

A-2 Subdivision Information

- Confirm that the parcel existed as is prior to December 18, 1997 (parent tract).
- If the parcel existed prior to 12/18/97 –
 - a. Potential for a maximum of 7 lots/parcels (if acreage and soils permit) per parent tract.(86-161)
 - b. Minimum lot size -1.5 acres.
 - c. Road frontage on new internal roads is 150 feet or 25 feet on a cul-de-sac.
 - d. Road frontage on existing state roads – two lots with minimum 200 feet of frontage – minimum 300 feet of frontage required after the first two lots.
 - e. Roads serving more than two lots must be built to state subdivision street specifications.

****Note – Roads may be extended to serve more than one parent parcel in limited circumstances. Please contact the Zoning Administrator/Subdivision Agent for more information.***

Please note that proposals qualifying as a subdivision require the following items to be submitted:

1. Subdivision Application and Checklist
2. Minimum of five final plats (County will keep two copies)
3. Soil work on each lot
4. Drainfield plats (3 Originals)
5. Buffer Plan and Buffer Maintenance Agreement
6. Review Fee:
 - a. 7 or fewer lots \$1,500 + \$50 per lot
 - b. more than 7 lots \$3,000 + \$50 per lot
 - c. GIS Fee - \$25 per lot
 - d. GIS Road Fee - \$75.00 per mile (if new internal road)

If a new road is involved (two-lot private lane or new internal state road), the following is also required:

7. Road Maintenance Agreement (with required County language) – two lot private lane
8. Five sets of erosion and sediment plans for road construction if land disturbance will exceed 10,000 square feet - including Land Disturbing Permit Application, checklist and review fee (\$1000 + \$50/disturbed acre). – private or state
9. If land disturbance is expected to be less than 10,000 square feet a letter from the surveyor and/or engineer must be submitted stated the area of disturbance. – private or state
10. If state roads, five separate sets of road plans and profiles for review by VDOT (submitted to Louisa County)
11. Prior to final plat approval, the road (private or state) must be built or bonded.

(THERE SHOULD BE A TOTAL OF 10 SETS OF ENGINEERED ROAD/E&S PLANS)

ONCE THIS INFORMATION HAS BEEN REVIEWED - IT IS STRONGLY SUGGESTED THAT A PRELIMINARY CONCEPTUAL SKETCH BE SUBMITTED FOR REVIEW PRIOR TO FINAL SURVEY WORK BEING COMPLETED.