

# Ordinance No. 1187

**AN ORDINANCE** to amend and reordain the definitions for Block, Lot, Monument, Outlot and Subdivision of Section 29-1, Article I; to amend Section 29-1, Article I, by adding thereto a new definition for Co-ordinate Station; to amend and reordain Section 29-3, Article I; to amend Section 29-4, Article I; to amend Section 29-5, Article I; to amend Section 29-6, Article I; to amend and reordain Section 29-7, Article I; to amend and reordain Subsection (1), Section 29-11, Article II; to amend Subsection (2) and amend and reordain Subsection (3), Section 29-12, Article II; to amend and reordain Section 29-13, Article II; to amend and reordain Section 29-14, Article II; to amend and reordain Subsection (1), Section 29-15, Article II; to amend Subsection (2), Section 29-15, Article II; to amend Subsection (3), Section 29-15, Article II; to amend Subsection (3), Section 29-16, Article II; to amend and reordain Subsections (6), (7), (9), (10), (11), (13), (17) and (18), Section 29-16, Article II; to amend and reordain Section 29-17, Article II; to amend and reordain Subsection (c), Section 29-18, Article II; and to amend Chapter 29 by the addition thereto of a new section numbered 29-21; all above of Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended; which Chapter 29 relates to SUBDIVISIONS; which Article I relates to SUBDIVISIONS IN GENERAL; which Article II relates to SUBDIVISION REGULATIONS; which Section 29-1 relates to DEFINITIONS; which Section 29-3 relates to APPROVAL OF PLAT PRIOR TO RECORDING; which Section 29-4 relates to PROCEDURES AS TO APPROVAL; LEGAL EFFECT OF APPROVAL; which Section 29-5 relates to PUBLIC IMPROVEMENTS IN UNAPPROVED STREETS: ACCEPTANCE OF STREETS GENERALLY; which Section 29-6 relates to ERECTION OF BUILDINGS; which Section 29-7 relates to AGREEMENTS AS TO USE, ETC. OF BUILDINGS AND PREMISES; which Subsection (1) and Section 29-11 relate to DUTY OF OWNER, ETC., AS TO SUBDIVISION PLATS; CLERK OF CORPORATION COURT NOT TO RECEIVE UNAPPROVED PLAT; which Subsections (2) and (3) and Section 29-12 relate to PLATS GENERALLY; SUBDIVISION OF LAND IN DANGER OF FLOOD, ETC.; which Section 29-13 relates to PRELIMINARY PLATS; which Section 29-14 relates to FINAL PLATS; which Subsections (1), (2), (3) and Section 29-15 relate to SPECIAL PROCEDURE FOR SUBDIVISIONS OF ONE BLOCK OR LESS, ETC.; which Subsections (3), (6), (7), (9), (10), (11), (13), (17) and (18) and Section 29-16 relate to SPECIFICATIONS GENERALLY; which Section 29-17 relates to CLASSIFICATION OF STREETS; STREET PLANS AND PROFILES; which Subsection (c) and Section 29-18 relate to VARIATIONS; and which new Section numbered 29-21 relates to REAL PROPERTY DESIGNATION SYSTEM FOR PLANNING DISTRICT NUMBER THREE.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the definition for the words Block, Lot, Monument, Outlot, and Subdivision appearing in Section 29-1, Article I, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended be and they hereby are amended and reordained to read as follows:

**Block.** A parcel of land or group of lots completely surrounded by public streets, or a parcel of land or group of lots having frontage along one side of a dedicated public street either in excess of seven hundred and fifty feet and consisting of five acres, or between two dedicated intersecting public streets or between one dedicated intersecting public street and the corporate limits of the City.

**Lot.** A unit of land usable as a building site, having frontage on a public street or parkway in compliance with the requirements of the zone in which it is situated.

**Monument.** Permanent concrete or stone markers not less than five inches in diameter and not less than thirty inches in length with appropriate center mark or nonferrous metal pin or plate.

