

ARLINGTON COUNTY CODE

Chapter 23

SUBDIVISIONS

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§ 23-1. Definition of "Subdivision"; Certain Subdivisions Exempted from Chapter.

The word "subdivision," as used in this chapter, is hereby defined as the division or redivision of a tract, lot or parcel of land into two (2) or more tracts, lots, outlots or parcels; the consolidation of two (2) or more lots, outlots or parcels; or the horizontal division or redivision of airspace. Parcels of airspace shall constitute land within the meaning of this chapter, provided that the horizontal division or redivision of airspace shall be limited to three (3) or fewer divisions or redivisions, and shall be limited to land restricted to commercial, industrial or other nonresidential use.

As used in this chapter, "subdivision" shall also mean the conversion to condominiums of all land, buildings and structures as provided for in the "Condominium Act." Land, buildings and structures shall be considered to have been converted when all condominium instruments required by the "Condominium Act" have been recorded.

This chapter shall not apply to the sale or conveyance of any parcel of land which may be shown as one of the lots of a subdivision of which a plat has heretofore been lawfully recorded among the land records of the County of Arlington, Virginia, prior to the effective date of this chapter.

This chapter shall not apply to a division of land which creates only one area of land to be conveyed for public street or public utilities purposes, or both, in addition to the remainder of the area of which it is a part, so long as the area of which it is a part is shown on an approved subdivision plat.

This chapter shall not apply to a division of land made solely for the conveyance of land for public purposes to or by the County Board of Arlington County, Virginia.

As of July 1, 1990, the subdivision of a lot or parcel for the purpose of sale or gift of such lot or parcel to a member of the immediate family of the owner shall be subject to all the requirements of this chapter. (4-1-59; Ord. No. 84-22, 8-18-84; Ord. No. 85-30, 8-17-85; Ord. No. 89-2, 11-20-88; Ord. No. 90-13, 6-28-90)

§ 23-2. Ordinance Purpose.

The purpose of this chapter is to provide for:

- A. The orderly subdivision of land for the purpose of sale, exchange or conveyance between property owners.
- B. The establishment of procedures, fees and standards which are required in order to subdivide land in Arlington County.
- C. The coordination of streets within subdivisions, and with existing and planned streets, and conformance of streets with master and other County transportation plans.
- D. Adequate, properly designed and constructed public streets, sidewalks, bicycle trails, water mains, storm drainage facilities, sanitary sewers, and street lighting facilities to serve newly-subdivided properties.
- E. The approval and recordation of public easements over existing or proposed underground public and private utilities.
- F. The survey and recordation of defined property boundaries, and placement of monuments at property corners.
- G. Minimizing the creation of parcels or outlots which lack access or adequate public facilities, or which are for other reasons unbuildable.
- H. Protection of outstanding natural, scenic or cultural features and historic sites or structures.
- I. The provision of proper erosion and sedimentation control, drainage, stormwater management and flood control.
- J. Such other and further matters as are warranted by the provisions of this chapter.
(Ord. No. 90-13, 6-28-90)

§ 23-3. Plat Prerequisite to Subdivision of Land, Recordation of Plat; Plat to Meet Requirements of Chapter.

- A. No person shall subdivide any tract of land which is located wholly or in part in Arlington County, Virginia, nor shall any person sell, exchange or purchase or offer to purchase any lot, outlot or parcel of land which is part of a subdivision of a larger tract of land, nor shall any person offer for recordation any deed conveying such a lot, outlot or parcel of land, or any interest therein, unless he or she shall first have made, or caused to have made, a plat thereof. The plat shall be recorded before or at the time such sale, exchange or purchase is effected and shall be in accordance with all of the requirements of this chapter.
- B. All land, buildings and structures which are converted to or created as condominiums shall comply with the Arlington Subdivisions Ordinance as it exists at the time of conversion or creation. There shall be no vested rights established upon conversion to or creation of condominiums or the use thereof if either the condominiums or the uses thereof do not conform to this chapter, any provision of law to the contrary notwithstanding. A plat which divides land and airspace horizontally shall describe upper and lower horizontal boundaries of the airspace with reference to established datum.
- C. The Clerk of the Circuit Court shall not file or record any such plat or any copy thereof required by this chapter to be recorded until a copy of such plat shall have been approved, and such approval evidenced thereon in accordance with the provisions of this chapter.
- D. The person offering such an approved plat for recordation shall notify, in writing, the Department of Real Estate Assessments within thirty (30) days of recordation.
(4-1-59; 12-21-74; Ord. No. 90-13, 6-28-90)

§ 23-4. Approval of Plat by County Manager.

