

VDOT to Review All Plats with Three or More Parcels

Effective January 2, 2008

VDOT now requires that they be part of the review process for all plats including 3 or more parcels (any type of division.) As you know, they control access to state roads and they now consider shared driveways and/or Rights-of-way serving three or more houses or parcels to be a commercial entrance, which will require a permit and approval (there are site distance requirements, etc.) **THEY MUST REVIEW ANY PLAT INVOLVING THREE OR MORE PARCELS WHETHER OR NOT THERE IS A SHARED DRIVEWAY. So, for those of you who are surveyors, please begin including a signature block for VDOT on any plats with three or more parcels.**

As best I can tell, their review will generally fit in the process after our preliminary review and after the Health Department's review (where applicable.) However, VDOT does request to be involved much earlier IF there will be a driveway/R-O-W shared by three or more AND/OR if a new road is involved or a business entrance. (Their final "approval" will still occur after the agent or Planning Commission preliminary approval, though.)

So, the subdivision review process will now be:

- √ Review by agent or Planning Commission (if more than 3 parcels); preliminary approval letter will be done for the owner to take to the Health Department and VDOT, as applicable
- √ Review by Health Department (if applicable): owner responsibility to take the plat, letter and soil work to the Health Department and return plats to the Subdivision Office
- √ Review by VDOT (if applicable): owner responsibility to take the letter and plat to VDOT and return plat to the Subdivision Office
- √ Final approval and signature by agent or Planning Commission.
- √ For those plats requiring Health Department approval, a copy of the final approved plat must be returned to the Health Department for their records before any permits will be issued.

If you have questions about the actual VDOT requirements, such as the commercial entrance permit, please contact Will Dotson, VDOT permits manager at 276-728-2813 or William.Dotson@VDOT.Virginia.gov.

Please pass the word to anyone who may be planning to divide property.

Thanks for your help,
Lydeana