**Outlot.** Any unit of land which does not meet the requirements of this section.

**Subdivision.** The division of a lot, parcel or tract of land into two or more lots, plots, sites, parcels or other divisions for the purpose, whether immediate or future, of sale, building development or mortgage purposes, and including the resubdivision of existing lots, parcels, tracts, or other divisions of existing and duly recorded subdivisions. Any tract of land upon which a street, alley or public right of way is dedicated shall be considered a subdivision.

Section 2. That Section 29-1, Article I, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended by adding thereto a new definition to read as follows:

**Co-ordinate station.** A station established in accordance with the provisions of Section 55-287 through Section 55-297, inclusive, of The Code of Virginia, (1950), and amendments thereto, known as the Virginia Co-ordinate system as based on the co-ordinate positions established by the U. S. Coast and Geodetic Survey and extended by others with the approval of the Director of Public Works, which has been permanently marked and/or so referenced so as to provide for the replacement at the exact position originally established.

Section 3. That Section 29-3, Article I, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

**Sec. 29-3. Approval of plat prerequisite to recordation generally.**

No plat of subdivision of land within the City shall be filed or recorded by the clerk of any court having jurisdiction until such plat shall have been approved by the Planning Commission and such approval entered in writing on the plat by the Chairman or Vice-Chairman of the Planning Commission and the Director of Planning. Plats not subject to these regulations and for street widening purposes shall bear a stamp of approval signed by the Director of Planning and Director of Public Works.

Section 4. That Section 29-4, Article I, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended as follows:

(1) Delete the numbers "29-19" appearing in the first sentence and insert the numbers "29-20" in place of the deletion.

(2) Insert the word "comprehensive" before the word "city" in the fourth sentence.

Section 5. That Section 29-5, Article I, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended as follows:

Delete the words "major street plan" appearing in the first sentence and insert the words "major thoroughfare plan" in place of the deletion.

Section 6. That Section 29-6, Article I, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended as follows:

(1) Delete the words "major street plan" appearing in the first sentence and insert the words "major thoroughfare plan" in place of the deletion.

(2) Insert the words "or structure" after the word "building" where it first appears in the first sentence.

(3) Insert the words "or structure" after the word "building" in the last sentence.

Section 7. That Section 29-7, Article I, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

**Sec. 29-7. Agreements as to use, etc., of buildings and premises.**

The commission shall have the power to agree with the applicant on restrictions or requirements governing buildings and premises within the subdivision, provided such restrictions do not authorize a violation of any provision of the City Code. Such requirements or restrictions shall be stated upon the final plat prior to approval and recording thereof and shall have the same force of law and be enforceable in the same manner and with the same sanctions and penalties and subject to the same power of amendments or repeal as though set out as a part of Chapter 35 of this Code.

Section 8. That Subsection (1), Section 29-11, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

**Sec. 29-11. Duty of owner, etc., as to subdivision plats; clerk of corporation court not to receive unapproved plat.**

(1) Any owner, proprietor or contract purchaser of any tract of land located within the corporate limits of the city who desires to subdivide same, as provided in this chapter, shall cause a plat of the subdivision to be made and approved in accordance with this chapter, and an approved copy of such plat shall be recorded in the office of the Clerk of the Corporation Court of the City within ninety days after the date of approval, unless application for an extension of time is made in writing to the Director of Planning during such ninety-day period and the application is granted by the Planning Commission. No such extension of time

shall be granted unless and until an additional filing fee, amounting to one-half of the filing fee charged for final plats by Section 29-8 of this chapter, is paid.

Section 9. That Subsection (2), Section 29-12, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended as follows:

Delete the word "proprietor" appearing in the first sentence and insert the word "subdivider" in place of the deletion.

Section 10. That Subsection (3), Section 29-12, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

(3) If any portion of the land shown on a preliminary plat is subject to inundation or flooding hazard by storm waters or other means as determined by the Department of Public Works, such flood plain shall be clearly shown on the plan. The portion so delineated shall not be subdivided nor shall it be used for building or storage of equipment or materials or other devices which would tend to impede the flow of storm or flood waters until such time as the plans for the elimination of the inundation hazards and adequate provision for disposal of flood waters affecting the area are approved by the Director of Public Works and the Commission and the accomplishment thereof are provided in the same manner as set forth for the other physical improvements required under Section 29-19 of this chapter. The subdivider shall dedicate or convey easements for rights-of-way for storm drainage purposes conforming substantially with the lines of any natural water course, stream or creek or at the direction of the Commission provide by dedication further and sufficient easements for construction, to dispose of such surface and storm waters. The subdivider may be required to cover or otherwise improve any such drainage channel through such dedications or easements as provided for in Section 29-19 of this chapter.

