



Fauquier County
Department of Community Development
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www.fauquiercounty.gov



REZONING CHECKLIST

Project Name: _____

PIN(s): _____

	REQUIREMENT	YES	NO - State Reason
I. Documentation			
1	Completed Land Development Application form, including indication of category/subcategory as appropriate.		
2	Fee Calculation Sheet with fee check.		
3	Residential Rezoning Affidavit		
4	Conflict of Interest Statement		
5	Rezoning Plat - 10 copies 24" x 36" and 10 copies 11" x 17" - both shall be folded (see II. below)		
6	Concept Development Plan (CDP) - 10 copies 24" x 36" and 10 copies 11" x 17" - both shall be folded (see III. below)		
7	Conceptual Stormwater Management Plan - 10 copies 24" x 36" and 10 copies 11" x 17" - both shall be folded (see IV. below)		
8	Statement of Justification addressing the compatibility of the request with the adopted Comprehensive Plan and its goals and objectives - 10 copies		
9	Proffer Statement - 10 copies		
10	A Traffic Impact Analysis (TIA) or a traffic assessment as per Section 301B of the Design Standards Manual- 5 copies		
11	Optional - Photographs of the property showing existing structures, terrain and vegetation - 10 copies		
12	Flash drive containing individual PDFs of all submission materials		
13	Completed, signed Rezoning Application Checklist		

II. Certified Zoning Plat Requirements

See Section 13.202.2 of Zoning Ordinance for details. Zoning Ordinance online at www.fauquiercounty.gov

The Rezoning Plat shall show:

1	Metes and bounds of all property lines, bearings and distances of each zoning district		
2	The total area of the property in square feet or acres		
3	Scale and north arrow		
4	Show public right(s)-of-way, including names, route numbers and width.		
5	Location of all existing buildings and structures		

	REQUIREMENT	YES	NO - State Reason
6	Existing topography with a five-foot contour. Other contour intervals may be accepted as needed by the Director or his designated agent		
7	Include a map (3" X 3") showing vicinity of property at a scale of 1" = 2,000'		
8	Include seal and signature of person certifying the plat.		

III. Concept Development Plan Requirements

See Section 13.202.2 of Zoning Ordinance for details. Zoning Ordinance online at www.fauquiercounty.gov

The Concept Development Plan (CDP) shall show:

1	Proposed land uses and their locations		
2	Proposed road network		
3	General drainage pattern		
4	Location of open space		
5	Architectural renderings when required by a proffered condition. This requirement may be waived by the Director or his designated agent.		

IV. Conceptual Stormwater Management Plan

General Information This review is for:

1	A project that will obtain Virginia Stormwater Management Program (VSMP) coverage under Part IIA and Part IIC of the VSMP Permit Regulations; or, a project not requiring coverage under VSMP Permit Regulations but requires coverage under the Virginia Erosion and Sediment Control Regulations that will meet the requirements of VSMP Part IIC and the Virginia Erosion and Sediment Control Regulations for stream channel erosion prevention criteria and flood protection criteria.		
2	A project that will obtain VSMP coverage under Part IIA and Part IIB of the VSMP Permit Regulations that will meet the requirements of VSMP Part IIB Regulations for channel protection and flood protection criteria.		

The Conceptual Stormwater Management Plan shall show (not greater than 1"=100'):

1	Existing and proposed topography (minimum of 2-foot contours recommended)		
2	Existing and proposed buildings and structures		
3	Existing and proposed roads and parking areas		
4	Proposed land use with a tabulation of the percentage of surface area to be adapted to various uses		
5	Perennial and intermittent streams		
6	Mapping of predominant soils from County soil surveys		
7	Boundaries of existing predominant vegetation and proposed limits of clearing		
8	Location of boundaries of wetlands, lakes, ponds and other setbacks (e.g., stream buffers, drinking water well setbacks, septic setbacks)		
9	Existing and proposed utilities (e.g. water, sewer, gas, electric) and easements		
10	Location of existing and proposed conveyance systems such as grass channels, swales and storm drains		

	REQUIREMENT	YES	NO - State Reason
11	Existing and proposed drainage divides and flow paths		
12	Location of FEMA floodplain / floodway limits		
13	Preliminary location and dimensions of proposed channel modification, such as bridge or culvert crossings		
14	Preliminary location, and size of proposed structural stormwater management/ Best Management Practices (BMPs)		
15	A written description of the proposed plan.		
16	Preliminary selection and rationale for structural stormwater management /BMPs		
17	Preliminary sizing calculations for structural stormwater management/BMPs including, contributing drainage area, drainage divides, storage and outlet configuration		
18	A Natural Resources Inventory consisting of a written or graphic inventory of the natural resources at the site, including soil conditions, forest cover, topography, vegetation and environmentally sensitive features.		
19	Include seal and signature of person certifying the plat.		

CERTIFICATION OF APPLICATION SUBMISSION

I hereby certify that the above stated information is included in the attached Rezoning Plat application and accompanying materials. Further, I have included on the plat any conditions required by proffers of an approved rezoning, special exception or variance approval, special agreements or covenants.

 Engineer or Surveyor's Signature

 Firm Name