



# COUNTY OF ALLEGHANY, VIRGINIA

Planning and Zoning Department

9212 Winterberry Avenue, Suite A  
Covington, VA 24426  
(540) 863-6650

## Application for Division of Land

Name of Applicant/Developer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone#: \_\_\_\_\_ Work Phone #: \_\_\_\_\_

\*\*Name of Property Owner (If different from above): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone#: \_\_\_\_\_ Work Phone #: \_\_\_\_\_

\*\*If owner is different from applicant/developer, written consent from the owner or a copy of a legal contract between the developer and the owner shall accompany this application.

Type of Proposed Division (check one):  Major Division (0 to 3 ac)  Minor Division (over 5 ac)  Family Split  
 Large Lot Division (3 to 5 ac)  Two Lot Division  Boundary Adjustment  Other

Tax ID# \_\_\_\_\_ Zone Classification \_\_\_\_\_

Name of Proposed Division (if applicable) \_\_\_\_\_

Location, directions or address of property to be divided: \_\_\_\_\_

Date this parcel was previously split/divided from another parcel, if applicable: \_\_\_\_\_

Size or total acreage of parcel being divided: \_\_\_\_\_

Number and size of lots to be created: \_\_\_\_\_

Present use of the property to be divided: \_\_\_\_\_

Proposed use of the lots to be created: \_\_\_\_\_

If this is a division of land for the purpose of sale or gift to a member of your immediate family, please note the relationship of the subdivider with the person(s) receiving the land: \_\_\_\_\_

Describe the type(s) of water and sewage service for this division. If septic systems are to be used, please provide copies of the approved septic permit(s) from the Alleghany-Covington Health Department. \_\_\_\_\_

Describe the proposed ingress and egress to the individual lots. (ie. From an existing public road or if a new road, street or right-of-way is to be created in the division.) Copies of approved entrance permits or preliminary approval for the entrance(s) from VDOT shall be submitted with the application, or where the creation of new state maintained streets are involved, the signature of the approving authority from the Virginia Department of Transportation shall be shown on the face of the plat. For divisions with newly created "private roads", section 54-32 shall apply and the appropriate wording shall appear on the face of the plat. \_\_\_\_\_

Is the property or any portion of the property located in a flood hazard area?  No  Yes. If yes, please attached flood information with the application. Location of flood hazard areas shall be shown on the plat of the proposed land division.

Will there be covenants, restrictions or a deed of dedication for this division?  No  Yes. If yes, submit a copy with the application.

At least four original copies of a certified survey or a sketch drawn to scale shall be submitted with the application that show adjacent streets, proposed ingress and egress, lot locations and dimensions, and the proposed uses(s) of the lots. Where applicable, flood information should be provided on the survey or sketch. A space on the survey or sketch shall be provided for the signature of the Subdivision Agent and, where applicable, the Virginia Department of Transportation and the local health official.

The landowner/developer will be responsible for compliance with all other applicable ordinances and regulations, including the zoning ordinance and the erosion and sedimentation ordinance.

**CHAPTER 527 – TRAFFIC IMPACT ANALYSIS COMPLIANCE**

In compliance with VDOT's Traffic Impact Analysis Regulations-Chapter 527, development plans that meet the regulations thresholds will require the submittal of a Traffic Impact Analysis (TIA's). Effective January 1, 2008, applicants will need to complete a "Chapter 527-Traffic Impact Analysis Compliance" form that must be completed by the engineer or developer and submitted with this development plan to the Alleghany County Planning Department. The landowner/developer is responsible for compliance with the VDOT Chapter 527 – Traffic Impact Analysis (TIA) (24 VAC30-155) requirements. All developments that have vehicle traffic counts that conform to Chapter 527 requirements are required to be forwarded to VDOT for their review and comments. The landowner/developer is responsible for costs and fees associated with a TIA.

Action will not be taken on this proposed development plan until comments are received by VDOT in the time allowed by Chapter 527 regulations.

For more information regarding Chapter 527-Traffic Impact Analysis go to VDOT's web page at [www.virginiadot.org/projects/chapter527](http://www.virginiadot.org/projects/chapter527)

**SIGNATURE**

By signing below, I depose and say that I am the Leasee/Developer/Owner of the property involved in the application. If I am not the owner, I will produce a copy of a contract to purchase the property or I will present certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to filing this application and that the foregoing statements and answers provided herein are in all respects true and correct to my knowledge and belief.

Signature of Applicant:

\_\_\_\_\_ Date \_\_\_\_\_

**CHECKLIST:**

- Application
- Plat/Survey (Originals)
- VDOT Information
- Covenants/Deed Restrictions
- Chapter 527-TIA Form
- Fee
- Septic Approval(s) or Detailed Water and Sewer Plans
- Flood Information
- Erosion & Sedimentation Information

**OFFICE USE ONLY**

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Received By: \_\_\_\_\_  
 Reviewed By: \_\_\_\_\_ Forwarded To: \_\_\_\_\_ Date: \_\_\_\_\_  
 Forwarded to VDOT: \_\_\_\_\_ Date: \_\_\_\_\_  
 Division is:  Approved  Denied Comments: \_\_\_\_\_

Signature of Subdivision Agent: \_\_\_\_\_ Date: \_\_\_\_\_