Section 11. That Section 29-13, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

**Sec. 29-13. Preliminary plats.**

(1) Except as otherwise provided, the subdivider shall submit a preliminary subdivision plat, prepared in accordance with the provisions of this chapter, to the Director of Planning for submission to the Planning Commission. Not less than fifteen prints of the preliminary plat, at a scale of not less than one hundred feet to the inch shall be submitted to the Director of Planning, together with such other information as may be required under Subsection (4) of this section. Print size shall not generally exceed twenty-four inches by thirty-six inches whenever possible.

(2) The Planning Commission shall approve or disapprove the preliminary subdivision plat or approve same with modifications, noting thereon any changes that will be required. Two copies shall

be returned to the applicant for the subdivision or his authorized representative, with the date of such approval or disapproval noted thereon over the signature of the Chairman or Vice-Chairman and the Director of Planning.

(3) Preliminary subdivision plats shall be filed with the Director of Planning not later than fifteen days prior to any meeting of the Planning Commission, if consideration of the plat is desired at such meeting. The filing of the plan signed by the applicant or his agent shall constitute the application for approval. A public hearing shall be held by the Planning Commission on each application except as provided in Section 29-15 of this chapter. The Director of Planning shall cause notice of the time and place of such hearing to be sent by mail to the applicant and owner of record of the land proposed to be subdivided, and to the surveyor or engineer, and to the owners of all lands immediately adjoining such land at least five days before the date of hearing. The applicant shall furnish to the Director of Planning the names and addresses of all owners of land immediately adjoining the proposed subdivision at the time of filing the plat. Any person entitled to notice may waive such right in writing filed with the Director of Planning prior to the meeting.

(4) The preliminary subdivision plan shall show the following specific information.

(a) Subdivision **name**.

(b) Name and address of the owner or owners of record and applicant.

(c) Name and address and certificate number of the surveyor or engineer.

(d) Gross area in acres and total number of building lots or sites involved. Complete location with lines, the width and name of adjacent existing streets, alleys, easements and public utilities, including but not limited to lines for water, gas, electric, telephone, storm and sanitary sewer, railroads, etc.

(e) Location of property immediately adjoining the proposed subdivision, and the names and addresses of all owners thereof.

(f) The location and width of all proposed streets and alleys, the public areas proposed, if any, and their approximate dimensions.

(g) Lot lines, with the approximate dimensions of the length and breadth of the lots.

(h) Method of sewage disposal proposed, and if sanitary sewers are available, plan showing connection with city sewer system shall be shown.

(i) The present zoning given to the property.

(j) Date, north point and scale.

(k) A form or space not less than two and one-quarter by three and one-half inches on which approval by the commission may be shown.

(l) Location of all highway setbacks as established by Chapter 35, easements and reservations.

(m) Wherever any land within the tract or parcel subdivided is to be dedicated to public use and for all subdivisions containing lots or parcels of less than one-half acre, a topographic map at a scale of not greater than one hundred feet to the inch and showing contours at intervals not greater than two feet and of greater intervals when permitted by the Director of Planning for purpose of showing the character and drainage of the land shall be prepared of the tract; such topographic maps shall be correlated to the Alexandria City datum or to the U. S. G. S. datum where bench marks on the former datum are not available. The preliminary plan shall be superimposed on the topographic map, where the topographic map is required.

(n) Proposed street grade data and method of storm water disposal.

(5) Approval of a preliminary plat shall be null and void if no final plat of the subdivision or a section thereof is filed with the Planning Commission within one year after approval of the preliminary plat, unless, within such period upon application in writing to the Planning Commission, an extension not exceeding twelve months is granted by the Planning Commission. If the successive filings of the final plats do not occur within eighteen months, the commission may direct the resubmission of the preliminary plat in the light of changes in the neighborhood.