No such plat referred to in § 23-3 of this Code shall be recorded or offered for record until the plat has been approved, in writing, by the County Manager of Arlington County, Virginia, or his designee, who shall ascertain, before approving it, that the plat has satisfied all the requirements of this chapter, as well as those of any other County ordinance.

The following lots and lot lines are validated and legal under the subdivisions ordinance, provided that this validation in no way relieves lots and lot lines from requirements imposed by the Zoning Ordinance:

A. Lots shown on preliminary or final subdivision plats which have been submitted prior to the effective date of this ordinance [chapter], provided that they are approved no more than six (6) months after the effective date, and are subsequently recorded.

B. Lots shown on preliminary or final subdivision plats which have received County approval prior to the effective date of the ordinance [chapter], and have been recorded within six (6) months.

C. Any property line which was created by a final subdivision plat shall qualify as a valid lot line for adjacent lots subsequently created.
(4-1-59; Ord. No. 90-13, 6-28-90)

§ 23-5. General Requirements.

A. *Definitions.* All terms defined under various sections of the Arlington County, Virginia, Building Code and the Arlington County, Virginia, Zoning Ordinance, where occurring in these regulations, shall have the meanings specified in said Code and Ordinance, except where otherwise defined in these regulations.

The following words and terms, when used in this chapter, shall have the following meanings unless the context clearly indicates otherwise:

“Alley” means a right-of-way, other than a street, which provides service access for vehicles to the side or rear of abutting properties.

“Block face” means a segment of street bounded by connecting cross streets, or bounded by a cul-de-sac or dead-end and a successive cross street, or between two (2) successive cul-de-sacs or dead-ends.

“Corner lot” means a lot having frontage on both of two (2) intersecting streets at the point of intersection.

“County Manager” means the County Manager of Arlington County, Virginia.

“Cul-de-sac” means a minor street with only one (1) outlet and having a terminal for reversal of traffic movement that meets the minimum requirements of this chapter.

“Dead-end street” means a street having only one (1) outlet and lacking turnaround facilities which meet the requirements of this chapter.

“Double frontage lot” means a lot, other than a corner lot, having frontage on two (2) streets.

“Easement” means a right of use over the property of another, including easements in gross.

“Effective date” means the date on which this chapter is officially adopted by the County Board of Arlington County, Virginia.

“Frontage” means the length of the property line of any lot, lots or tract of land measured along a public street on which the lot, lots or tract of land abuts.

“Lot” means a unit of land usable as a building site, which conforms to the Zoning Ordinance and has the minimum frontage on a public street required by this chapter, the Zoning Ordinance or both. Also, a unit of land for attached dwellings with no more than one (1) unattached dwelling, where shared common areas provide adequate access to public street frontage through common areas which connect a public street or streets and any lot or lots for any such attached dwelling unit including no more than one (1) detached dwelling unit which has any less than the minimum frontage required on a public street. Lot shall also mean a horizontal division of property which conforms to the Zoning Ordinance and which has for its enjoyment subadjacent support and access on the surface land which meets the requirements for minimum frontage on a public street and the standards for adequacy of access of this chapter.

“Master transportation plan” means a comprehensive plan of transportation goals, objectives, principles and facilities that has been adopted pursuant to State law as an element of the Arlington County Comprehensive Plan.

“Offset intersection” means an intersection in which exists a centerline offset.

“Outlot” means a unit of land not usable as a building site and substandard to the Zoning Ordinance.

“Parcel” means a unit of land of such size and dimensions that it may be divided into two (2) or more tracts, buildable lots or outlots.

“Performance agreement” means an agreement between a subdivider and the County which requires the subdivider to construct public improvements required by the Subdivisions Ordinance within a specified period of time.

“Public improvement” means construction of a public street, sidewalk, street light, street landscaping, bicycle trail, water main, sanitary or storm sewer, or any part or section thereof, to the County standards and specifications required along the frontage of, or within any lot, of any property being subdivided.

“Service drive” means a public street generally parallel and contiguous to a main traveled way, primarily designed to promote safety by eliminating promiscuous ingress and egress to the right-of-way, and providing safe and orderly points of access at fairly uniformly spaced intervals.

“Street” means the right-of-way space or area of a way thirty (30) feet or more in width abutting the front or side property lines of lots and providing a public thoroughfare for vehicles and pedestrians, and adequately paved, drained, lighted, marked and maintained to do so, or bonded for provision of such improvements.

