

Subdivision Agent
COUNTY OF FLOYD
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MEMORANDUM

To: Attorneys, Surveyors, Soil Scientists, Realtors and other Professionals Concerned with Subdivisions
Cc: Floyd County Board of Supervisors
Victor Marcessun, Floyd County Health Department
Tina Thompson, Floyd County Health Department
Maggie Sutphin, Commissioner of Revenue
Terri Morris, Acting County Administrator
Floyd-Floyd County Planning Commission
Jim Whitten, Building Official
From: Lydeana Martin, Subdivision Agent
Date: October 16, 2006
RE: **Subdivision Ordinance Clarifications**

Please note the following clarifications related to the Floyd County Subdivision Ordinance and other land development issues.

Reserve Area

The Floyd-Floyd County Planning Commission has recently interpreted Section 5-4-16-1 of the Floyd County Subdivision Ordinance Section to mean the following: all lots proposed in a Lot or Standard subdivision must include a 100 % reserve for the drainfield, INCLUDING LOTS WITH AN EXISTING WELL and SEPTIC. The drainfield size and capacity must be based on the same type of system as the primary system.

One goal of that section of the Subdivision Ordinance is to insure that each parcel has adequate land to do a new drainfield in case the original/primary field fails.

I will incorporate that in my reviews effective November 1.

Existing Well and Septic

Surveyors are reminded that they should show on the plat any existing well and septic systems, including any information available from the Health Department (including permit number or other nomenclature). If no information is available from the Health Department, that should be stated on the plat.

Lotline Revision/Joining Parcels

While the Floyd County Subdivision Ordinance allows Lotline Revision plats to only show the lines changing (rather than full boundary survey), it is my understanding that the Commonwealth of Virginia does not allow the Commissioner of Revenue's office to make tax parcel changes of larger than one acre unless a full survey has been completed. If you have additional questions, please contact Kristie Turman at 745-9345.

Stream Crossings and Wetlands

The Floyd County Subdivision Ordinance requires that all waterways be shown on plats, but does not specify crossing requirements. Additional action regarding stream crossings and wetlands may be required by the U.S. Army Corps of Engineers, the Virginia Department of Environmental Quality or other local, state or federal programs. As protection for the land owner and precaution to would-be buyers, the US Army Corps of Engineers suggests the following for any plats involving streams or wetlands:

Any streams or wetlands crossing(s) shall be designed, installed, and maintained in a manner that complies with all applicable local, state, and federal laws and regulations. Any proposed work within xxxxx Creek or its tributaries and/or its adjacent wetlands is subject to written approval by the Corps of Engineers and/or DEQ prior to its initiation. The owner will obtain written approval by submitting a complete Permit Application prior to performing any work in the waterway and/or wetlands.

For more information on stream crossing and wetlands, contact Thom Leedom with the US Army Corps of Engineers at 540 382-6740 or Thomas.S.Leedom@nao02.usace.army.mil.

Thank you for your attention to these clarifications.