(6) Prior to the time that the commission first considers any preliminary plat of subdivision, the Director of Planning shall call a meeting at which there shall be a representative from each of the following: Public Works Department, Fire Department, Traffic Department, Planning Department, Construction and Inspection Department, and any other department that the Director deems necessary or desirable. At such meeting the preliminary plat of subdivision shall be examined and discussed and recommendations concerning the plan made. The Director of Planning shall report any such recommendations to the commission on or before the time it first considers the preliminary plat.

Section 12. That Section 29-14, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

**Sec. 29-14. Final plats.**

(1) In case the preliminary subdivision plat is approved, or approved with modifications and no appeal, as provided in this chapter, is taken, the subdivider shall cause a final plat of subdivision to be prepared by an engineer or surveyor duly certified to practice in this state. Such plats shall be drawn in ink on tracing cloth and shall be on sheets which shall not exceed twenty-four by thirty-six inches, but shall not be less than twelve by eighteen inches in size. The plat may show only part of the land designated on the preliminary subdivision plat if desired. The final plat shall incorporate any amendments,

modifications, changes or deletions requested by the commission on the preliminary plan. The original tracing and five prints of the final plat shall be filed with the Director of Planning. Such filing shall constitute the application for approval of the final plat.

(2) The final plat shall conform with all the requirements of the comprehensive plan of the city and of this chapter as to plats and shall further give thereon the following specific information:

(a) Subdivision name.

(b) Name and address of the owner or owners of record and applicant.

(c) Name and address of the surveyor or engineer.

(d) Detailed location and name of adjacent existing streets, alleys, public easements and public utilities.

(e) Location of property immediately adjoining the subdivision and the name of the owner of unsubdivided land or the name of each section of subdivision in accordance with Section 29-15(1) of this chapter.

(f) The correct courses and the width of all streets and alleys in the subdivision; the lot lines with the length, breadth, exact dimensions, arcs and chord distance and bearings, and areas of each lot.

(g) Courses and distances of center lines of all streets except in case of resubdivision.

(h) The present zoning given the property.

(i) The public areas, if any, and the exact dimensions thereof.

(j) Date, scale and north point with reference to source of meridian.

(k) Two spaces no less than two and one-quarter inches by three and one-half inches each on which the approval of the Planning Commission and the signature of the City Manager may be written.

(l) The location of metal monuments of not less than one inch in diameter and twenty-four inches in length shown thus: 0, and located in the ground at intersections of streets and alleys with plat boundary lines, and at all points on street, alley and boundary lines where there is a change in direction or curvature. All monuments shall be properly set in the ground before the final plat is approved, unless in the opinion of the Director of Planning, the amount of grading involved in the project is such as to make such monuments useless. In this case monuments shall be set prior to release of performance bond or as specified by the Director of Planning.

(m) Fillet curves having a radius of not less than twenty-five feet shall be provided for all corners at street intersections, provided

lesser curve may be approved by the Director of Public Works and the Director of Planning.

(n) Location, width and centerline courses and distances of all public easements or reservations. The total acreage of all land included in the final plat; the total acreage of all streets, alleys and other areas dedicated to public use and the total acreage of lots and parcels.

(o) A surveyor's or engineer's certificate of survey in the following form which may be modified to suit the facts insofar as derivation of title information is concerned: "I hereby certify that I have carefully surveyed the property delineated by this plat, and that it is correct to the best of my knowledge and belief; that it is a subdivision of part (or all) of the land conveyed by

to \_\_\_\_\_ by deed dated \_\_\_\_\_ and  
 recorded among the land records of \_\_\_\_\_ in  
 Deed Book at \_\_\_\_\_ at page \_\_\_\_\_ and is within the boundaries  
 thereof; and that stones marked thus: , and iron pipes marked  
 thus: 0, have been placed as indicated.