“Zoning Ordinance” means the Arlington County, Virginia, Zoning Ordinance, as amended.

B. *Minimum requirements.* The following shall be considered minimum requirements and shall be varied only in specific cases:

1. All streets and connections of new public rights-of-way to existing streets shall conform to the master transportation plan for the County, both as to location and width. Any subdivider proposing a new street or connection which is not shown on or is significantly different in location or width from that shown on the master transportation plan shall petition the Planning Commission and County Board and receive the County Board's approval for an amendment to the master transportation plan to include the proposed street before receiving final subdivision plat approval. The County Manager or his designee shall have the authority to approve new cul-de-sac streets which are not shown on the master transportation plan if the County Manager or his designee determines that no more than fifty (50) new lots zoned for one-family, two-family, or town house dwellings will front on any new length of cul-de-sac street.
2. The minimum width for minor streets shall be fifty (50) feet except that in cases where topography or special conditions make a street of less width more practical, the County Manager or his designee may modify the above requirements. Provided, however, that the minimum width for

cul-de-sacs shall in no event be less than forty (40) feet, and further provided that the minimum width for streets in residential cluster developments or in unified residential developments as provided for in the Arlington County, Virginia, Zoning Ordinance, shall in no event be less than forty (40) feet, as approved by the County Board pursuant to the Zoning Ordinance. A partial width street may be dedicated when adjoining undeveloped property. The width of a partial street shall be thirty (30) feet or as determined by the County Manager or his designee.

3. Subdivisions shall not create public alleys. Private alleys shall be built to a minimum width of twenty (20) feet, and shall meet the requirements of Arlington County in effect for street construction. The minimum radius of any alley intersection shall be twenty-five (25) feet.
4. Easements of not less than ten (10) feet in width shall be provided for public poles, wires, conduits, stormwater, sanitary sewers, gas and water lines. Easements of greater width may be required where necessary for surface overflow, large subsurface structures, or for the extension of main sewers or similar utilities.
5. Blocks shall have sufficient width to provide for two (2) tiers of lots of an appropriate depth, except where this requirement would result in a subdivision being able to create fewer than seventy-five percent (75%) of the potential lots that would otherwise be permitted.
6. A public walkway easement at least ten (10) feet wide shall be required for pedestrian traffic between streets where the distance from the front of any lot created to the nearest intersecting street or walkway on that blockface is four hundred (400) feet or more.
7. Newly created block faces may not exceed twelve hundred (1,200) feet in length.
8. For the first twenty-five (25) feet back from the front lot line, side lot lines shall not vary from a perpendicular or radial to the street by more than five (5) degrees. Beyond twenty-five (25) feet back from the front lot line, a side lot line is permitted to change its bearing up to three (3) times.
 - a. Side lot lines for subdivisions entirely within commercial or industrial zoning districts must be straight within the first twenty-five (25) feet back from the front lot line. They are not required to be within five (5) degrees of perpendicular or radial to the street for that distance.
 - b. A parcel's existing recorded property lines may serve as side lot lines.
 - c. Side lot lines which front on public streets are exempted from the requirements.
 - d. Portions of lots used to meet the requirement for adequate access which are narrower than the minimum average width requirement of the Zoning Ordinance must maintain a minimum width of forty (40) feet, except for those lots meeting the conditions specified in § 23-5.B.9.d.
 - e. Where a subdivision of land is subject to a site plan approved under section 36.H of the Zoning Ordinance, side lot lines in it, when authorized by the site plan, need not conform to the foregoing requirements.
 - f. Plats, lots and lot side lines approved before the effective date of this ordinance [chapter], and valid when approved, or validated on June 24, 1989, shall continue to be valid unless changed by resubdivision.
9. All lots shall conform to the requirements set forth in the Arlington County, Virginia, Zoning Ordinance.
 - a. Every lot shall have a minimum of forty (40) feet of frontage abutting on a public street

