

## **Department of Planning and Zoning**

### **Town of Front Royal, Virginia**

#### **Notice Regarding Required Zoning Permit Application Information**

Pursuant to Section 175-134, all zoning permits for new construction shall include the following information on site drawings:

- Size, shape and dimensions of the parcel of land on which the building is to be constructed
- Location of building and use in relation to property lines
- Location and arrangement of off-street parking, to include:
  - Setback from property lines
  - Location and size of driveways and entrances
  - Details of surface treatment
- Drainage plan for properly distributing surface water, to include:
  - Location of existing/proposed curb and gutter
  - If no on-street curb and gutter is existing or proposed, show street elevation and proposed spot elevations within front yard to ensure adequate drainage
  - Proposed grading plan or spot elevations sufficient to evaluate proposed drainage conditions
  - Locations of proposed down-spouts to handle roof water
- Other information
  - Location of existing sewer line, invert and rim elevations, and proposed connection to building. If located under proposed parking area, show location of sewer clean-out
  - Location of existing water line and proposed connection to building
  - Location of any existing easements and any other site improvements, utilities or appurtenances existing on the site
  - Copy of construction plans to be submitted with building permit
  - Finish floor elevation for first floor level, and for basement level if any plumbing or drains are to be installed in the basement

The site drawing shall be prepared by a licensed land surveyor or registered architect.