Certified Surveyor or Engineer"

(p) Permanent reference monuments shall be set at the ends of such lines as may be designated by the Director of Planning, but not less than two such monuments shall be set in each block. The engineer or surveyor shall furnish the Director of Planning with a boundary survey of the entire tract and each subsequent section. The allowable error of closure of such tract or section shall not be less accurate than one part in ten thousand. The boundaries of such tract or section shall be connected with and calculated on the basis of the Virginia Coordinate System, north zone, and the coordinates of two adjacent corners shown on such plat, provided that a coordinate station as defined herein lies within 1200 feet of the nearest corner of the entire tract in question. Provided, however, that a subdivision consisting of less than 7 lots or an area of less than 3 acres need not be reported on the said Virginia Coordinate System unless a coordinate station is available within 500 feet of the property to be subdivided. Re-subdivision of lots in existing recorded subdivisions will not be subject to the above provisions.

(3) A curve table shall be placed on the final plat containing the following for all curvilinear boundaries and street centerlines: Delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot, angles or bearings to the nearest ten-seconds.

(4) Following release of authenticated copies of the approved plat for recording purposes, the original tracing shall be filed in the office of the Director of Planning where it shall be kept as a permanent record and for purposes of reproduction, and one photo copy shall be kept in the office of the Director of Public Works.

(5) Approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within ninety days after date of approval, unless application for extension of time is made in writing during such ninety day period to the Director of Planning and the application is granted by the Planning Commission.

(6) Final plats submitted under this section shall be checked for substantial compliance with the preliminary plat previously approved by the Planning Commission and for compliance with the provisions of this chapter. If the Director of Planning determines that such plat is in conformance with such requirements, the plat shall be approved and he shall submit same to the Chairman or Vice-Chairman of the Planning Commission for acknowledgement of such approval by the signatures of the Chairman and Vice-Chairman and of the Director of Planning on the plat and such approval shall be entered in the minutes of the Planning Commission.

Section 13. That Subsection (1), Section 29-15, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, and reordained to read as follows:

(1) Whenever the entire tract to be subdivided shall consist of a single block or less, shall front on a dedicated or existing street fifty feet or more in width and no new street or streets are to be dedicated therewith, or in the case of a resubdivision, the Director of Planning may permit the owner or subdivider thereof to submit the preliminary plat and final plat in a single plat, provided the information required on both plats is included thereon.

Section 14. That Subsection (2), Section 29-15, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and same hereby is amended as follows:

Delete the words "Director of Planning" from the first sentence and insert the words "Planning Commission" in place of the deletion.

Section 15. That Subsection (3), Section 29-15, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended as follows:

Insert the words "in writing" after the word "appeal" in the first sentence.

Section 16. That Subsection (3), Section 29-16, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended as follows:

Delete the words "Planning Commission" and insert the words "Director of Planning" in place of the deletion.

Section 17. That Subsections (6), (7), (9), (10), (11), (13), (17) and (18) of Section 29-16, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby are amended and reordained to read as follows:

(6) All lots shall be numbered. In case of a resubdivision, the lots shall be numbered in the series of five hundred for a first resubdivision, and in the series of six hundred for a second resubdivision and so on, except as provided in Section 29-11.

(7) The blocks shall be numbered, and no block shall be planned to provide for more than two rows of lots. The foregoing provision shall apply to only Planning Districts One and Two. All numbering for Planning District Three lying west of Quaker Lane shall conform to Section 29-21 of this chapter. Crosswalks, not less than ten feet wide and paved to a width of four feet may be required in blocks over seven hundred and fifty feet long.

(9) Lot sizes, widths, etc., shall conform with the requirements of the zone in which the subdivision is situated.

(10) Existing buildings shall be shown on both a preliminary and final plat with dimensions from such buildings to the nearest lot lines.

(11) In case a parcel is subdivided into larger tracts than for building lots, such parcels shall be divided in a manner so as to allow for the opening of major streets and the ultimate extension of adjacent minor streets, and all such parcels shall have legal frontage on a dedicated public street.