- adequate for the entry of motor vehicles to the lot except as provided in the following subsections b, c, d and e.
- b. To the extent that lot frontages of less than forty (40) feet are approved by the County Board pursuant to the Zoning Ordinance, lots in residential cluster developments, lots in unified residential developments, or a lot for the one (1) detached unit permitted in a subdivision of attached units, shall have a minimum of twenty (20) feet of frontage on a public street.
 - c. Lots for attached dwelling units shall have a minimum frontage of sixteen (16) feet on a public street or shall have adequate access as defined in § 23-5.B.18, except for lots for attached dwelling units in an "RA" zoning district which shall have a minimum frontage of fourteen (14) feet on a public street and adequate access as defined in § 23-5.B.18, provided that motor vehicle access to these lots not be through their public street frontage.
 - d. Where a lot fronts on a cul-de-sac or the dead-end portion of a street, or its frontage runs along an intersecting angle or curve along the street right-of-way that has similar frontage development characteristics to a cul-de-sac, the street frontage may be reduced to no less than twenty-five (25) feet if the distance between side lot lines increases continuously from the front property line, until the lot dimensions reach the average width required and the lot conforms to the minimum requirements of the Zoning Ordinance.
 - e. A lot which does not have frontage on a public street need not comply with subsection A when such lot is in a commercial zoning district, is subject to a site plan approved under Section 36.H. of the Zoning Ordinance and has access to a public street through at least one (1) easement or common way reasonably adequate for utilities, pedestrians and movable property, fire and other emergency access.
10. Property lines at corners of all intersecting street rights-of-way shall be rounded by an arc having a radius of not less than sixteen and one-half (16 1/2) feet.
 11. Street names will be provided by the County Manager, or his designee, to conform with the uniform plan for street names heretofore adopted by the County. Numbered streets shall be designated by suffix north or south. Named streets shall be designated by prefix north or south.
 12. Monuments of iron pipe, stone, concrete or other permanent nature at least twenty-four (24) inches long shall be set at all corner and angle points in the outer lines of the subdivision, all corner and angle points of property lines, all tangent points of street intersections, and at all points of angle and curvature in the right-of-way lines of all streets. Monuments shall be set by certified land surveyors or County employees designated by the County Manager. There shall be at least three (3) monuments of stone or concrete in each block. The top of all monuments shall not be less than one (1) inch or more than six (6) inches above the finished grade of the ground surface at their respective locations. Streets will not be accepted into the County street system unless and until these monuments are placed as required. No monument shall be removed or tampered with in any way whatsoever without the permission of the County Manager.
 13. In the event the subdivision is traversed by any watercourse or channel, stream or creek, either live or dry, the subdivider shall dedicate an easement or a right-of-way for storm drainage purposes conforming substantially with the lines of the floodplain as approved by the Arlington County Manager, or his designee, of such natural watercourse or channel, stream or creek, or provide and dedicate to the County where required above, an adequate storm drainage system and stormwater detention system for the handling of storm flow from and through the property. The storm sewer system implemented to handle the flow shall be designed in accordance with the Stormwater Detention Ordinance, Chapter 60 of the Code of Arlington County, Virginia.

14. Indiscriminate use of easements for public street purposes will not be allowed. The necessity for such easements shall be determined by the County Manager.
 15. Any variance or special exception required before approval of a subdivision or resubdivision plat shall be acquired before final approval and recorded on the final plat.
 16. A subdivision may be vacated with the consent of the owner(s) and the approval of the County Manager. The plat and deed of vacation shall be properly recorded among the land records of Arlington County, Virginia.
 17. The recorded subdivision name of any part of a subdivision can be changed to a new name indicated on a final subdivision plat submitted for approval by vacating and rededicating the existing recorded subdivision name.
 18. Standards for adequacy of access to attached dwelling units:
 - a. Wherever lots for attached dwelling units, including lots for no more than one (1) detached dwelling unit in a subdivision of attached units, do not have a minimum sixteen (16) feet of access on a public street, or are located in an "RA" zoning district with less than sixteen (16) feet of access on a public street, then such attached dwelling units shall have sixteen (16) feet, or at least fourteen (14) feet for such attached dwelling units in an "RA" zoning district, of access reasonably adequate for utilities, pedestrians and movable property through at least one (1) easement or common way which shall provide this access between each common lot for a unit and a public street, which easement or common way shall have a minimum of twenty (20) feet of width free of structures and uses not permitted in front yard setbacks. No more than one (1) detached dwelling may be permitted in front yard setbacks. No more than one (1) detached dwelling may be permitted to have access to a public street through a common easement shared with attached units, provided that the lot for such detached dwellings shall have a minimum of forty (40) feet of frontage on the common easement. Such lots shall also have access for fire and other emergencies through any additional easement or common way necessary to provide such access and to permit compliance of any structure placed on the lots with fire prevention and building codes and to be situated and constructed consistently with prevailing standards for fire prevention and suppression as determined by the Fire Marshal.
 - b. Easements or common ways for vehicles shall be paved to a minimum of twenty-three (23) feet wide and be built to the requirements of the street and storm sewer construction specifications of Arlington County as from time to time in effect for the construction of County streets. Access to common parking areas and the aisles of parking areas shall also be constructed with the minimum width and construction specifications required for access by motor vehicles, provided that the width required for aisles shall be no less than the minimum set by the Zoning Ordinance. Pedestrian access from individual lots to a parking area or a public street through a common way shall be provided with a minimum of one (1) four (4) foot wide walkway in areas designated on the general land use plan for one (1) to fifteen (15) units per acre and six (6) feet wide in other areas. Any subdivision in an "RA" zoning district containing lots less than sixteen (16) feet wide shall have a common parking area reasonably adequate to serve all units in the subdivision.
 19. In any horizontal division or redivision of land, a document providing for easements for access, parking, emergency, governmental and proprietary functions, utilities, encroachment and support shall be submitted to and approved by the County Manager or his designee for compliance with County ordinances and regulations. No horizontal division or redivision of land shall be used for the evasion of the "Condominium Act."
- C. *Public physical improvements:*

