |  |  |  | 24 |
|  | * Proposed number of lots
 |  |  |  |  | 25 |
|  | * Open space requirements
 |  |  |  |  | 26 |
| FSM 8.102.10 | Substantial Conformance Note (for plats w/ rezonings or special exceptions) – “All development within this subdiv…” |  |  |  |  | 27 |
| FSM 8.102.A.11 & FSM 8.101.A.6 | Associated land development application info (Applicable case #’s and approval dates) |  |  |  |  | 28 |
| FSM 8.102.A.12 | Election district & Loudoun County, VA in title block |  |  |  |  | 29 |
| FSM 8.102.A.13 & FSM 8.101.A.7 | Vicinity map: 1”= 2000’max. |  |  |  |  | 30 |
| FSM 8.101.A.7.a | * Ex. perimeter boundary line of subdivision/site plan &/or of any larger tract of which the subdivision and/or site plan forms a part
 |  |  |  |  | 31 |
| FSM 8.101.A.7.b | * Adjoining roads or principal access points w/ names and route nos.
 |  |  |  |  | 32 |
| FSM 8.101.A.7.c | * Town boundaries within 1 mile of subdivision
 |  |  |  |  | 33 |
| FSM 8.101.A.7.d | * North arrow
 |  |  |  |  | 34 |
| FSM 8.102.A.14 | Boundary lines, total acreage of subdivision and acreage remaining in original tract, if any |  |  |  |  | 35 |
| FSM 8.102.A.15 | Proposed lot lines w/approximate dimensions, proposed block and lot numbers, and approx. area of each lot |  |  |  |  | 36 |
| FSM 8.102.A.16 & FSM 8.101.A.8 | Coordinate grid tics and 3 labeled tics (min.) per plan sheet using NAD 1983 HARN (NAD 27 permitted for projects started prior to 11/9/2009) |  |  |  |  | 37 |
| FSM 8.102.A.17 & FSM 8.101.A.9 | Adjoining property information – MCPI (PIN) zoning, departing property lines, use. |  |  |  |  | 38 |
| FSM 8.102.A.18 & FSM 8.101.A.10 | Zoning district overlay and jurisdictional boundaries depicted when more than one zoning district |  |  |  |  | 39 |
| FSM 8.102.A.19 & FSM 8.101.A.16 | MCPI (PIN) reference |  |  |  |  | 40 |
| FSM 8.102.A.20 | Approximate location of existing building(s) within subdivision |  |  |  |  | 41 |
| FSM 8.102.A.21 | Proposed location, width, centerline and projected ADT of each road or public or private way w/in subdivision |  |  |  |  | 42 |
| FSM 8.102.A.21 | Proposed sidewalks and trails, if required |  |  |  |  | 43 |
| FSM 8.102.A.22 | Location, width, centerline & ADT’s of adjoining roads and access easements with names and/or route numbers. |  |  |  |  | 44 |
| FSM 8.102.A.23 & Codified Ord. | Proposed approved and/or reserved road names |  |  |  |  | 45 |
| FSM 8.102.A.24 & FSM 8.101.A.1 | Proposed yard and setback lines shown on plat or in table. Dimension from each lot line & length of front yard line clearly illustrated & identified |  |  |  |  | 46 |
| FSM 8.102.A.25FSM 4.200.A.2.bLSDO 1245.05 | Approx. location and area to be dedicated/ reserved for public, ROW or common use of property owners in subdivision. Location of existing and proposed conservation easements. |  |  |  |  | 47 |
| FSM 8.102.A.26 | Watercourse locations and names & boundaries of FOD or prop. boundaries of FP |  |  |  |  | 48 |
| FSM 8.102.A.27FSM 8.101.A.20 | Source of floodplain note: “There is no FP . . .” OR “There is FP . . .” |  |  |  |  |  |
| FSM 8.102.A.28 | General location of existing drainage ways, ponds, springs, on-site sewage disposal, on-site water supply systems and existing & proposed public water and sewer lines |  |  |  |  | 49 |
| FSM 8.102.A.29FSM 8.101.A.21 | Archaeology note (note not required if Arch. Survey not performed) |  |  |  |  |  |
| FSM 8.102.A.30 | Location of archaeological sites, historical structures, human cemeteries, burial grounds, graves, historic districts & historic landmarks on-site if identified by an Archaeological Survey, if applic. |  |  |  |  | 50 |
| FSM 8.102.A.31 & FSM 8.101.A.17 | Current topographic information: date, by what means and NAVD 1988 ref. (NVGD 29 ok if started prior to 11/9/2009); contours 5’ max. |  |  |  |  | 51 |
