

Ordinance No. 848

AN ORDINANCE to amend and reordain Section 29-14, Article II, Chapter 29 of The Code of the City of Alexandria, Virginia, 1953, as amended, which said Section 29-14 relates to FINAL PLATS, which said Article II relates to REGULATIONS, and which said Chapter 29 relates to SUBDIVISIONS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. 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 be in the ratio 1:1.5 and not to exceed twenty-four by thirty-six inches in size; but in all cases, at least two copies shall be reduced to twelve by eighteen inches for recording purposes. The plat may show only part of the land designated on the preliminary subdivision plat if desired. 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 this chapter as to plats and shall further give thereon the following specific information:
 - (a) Subdivision name.
 - (b) Name and address of the owner of record and applicant.
 - (c) Name and address of the surveyor or engineer.
 - (d) Detailed location and name of adjacent existing streets and alleys.
 - (e) Location of property immediately adjoining the subdivision and the names of all owners thereof.
 - (f) The correct courses and the width of all streets and alleys in the subdivision; the lot lines with the length, breadth, exact dimensions 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) A form on which the approval of the planning commission 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: O, 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 not more than thirty days after the major portion of the grading is completed or as specified by the director of planning.

- (m) Location of all easements and any reservations.
- (n) 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 page _____ and is within the boundaries thereof; and that stones marked thus: □, and iron pipes marked thus: O, have been placed as indicated.
- Certified Surveyor or Engineer"
- (o) 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.
- (3) The engineer or surveyor preparing the plat shall furnish the director of planning with a closed traverse of the outside boundaries of the entire tract and of each section thereof. A curve data table shall be placed on the final plat. Distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds. Boundary closure shall be one part in ten thousand or better.
- (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 reproduction linen or transparent copy shall be filed 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 planning commission and the application is granted by the planning commission.
- (6) Final plats submitted under this section shall be checked for 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 acknowledgment of such approval by the signatures of the chairman or 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 2. 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.

Final Passage: February 8, 1955.

Marshall J. Beverley
Mayor