1. Public street facilities, walkways, storm sewer management facilities, lighting, trails, utilities and other public facilities required by § 23-5.B of this chapter shall be constructed by the subdivider in conformance with the Arlington County Code.
2. Before final plat approval, after all other required approvals are obtained, all physical public improvements dedicated for public use and maintained by the County, Commonwealth or other public agency shall be installed and completed at the expense of the subdivider. The subdivider shall provide a certificate to the County Manager, or his designee, that the construction costs have been paid to the person constructing such improvements. In lieu of actual completion, the subdivider may obtain final plat approval by furnishing to the County Manager, or his designee, a certified check, surety bond or a bank or savings and loan association's letter of credit, sufficient to cover the costs of all improvements required by the County. The amount of such certified check, surety bond or letter of credit shall not exceed the total of the estimated cost of construction based on unit prices for new public or private sector construction in the locality and a reasonable allowance for estimated administrative costs, inflation and potential damage to existing roads or utilities.

Partial releases may be made of such certified check, bond or letter of credit in a cumulative amount of no more than eighty percent (80%) of the original amount for which the certified check, bond or letter of credit was taken, based upon the percentage of the facilities completed and approved by the County Manager, or his designee. Periodic partial releases may not occur before the completion of at least thirty percent (30%) of the facilities covered by any bond, letter of credit, or other performance guarantee, or after completion of more than eighty percent (80%) of said facilities. The County Manager, or his designee, shall not be required to execute more than three (3) partial releases, in any twelve (12) month period. Upon final completion, in accordance with the required specifications, and acceptance of said facilities, the County Manager, or his designee, shall release any remaining bond, letter of credit, or other performance guarantee to the subdivider or developer. For the purpose of final release the term "acceptance" is deemed to mean: when said public facility is accepted by and taken over for operation and maintenance by the State agency or County department which is responsible for maintaining and operating such facility upon acceptance.

Whenever a preliminary plat or final plat includes a proposed dedication of land for public use and the County Manager, or his designee, finds that such land is not required or not suitable for public use, the County Manager, or his designee, may either refuse to approve such dedication or require the rearrangement of lots in the proposed subdivision to include such land.

3. The subdivider shall pay or provide for the payment of his or her pro rata share of the cost of providing reasonable and necessary sewer, water and drainage facilities located outside the property limits of the land owned or controlled by him or her but necessitated or required by the construction or improvement of his or her subdivision or development when the County has established a general sewer, water and drainage improvement program for an area having related and common sewer, water and drainage conditions, and when the land owned or controlled by the subdivider is located within that area. The program shall have reasonable standards to determine the proportionate share of the total estimated cost of ultimate sewer, water and drainage facilities required adequately to serve a related and common area, when and if fully developed in accord with the comprehensive plan, that shall be borne by each subdivider within the area. Each subdivider's share shall be limited to the proportion of such total estimated cost which the increased sewage flow, water flow and increased volume and velocity of storm water runoff to be actually caused by his or her subdivision bears to the total estimated volume and velocity of such sewage, water and runoff from such area in its fully developed state. Each such payment received shall be expended only for the construction of those facilities for which the payment was required and until so expended shall be held in an interest-bearing account for the benefit of the subdivider; however, in lieu of such payment, the County Manager may accept the posting of a bond with surety satisfactory to it conditioned on payment at commencement of such construction.