(13) The Planning Commission may require the subdivider of any tract of land abutting on one side of an existing street or roadway, desiring to subdivide such land, to provide for the dedication of at least one-half of the land necessary to widen such existing street or roadway for the part thereof which such land abuts or to dedicate all of the necessary additional land on either side of such roadway or street if the tract abuts on both sides thereof, to conform to the comprehensive plan of the City.

(17) Off-street parking shall not be an integral part of any public street.

(18) Double frontage lots shall be avoided whenever possible.

Section 18. That Section 29-17, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

**Sec. 29-17. Classification of streets; street plans and profiles.**

(1) Streets, for the purpose of this chapter, shall be classified as follows:

(a) Freeway. An expressway, beltway or by-pass having full or partial control of access with grade separated interchanges and having the only function of carrying high speed through traffic, with a minimum right of way of 200 feet. Parking shall be prohibited on freeways.

(2) Arterial. A primary street or highway connecting areas of principle traffic generation and important rural or urban highways entering the City and used primarily for through traffic on a continuous route, having a minimum right of way of 100 feet, with controlled access. Parking shall be prohibited on arterials.

(c) Parkway. An arterial highway for non-commercial traffic with full or partial control of access, and located within a park or a ribbon of parklike development. Right of way widths shall be such as deemed necessary by the City Planning Commission.

(d) Collector. A feeder, distributor or secondary street which serves the internal traffic movements, draining traffic off local streets and loading this traffic to arterial or local generators. Collectors shall have a minimum right of way of 80 feet, and may have controlled access as determined by the Planning Commission.

(e) Local. Minor streets with the function of providing access to properties abutting the public right of way in a residential area. Rights of way shall have a minimum width of 60 feet for single family residence areas. All other rights of way shall have a minimum width of 66 feet.

(f) Service Road. A frontage road or roadway contiguous to and generally paralleling a freeway, arterial, parkway or collector street so designed as to intercept, collect and distribute traffic desiring to cross, enter, or leave such a facility and to furnish access to property which otherwise would be isolated. Widths of such roads shall be determined by the appropriate City official.

(g) Cul-de-sac. A minor street, with only one outlet and provided at its terminus with means for the adequate and convenient reversal of traffic. Cul-de-sacs shall be provided with a minimum turn around right of way radius of fifty feet.

(h) Alley. A public right of way dedicated or otherwise acquired, primarily designated to afford access to the side or rear of properties whose principal frontage is on a street as hereinbefore defined. Alleys shall be provided in the rear of all lots in the "RB" zone and may also be required in commercial or industrial zones. All alleys shall have a minimum width of twenty feet.

(2) Street plans and profiles including but not limited to storm drainage and sanitary sewer facilities, and all underground public service facilities existing and proposed such as water, electric, etc. shall be submitted to the Director of Public Works and shall be approved by the Director of Public Works prior to release for recordation of the final plat. In case of cul-de-sacs or involved intersections, spot grades may be required where deemed necessary by the Director of Public Works. The public service companies shall provide plans to scale or other information sufficient to provide the project engineer with data necessary to complete accurate and detailed street plans and profiles in order that such street plans and profiles shall conform to the standards set by the Director of Public Works. Facilities shall be constructed in accordance with approved plans unless amendments are approved by the Director of Public Works.

Section 19. That Subsection (c), Section 29-18, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended and reordained to read as follows:

(c) Insufficient frontage on existing street where interior of tract can be served only by a street substandard in width, when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served the width may be less than 30 feet. A turn around area may be required.

Section 20. That Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended by adding thereto a new section numbered 29-21 to read as follows:

**Sec. 29-21. Real property designation system for planning district number three.**

Property in Planning District Number Three (that area of the City generally located between Quaker Lane and the west boundary of the City) shall be designated by numbers in accordance with the system hereinafter described in this section.

(1) General location. The number 3 shall constitute the first digit (first element).

(2) Neighborhood and assessment district. A number between 0 through 9 (depending upon the location with respect to 10 districts into which Planning District Number Three shall be divided) shall constitute the second digit (second element).

