



**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
16 Courthouse Square
WARRENTON, VA 20186
540-422-8220**

FINAL PLAT CHECKLIST

S.O. - Fauquier County Subdivision Ordinance F.C.C – Fauquier County Code

FINAL PLAT MINIMUM REQUIREMENTS						
CODE SECTION	DESCRIPTION	SHEET	OK	NO	N/A	LINE
S.O. 10-5	The final plat shall be prepared by a land surveyor or professional engineer licensed by the State of Virginia.					1
S.O. 10-5	The plat shall be at a scale no greater than 1"=100' unless approved by staff.					2
S.O. 10-5	The sheet size shall not exceed 18" x 24" for recording purposes.					3
S.O. 10-5	Where multiple sheets are required, a composite plat at a scale of 1" to 300' shall be provided.					4
S.O. 10-5.A.1	Provide a Title Page with the following:					5
	a) Title under which the subdivision is proposed to be recorded. Title must be the same as shown on the Preliminary Plat. Names that are identical to or similar to cause confusion with previously recorded subdivisions, towns and unincorporated areas shall be prohibited.					
	b) Certificate signed by the surveyor or engineer stating the source of the title of the owner of the land subdivided and the place of record of the last instrument in the chain of title.					
	c) Name of the individual or firm who prepared the plat.					
	d) Date of the plat.					
	e) Scale of the plat.					
	f) Name or number of a section if the part of a larger tract.					
	g) A statement that "The subdivision of the land described herein is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees". The statement shall be signed by such persons and duly acknowledged before some officer authorized to take acknowledgement of deeds.					
	h) Signature panel for Fauquier County 4" x 4".					
	i) Vicinity map, with north arrow, at a scale of 1"=2000' showing the relationship of the proposed subdivision to the adjoining property. The map shall show all adjoining roads, their names and numbers, town/county boundaries, subdivisions, and other landmarks within one-mile radius of the proposed subdivision.					

CODE SECTION	DESCRIPTION	SHEET	OK	NO	N/A	LINE
S.O. 10-5.A.2	The north point arrow shown on each sheet. If true north is used, the method of determination must be shown. If magnetic north is used, the date of the reading must be shown. If plat north is shown, the deed book and page must be shown. The top of the sheet shall be approximately north.					6
S.O. 10-5.A.3	The boundary lines of the area being subdivided shall be determined by an accurate field survey with a traverse error of control not less than one in ten thousand feet. The boundary lines shall be computed based on the traverse and defined with bearings shown in degrees, minutes, and seconds to the nearest ten seconds and dimensions shown in feet to the nearest one hundredth of a foot.					7
S.O. 10-5.A.4	All dimensions both linear and angular for locating lots, streets, alleys, public easements, and private easements; the linear dimensions shall be expressed in feet to the one hundredths of a foot, and all angular measurements shall be expressed by bearings or angles expressed to the nearest ten seconds. All curves shall be defined by their radius, central angle, tangent length, chord bearings, chord distances, and arc lengths. Such curve data shall be expressed by a curve table lettered on the face of the plat, each curve being tabulated and numbered to correspond with the respective numbered curve shown throughout the plat.					8
S.O. 10-5.A.5	Lot numbers in numerical order and block identification.					9
S.O. 10-5.A.6	Location and material of all permanent reference monuments.					10
S.O. 10-5.A.7	A definite bearing and distance tie between at least two permanent monuments on the exterior boundary of the subdivision and further tie to existing street intersection.					11
S.O. 10-5.A.8	Temporary cul-de-sac where needed, with required notation.					12
S.O. 10-5.A.9	Horizontal grid ticks provided every five inches based upon Virginia State Plan Coordinate System, 1983 adjustment for all properties within two kilometers from a geodetic control monument. If the site is more than two kilometers from a geodetic control monument, the coordinate values may be assumed, but the meridian must be related to true north.					13
S.O. 10-5.A.10	Street names of all proposed streets, as approved by the County.					14
S.O. 10-5.A.11	Total acreages of lots, common open space, streets, and total site acreage.					15
S.O. 10-5.A.12	Notation “_____ is hereby dedicated for public use”.					16
S.O. 10-5.A.13	Private street notations per Sections 7-307 of the Zoning Ordinance, and Section 7-12 of the Subdivision Ordinance.					17
S.O. 10-5.A.14	All existing and proposed easements and their widths.					18
S.O. 10-5.A.15	Existing and proposed rights-of-ways and widths.					19
S.O. 10-5.A.16	Seal and signature of a Virginia Licensed Professional Engineer or Land Surveyor.					20
S.O. 10-5.A.17	One hundred year FEMA floodplain and floodway boundaries in effect at the time of submission, or a floodplain study approved by FEMA, or a statement that the site contains no 100-year floodplain.					21
S.O. 10-5.A.18	Location of any dam break inundation zone.					22
S.O. 10-5.A.19	If parcel(s) utilize individual sewage disposal systems, the OSE who prepared the plans and specifications shall seal and sign the certification block in accordance with Section 17-6.C.3 of the Fauquier County Code. Where lots are created that require the use of alternative sewage disposal systems, provide a note in bold type “Alternative Sewage Disposal System Required” with reference made to lots numbers subject to this requirement.					23

F.C.C. 17-6.C.3	For all lots using individual sewage disposal systems, provide a signature block for Health Department approval, with the following statement: "Plans and specifications of the sewer system or sewage disposal systems, together with plans for the anticipated water system, meet the requirements of Section 17-6.C.3 and intent of this chapter."					24
VDH GMP 2017-04 Appendix 8	<p>For all plats requiring the signature of the Health Department, provide the following statements on the Cover Sheet of the plat:</p> <p>This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, the Sewage Handling and Disposal Regulations (12VAC5-610-20-et.seq., the Regulations), and Fauquier County Code Chapter 17.</p> <p>This subdivision was submitted to the Fauquier County Health Department for review pursuant to Section 32.1-163.5 of the Code of Virginia which requires the Virginia Department of Health to accept private soil evaluations and designs from a licensed Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. The Virginia Department of Health is not required to perform a field check on such evaluations.</p> <p>This subdivision was certified as being in compliance with the Board of Health's regulations by: _____ [OSE/PE name, license #, phone #] _____. This subdivision approval is issued in reliance upon that certification.</p> <p>Pursuant to Section 360 of the Regulations this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.</p>					25
§62.1-44.15:24	Stormwater statement: The subdivision of the lots as shown herein is a Common Plan of Development subject to the requirements of the Stormwater Regulations of Section 62.1-44.15:24 of the Code of Virginia. Development or further division of the parcels will be subject to current Virginia Stormwater Management Program regulations.					26

CERTIFICATION OF APPLICATION SUBMISSION

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

Engineer or Surveyor's Signature

Firm Name

Date

