

TOWN OF FRONT ROYAL PRELIMINARY PLAT CHECKLIST

Name of Subdivision _____

1. Eight copies of the preliminary plat at a scale of between one (1) inch equals ten (10) feet and one (1) inch equals one hundred (100) feet on sheets no less than eighteen by twenty-four (18 x 24) inches, with completed application form.
2. Signed professional engineer's or land surveyor's certificate.
3. Owner's statement of consent.
4. Show the following information when applicable:
 - a. The date that the original drawings were completed and for each revision.
 - b. A North point, scale (written and graphic) and the name of the subdivision.
 - c. The name, address and telephone number of the recorded owner and the applicant
 - d. The name and address of the registered engineer or surveyor
 - e. The names of all adjacent land owners with the book and page number where each is recorded.
 - f. A vicinity map at a scale of between one (1) inch equals two hundred fifty (250) feet and one (1) inch equals two thousand (2,000) feet, setting the property apart by tone or pattern, and showing all streets and municipal boundaries within one thousand (1,000) feet.
 - g. Total tract boundaries showing bearings and total acreage of the property.
 - h. Applicable zoning data, including:
 - [1] Existing town zoning districts designations and any zoning district boundary lines going through or touching the boundary of the proposed subdivision.
 - [2] Any changes in the existing zoning requested by the applicant.
 - i. Contour lines at intervals of not greater than five (5) feet.
 - j. Proposed and existing water, sewer and storm sewer lines, including the invert elevations, fire hydrants, utility transmission lines, culverts, bridges, "railroads,* watercourses, wetlands, floodplains and other significant man-made or natural features within the proposed subdivision.
 - k. All existing streets, including streets of record, easements and rights-of-way, including names, right-of-way widths, pavement widths and approximate grades and construction easements for sloping of banks of such streets or rights-of-way on or abutting the tract.
 - l. Existing covenants on the property, if any.
 - m. The location of any grave, object or structure marking any place of burial.

- n. Sources and dates for all boundary information, topography and natural features.
 - o. Tabulation of the number of lots; range of sizes and width of lots; approximate total area in streets, lots and open space; the number of units by type when mixtures are proposed; and the number and size of off-street parking spaces required and provided.
 - p. Proposed phasing or sectioning of the subdivision.
 - q. Calculations for meeting the water requirements, including fire flows and water pressure, using the standards of the American Water Works Association.
 - r. The full plan of proposed development, including:
 - [1] Locations, widths and names of all streets, easements and rights-of-way, any conditions governing their use and a functional classification with dimensions.
 - [2] Setback lines along each street according to the Zoning Ordinance
 - [3] Lot lines with dimensions.
 - [4] Lot numbers and a statement of the number of lots and parcels, with lots numbered consecutively.
 - [5] A statement of the intended uses of all nonresidential lots and parcels.
 - [6] Locations of water supply, sanitary and/or storm sewers including the invert elevations, other drainage facilities, with the size and material of each indicated, and any proposed connections with existing facilities.
 - [7] Areas dedicated or reserved for public use, with any governing conditions.
 - [8] Blocks consecutively numbered or lettered in alphabetical order.
 - [9] The one-hundred-year floodplain line.
 - [10] Municipal boundaries which cut through the subdivision.
 - [11] A conceptual plan for stormwater management and surface drainage, with preliminary runoff calculations.
 - [12] The location of all proposed monuments.
5. Supplemental data and environmental protection analyses as necessary.
- a. Cross-sections for all proposed streets and one hundred fifty (150) feet into adjoining property for streets terminating at a property line.
 - b. Projected ADT for all new streets within the subdivision.
 - c. Grading, landscaping and vegetative stabilization plans for steep slope lots.
 - d. Preliminary designs of any bridges or culverts which may be required, meeting appropriate state and local agencies and submitted to such agencies by the applicant.