(4-1-59; 2-7-70; 9-11-76; 6-9-79; 10-20-81; Ord. No. 83-7, 3-5-83; Ord. No. 84-22, 8-18-84; Ord. No. 85-31, 8-17-85; Ord. No. 89-19, 6-24-89; Ord. No. 90-3, 4-7-90; Ord. No. 90-13, 6-28-90; Ord. No. 92-48, 9-26-92; Ord. No. 99-6, 4-10-99)

§ 23-6. Streets Generally.

A. Arrangement of streets and alleys with reference to adjoining street system:

1. The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining subdivisions, or their proper projections when adjoining property is not subdivided.
2. In general, such streets shall be at least as wide as existing streets, except that in no case shall the width be less than fifty (50) feet or as specified in the master plan unless the street is a cul-de-sac dedicated with a subdivision, or a street dedicated as part of a residential cluster or unified residential development as provided for in the Arlington County, Virginia, Zoning Ordinance, or a partial width street dedicated pursuant to § 23-5.B.2.

B. Cul-de-sac streets shall have a turnaround at the end with a minimum radius of forty-five (45) feet, as measured from the street centerline to the back of sidewalk, or a hammerhead turnaround with a rectangular area measuring at least eighty (80) feet in total width and at least forty (40) feet in each direction from the street centerline when measured at the end of the street on which the turnaround is located and perpendicular to the centerline. Such turnaround shall have its minimum 80-foot length for at least twenty (20) feet, as measured from the end of the street towards the throat of the cul-de-sac, and be connected to the street with reverse curves having radii of twenty-five (25) feet to the right-of-way at the back of the sidewalk along the throat of the cul-de-sac. Dead-end streets lacking turnarounds shall not be permitted.

C. Minimum widths:

1. The minimum width of minor streets shall be fifty (50) feet, or as designated by the master thoroughfare plan.
2. The minimum width of collector streets shall be sixty (60) feet, or as designated by the major thoroughfare plan.
3. The minimum width of major thoroughfares shall be eighty (80) feet, or as designated by the major thoroughfare plan.
4. The minimum width for service drives shall be thirty (30) feet.

D. Proposed streets shall intersect one another as nearly at right angles as topography and other limiting factors of good design permit. Offset intersections shall be avoided. If such an intersection is unavoidable, there shall be a distance of at least one hundred fifty (150) feet between centerlines.

E. No subdivisions showing reserve strips controlling access to public ways will be approved except when the control and disposal of land comprising such strips are definitely placed within the County's jurisdiction under conditions meeting the approval of the County Manager.

(4-1-59; Ord. No. 90-3, 4-7-90; Ord. No. 90-13, 6-28-90; Ord. No. 99-6, 4-10-99)

§ 23-7. Acreage Subdivisions.

A. When a parcel is subdivided into larger tracts than for normal building lots, such parcel shall be divided so as to provide for the opening and extension of streets.

B. If a developer owns more than twenty-five (25) acres in one (1) tract, and intends to develop a portion of it, he or she need submit a plat of twenty-five (25) acres only. If the tract is twenty-five (25) acres or less,

he or she must present a plat of the entire tract.

C. When a subdivision is created from part of a larger tract last arranged as a single tract, the remaining area of the tract not being subdivided shall be stated clearly on the plat.

D. Where deemed necessary, temporary vehicular turnarounds shall be provided.
(4-1-59; Ord. No. 90-13, 6-28-90)

§ 23-8. Preliminary Plats.

A. *Submission.* In seeking to subdivide land into building lots and/or to dedicate street rights-of-way, alleys or other lands for public use, the owner or owners shall submit six (6) copies of a preliminary plat, so marked, to the County Manager or his designee for approval before submitting the final plat.

B. *Scale; contents.* The preliminary plat shall be drawn to scale not smaller than one (1) inch to fifty (50) feet, and shall show:

1. Existing property lines, streets and alleys with their names, street centerlines, public easements, buildings, watercourses, limits of clearing, and other existing features.
 2. The title under which the proposed subdivision is to be recorded, where possible, and the name of the proprietor or subdivider.
 3. The location of existing public sewer and water lines.
 4. Date, north arrow, scale, and name of the surveyor.
 5. All plats shall be referenced to the nearest cross street.
 6. The names of all adjoining subdivisions showing lines and numbers of abutting lots and the locations, names and width of existing streets and alleys and similar facts regarding property which is immediately adjacent, including adjoining properties not subdivided.
 7. *Contour map.* The preliminary plat shall depict the topography of the area, the limits for clearing and grading, and other proposed alterations of the area.
 8. Current real property assessment identification numbers must be shown for all properties involved in subdivisions, as well as for all other lots shown on the plat.
 9. A blank space, three (3) inches in width and six (6) inches in length, in which the preliminary stamp may be placed.
 10. All dimensions, both linear and angular, for locating boundaries of subdivisions, lots, streets, public easements and private easements. The linear dimensions shall be expressed by bearings and distances.
- C. *Checking.* Preliminary plats will be checked for:
1. Conformity to the master transportation plan of the County.
 2. Conformity to the existing and probable development of adjacent properties.
 3. Conformity to the existing street improvements construction specifications for Arlington County.
 4. Lot size, arrangement and access to a public street.