| FSM 8.102.A.31FSM 8.101.A.17 | Forest areas vegetated cover shown w/ champion trees identified |  |  |  |  | 52 |
| FSM 8.102.A.32 & FSM 8.101.A.12  | Stakeout Note  |  |  |  |  | 53 |
| FSM 8.102.A.33 | LDN 65 and 60 aircraft noise contours shown graphically and areas within one mile of the LDN 60 contour |  |  |  |  | 54 |
| FSM 8.102.A.34 & FSM 8.101.A.13 | Approval block |  |  |  |  | 55 |
| FSM 8.102.A.35 | Proffered preservation areas clearly delineated (e.g., trees, structures, etc.) |  |  |  |  | 56 |
| FSM 8.102.A.36 | For lots < 20,000 SF, typical lot detail at 1”=50’ max. |  |  |  |  | 57 |
| FSM 8.102.A.37 | Lot yield tabulation for Cluster or Principal/Subordinate option in AR-1 or AR-2 |  |  |  |  | 58 |
| FSM 8.102.A.38 | **Wetlands data as follows:** |  |  |  |  | 59 |
| FSM 8.102.A.38.a | * Potential jurisdictional waters & wetlands as identified by LDN Co. Predictive Wetlands Model or a consultant wetland delineation performed and depicted
 |  |  |  |  |  |
| FSM 8.102.A.38.b | * Note referencing source of wetland info depicted, incl. Corps JD No. & date, if it exists, and indicating that all applic. state & fed. permits shall be obtained prior to disturbances w/in juris. waters & wetlands.
 |  |  |  |  |  |
| FSM 8.102.A.39 | Very Steep and Moderately Steep Slope Areas  |  |  |  |  | 60 |
| FSM 8.102.A.40 | Scenic Creek Valley Buffer boundaries & other Co. environ. buffers |  |  |  |  | 61 |
| FSM 8.102.A.41 | Soils map certification |  |  |  |  | 62 |
| FSM 8.102.A.42 | Overlay districts |  |  |  |  | 63 |
| FSM 8.101.A.18 | Seal, signature & date of PE or LS on each sheet |  |  |  |  | 64 |
| FSM 8.101.A.19 | Surveyors Certificate endorsed by PE or LS w/ source of title (DB/PG or Instr. No.) & place of record of last instrument |  |  |  |  | 65 |
| FSM 8.102.B.1LSDO 1245.10 FSM 6.210 | Approved drain field locations. Health Department approval letter of sewage disposal system. Approval letter for well locations or an approved hydrogeologic report |  |  |  |  | 66 |
| FSM 4.200.A.2.f | Reserve (spite) strips prohibited |  |  |  |  | 67 |
| FSM 4.200.A.2.g | In PDH Districts, no more than 80 dwelling units permitted by a single point of access directly to publicly maintained roadways or indirectly to publicly maintained roadways via an access easement. |  |  |  |  | 68 |
| FSM 4.310.A | Roads configured to avoid FP, if possible, & limit stream crossings |  |  |  |  | 69 |
| FSM 4.310.B | Road intx. angles as near to 90° as possible (80° min.) |  |  |  |  | 70 |
| FSM 4.310.C | Road jogs - Centerline offsets > 225’for Cat. A roads |  |  |  |  | 71 |
| FSM 4.310.D | Public or Cat. A private road intxs. align with existing or planned road intersections |  |  |  |  | 72 |
| FSM 4.310.E | Cul-de-sac maximum lengths: Commercial Retail/ Industrial and Office = 1500’; Rural non-residential = 3500’; MF = 1000’; SFA = 1500’; SFD 1 unit or more per Ac = 2500’; SFD 1 unit per Ac = 3500’  |  |  |  |  | 73 |
| ZO 5-900 | Setbacks from specific roads and W&OD Trail |  |  |  |  | 74 |
| ZO 7-100 | A.D.U.’s provided for sites w/ > 50 D.U.’s at density; > 1 unit/ 40,000SF & served by public water/sewer |  |  |  |  | 75 |
| FSM 8.102.B.4 | Phase 1 Archeological Survey |  |  |  |  | 76 |
| FSM 8.102.B.5 | Documentation of Preliminary Soils review submission or application for Limestone Overlay District or Mountainside Development OD |  |  |  |  | 77 |
| FSM 8.102.B.6 | Letter from VA DCR identifying natural heritage resources onsite or stmt. of NONE. If endangered or threatened species survey has been completed, copy of report included |  |  |  |  | 78 |
| FSM 8.102.B.7 | If applicable, plan & analysis of VDOT connectivity reqs. & locations of stub outstreets |  |  |  |  | 79 |