



ENGINEERS 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)

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 \leq 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.25 FSM 4.200.A.2.b LSDO 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.27 FSM 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.29 FSM 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.31 FSM 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.1 LSDO 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 \geq 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/ \geq 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