5. Necessary drainage, sanitary sewer and public utility easements.
6. Conformity to all other State statutes and County ordinances including the Zoning Ordinance.

D. *Street names.* Names of all proposed streets will be supplied by the County Manager of Arlington County, Virginia, or his designee.

E. *Filing; term of validity of approval.* One (1) copy of the approved preliminary plat will be kept on file for public examination and one (1) will be returned to the submitter. Such approval of the preliminary plat shall be valid for a period of six (6) months.

F. *Notification.* The subdivider shall notify all persons owning property abutting or immediately across the street from the parcel to be subdivided, and the local Civic Association President and Neighborhood Conservation Advisory Committee representatives that are on file with the County Board Office of the subdivision plan. If a County designated historic district or landmark is situated on, abuts or is immediately across the street from the parcel to be subdivided, then the subdivider shall also notify the Historical Affairs and Landmark Review Board Chairman. The notice shall be sent by mail certified return receipt to the owners of record, as indicated by the County tax records, for each of the properties. The notices must use the form prescribed by the County.

Preliminary plat applications will not be approved until the subdivider submits proof that notices have been sent to all the specified persons.

(4-1-59; 6-26-76; Ord. No. 90-13, 6-28-90)

§ 23-9. Final Plats.

A. *Prints; approval by County Manager.* Within six (6) months of the date of approval of the preliminary plat, two (2) blackline prints of the final plat, together with the inked tracing, shall be submitted to the County Manager for approval. One (1) print, after approval by the County Manager, will be returned to the submitter for recordation. Such approval shall be void unless the plat is offered for recordation within three (3) months of the date of approval.

B. *Voidance of approval.* Any additions, subtractions or alterations of any kind to a final plat, following approval, shall cancel and void such approval.

C. *Scale and dimensions.* The plat shall be made to a scale large enough to show details clearly; said scale shall never be smaller than fifty (50) feet to the inch. The minimum working area shall be eleven (11) inches by eight (8) inches, with a one-half (1/2) inch border, on any plat, these dimensions being the size of one (1) match section. Larger plats may have as many as four (4) match sections. In no case should the plat be drawn on a sheet of paper larger than eighteen (18) by twenty-four (24) inches.

D. *Conformity with approved preliminary plat; contents.* The final plat shall be checked for conformity with the approved preliminary plat and shall show:

1. The boundaries of the property, and names and widths of all proposed streets and easements.
2. The exact length and bearing of the centerlines of all streets between intersecting streets and between intersecting streets and the exterior boundary of the plat.
3. Widths, names and centerlines of all abutting streets, and widths of abutting alleys.
4. All lot areas and symbols for all lots and blocks.
5. All dimensions, both linear and angular, for locating boundaries of subdivisions, lots, streets, public easements and private easements. The linear dimensions shall be expressed by bearings and distances. All curves shall be circular arcs and shall be defined by the radius, central angle, tangent, arc chord bearing, and chord distance. All plats shall show a curve table in which all

curve data is set forth in an orderly fashion.

