



Single Family Dwelling Land Disturbing & Zoning Plan Checklist

Required for all residential dwellings on **parcels 3 acres or smaller**

The following are required for all **lots 3-acres or less**:

- Site plan prepared by a certified land surveyor or professional engineer
- Plan sheet size 11" x 17" or larger. Scale of 1" = 30'
- Area of parcel in square feet and acres
- Property lines with bearing and distance, and north arrow
- Distance from all structures' corners to property lines
- Surveyed house location (includes all other proposed accessory structures)
- Location of existing or proposed wells, septic tanks, drainfield areas, including reserve areas and/or water and sewer lines
- Location of all building restriction lines, setbacks, easements, covenants and restrictions
- CBPA designation noted on plan. (RMA/RPA/none)
- Delineation of Resource Protection Area (RPA) boundaries, if present
- Floodplain limits, if present
- Limits of clearing and grading
- Location of all E&S controls
- Impervious surface calculations (dimensions, location and total area)
- Location of proposed construction entrance and access road/driveway
- Total disturbed area (including driveway, house site, drainfield(s), etc.) rounded to the nearest acre.
- Existing contours of the land (topography) at five (5) foot maximum intervals. (USGS topo showing site location is acceptable.)
- Finished grading at five (5) foot maximum contour intervals
- Vicinity map, including road name and route number
- Certification that all drainage structures (driveway culverts, etc.) are sized for 10-year storm.
- Signed "Agreement in Lieu of E&S plan."

In addition to the above, for **lots less than 1 acre** the following information is required:

- Basement Floor/Finished Floor (BF/FF) elevations (proposed)
- Existing contours of the land (topography) at two (2) foot maximum intervals.
- Finished grading at two (2) foot maximum contour intervals, including drainage arrows or direction.
- Location of foundation drain and sump pump outfalls
- Signed "Agreement in Lieu of E&S plan."

A VSMP permit from the VA Dept. of Conservation and Recreation may be required. Contact DCR at http://www.dcr.virginia.gov/soil_&_water/vsmp or (804) 786-2064.