(3) Square. (Areas of land which are now or will be completely surrounded by streets and through which no additional streets are apt to be extended.) The number for these squares shall constitute the third and fourth digits and will be assigned from the following: An area of 250,000 square feet or 6 acres per "square" will be assumed. Each neighborhood and assessment district will be divided into not more than 99 squares by light dashed lines that coincide with 500 foot squares of the Virginia State Coordinate Base Grid System, and will begin with number 1 in the southeast corner, increasing consecutively from south to north and from east to west. (This number constitutes the third element of the entire designation.) Generally speaking, the three elements together will be known as the "Square Number." A block in an established subdivision will take its new square number from the grid square containing most of its area.

(4) Individual ownership.

(a) Lot. Each dwelling unit site as determined either by a formal subdivision or, as in the case of many long established properties, tracts which are no longer susceptible to further subdivision because of zoning or physical conditions. In each square these lots will begin with number 1 and will increase, consecutively, in a clockwise direction. (This number will form the fourth element of the whole designation and will serve to locate the specific property in the square.)

(b) Parcel. Large tracts of land subject to subdivision and further development. Tracts of land which, because of their size, shape and/or position in relation to the surrounding properties, cannot be sold or used as dwelling unit sites.

In each square, parcels will begin with number 1 and increase, consecutively, in a clockwise direction. To differentiate lots from parcels, all parcel numbers will be preceded by an "0". Parcels large enough to cover more than one square will take their numbers from the square containing most of its area or from the square containing its street frontage.

It should be noted that in some cases it is more convenient to increase the lot and/or parcel numbers consecutively along the streets rather than in a clockwise direction. Also, in the case of established subdivisions the recorded lot numbers will be used as the assessment lot numbers even though many blocks are not now numbered in a clockwise direction. In the future, subdivision lot numbers will be assigned by the Department of City Planning and all legal and assessment lot numbers will coincide.

(c) Leases. Long-term ground leases will take their numbers from the lot or parcel on which the lease has been taken and then followed by "0". (These will not appear on the maps, but it is necessary to differentiate the land ownership from the building ownership on the assessment record cards.)

(5) Application and typical examples.

(a) Lots: In 3924-6.

3 designates planning district three of City.

9 designates neighborhood and assessment district in the area.

24 designates square number in the district.

6 designates the individual property, in this case a lot.

(b) Parcel with lease: in 3707-02-0.

3 designates planning district three in City.

7 designates neighborhood and assessment district in area.

07 designates square number in the district.

02 designates the individual property, in this case a parcel.

0 designates a long-term lease on parcel 02.

(c) Resubdivision.

1. Subdivision of parcels or resubdivision of lots into smaller parcels or lots will be shown by the addition of -01, -02, -03, -1, -2, etc., to the original parcel or lot number for each new tract, as 3625-06-01, 3625-06-03, 3625-7-1, 3625-7-2, 3625-7-3. In the case of parcels, (it would probably never occur in lots) the "-01" will be used on the largest portion of the original each time a subdivision takes place, to aid in tracing derivation; i.e., 3350-03-01 as opposed to 3350-03-02. The number of times a resubdivision takes place after the initial subdivision a decimal will appear after the original number, i.e., 3350-03-01.1 or .2 or .3 indicates the number of subdivisions of original parcel 03.

2. Rearrangement of boundary line between adjacent lots or parcels, but not a further subdivision, will be shown thus: 3401-6-1, 3401-7-1, 3401-03-01, 3401-04-01, 3401-05-01.
3. Parcel Subdivision into Residential Lots. Whenever a parcel becomes a portion of a bona fide subdivision the parcel number and suffixes thereto are dropped completely. The numbering system for residential subdivisions will then be put into effect and only the lot numbers will appear after the square number with no further reference to the original title derivation.

(d) Combining of lots and parcels.

The purchase of two tracts and then a resale of the combined land under one boundary will be shown by placing an "0" between the square number and the lower of the two parcel or lot numbers concerned; i.e., 3527-6 plus 3537-7 will be known as 3527-0-6.

Section 21. That this ordinance shall be published in a newspaper of general circulation in the City not later than five days following its introduction together with a notice containing the time and place for a public hearing. The Clerk of the Council shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

FRANK E. MANN

Mayor

Final Passage: Oct. 9, 1962