6. The description and the location of all monuments shall be shown. All dimensions, both linear and angular, are to be determined by an accurate control survey in the field which must balance and close within a limit of one (1) in ten thousand (10,000). No plat showing minus or plus distance will be approved. The County Manager may make such office and field checks as may be necessary to assure the correctness of the plat and may require the owner of the subdivision to pay for such checking.
 7. The title which shall not duplicate the name of any existing subdivision under which the subdivision is to be recorded, with the name of the surveyor platting the tract. The surveyor shall in every case have a certificate from the Virginia State Board for the Examination and Certification of Professional Engineers, Architects and Surveyors.
 8. The title block, the surveyor's certificate and the curve data table shall never be broken by a match line. Each shall be contained wholly within one (1) match section.
 9. Date, north arrows within each match section in which drawing is shown, points, match lines, and scale.
 10. A blank space, three (3) inches in width and six (6) inches in length, in which the final stamp may be placed.
 11. Certification by the professional surveyor that the final plat was made by him or her and that all supporting data is correct, all locations shown are accurate and all monuments indicated are existing, or will be placed at the time the plat is recorded or prior to the time the streets are accepted.
 12. All new subdivisions shall show an area tabulation chart in which the areas of all lots, streets, parcels and total area are given in both square feet and acres.
 13. Real property assessment identification numbers, obtained from the Arlington County Real Estate Assessments Department, must be indicated for all lots newly created on the final plat, as well as those lots which previously had identification numbers.
 14. The location of the control measures and facilities as required by the Arlington County Erosion Control and Sediment Control Ordinance.
- E. *Plans and profiles:*
1. Plans and profiles to a scale of twenty-five (25) feet horizontal and five (5) feet vertical to the inch will be required of streets and shall be shown on a sheet twenty-four (24) inches in length and thirty-six (36) inches in width.
 2. All physical public improvements required by this chapter shall have been installed and approved for conformance with the plans and specifications of the County of Arlington, such plans having been submitted and approved prior to the commencement of construction; except, in lieu of actual installation of such physical public improvements, the subdivider may submit with the final plat an agreement to construct such physical public improvements in form and substance as approved by the County, together with bond or other equally secure guarantee acceptable to the County in the amount of the County approved estimated cost of the physical public improvements. Such agreement and bond shall provide for completion of all work within a specified time as determined by the County Manager. In no instance shall the agreement extend more than two (2) years. Upon written application by the subdivider, the County Manager may extend the agreement period with adequate surety. In any case where the County Manager rejects such agreement or extension of agreement, bond or surety, the subdivider shall have the right to have such determination made by

the County Board of Arlington County.

F. *Stormwater detention.* When a subdivision is in an area where stormwater detention is required by County ordinance, an engineering design plan for stormwater detention on the lots or a County granted waiver must be presented prior to the final plat. The plan must meet the requirements specified in the Arlington County Stormwater Detention Ordinance.

G. *Other plats.* Final plat requirements for plats submitted to the County Manager showing public easements, property surveys, dedications and vacations, etc., will be treated in the same manner as subdivision plats. Two (2) blackline prints will be required as final copies. (4-1-59; 7-5-60; 7-13-64; Ord. No. 90-13, 6-28-90)

§ 23-10. Platting of Condominiums and Cooperatives.

A. Plats and plans of condominiums and cooperatives must conform to § 55-79.58 of the Code of Virginia, as amended.

B. Plats for condominiums and cooperatives must meet all other requirements for preliminary and final plats that have previously been specified in this chapter, to the extent consistent with Title 55 of the Code of Virginia, as amended. (Ord. No. 90-13, 6-28-90)

§ 23-11. Plat Review and Bond Administration Fees.

A. The cost to review plats and plans, including review, approval and administration of bonds, shall be borne by the subdivider or developer at the charges set out below.

1. *Subdivision plats:*

Plat review fees:

Base fee \$1,650.00

Plus, per lot/division of land 220.00

Plat revisions:

Filing fee--As percentage of initially submitted plat review fee (base fee plus per lot fee)
. . . . 25%

Preliminary plat reapproval 550.00

Final plat reapproval 250.00

2. *Condominium plats:*

Plat review fee 1,320.00

Plat revisions. . . . 330.00

Final condominium plat reapproval 250.00

3. *Public easement, vacation and abandonment plats:*

Plat review fee 330.00

Final plat reapproval 60.00

4. *Bond and agreement processing fees for subdivisions, site plans, or use permits:*

Bond estimate review fee for bonds of \$10,000 or less, each 110.00

Bond estimate review fee for bonds over \$10,000, each 440.00

Processing fee for bonds of \$10,000 or less, each 440.00

Processing fee for bonds over \$10,000, each 1,650.00

Agreement extensions, each 660.00

Bond reductions, each 1,150.00

Bond exchanges or replacements, each 550.00

Combined bond reduction and agreement extension, each 1,650.00

B. Plat review fees shall be paid at the time the plat is submitted. Plat revision fees shall be paid at the time the revised plat is submitted. Bond and agreement processing fees shall be paid at the time that bonds and agreements are submitted. Bond agreement extension, bond reduction, and combined bond reduction and agreement extension fees shall be paid at the time each request is submitted.

(Ord. No. 90-5, 7-1-90; Ord. No. 90-13, 6-28-90; Ord. No. 98-14, 7-1-98; Ord. No. 02-08, § 2, 4-20-02; Ord. No. 04-11, § 2, 4-24-04; Ord. No. 04-25, 10-2-04; Ord. No. 09-17, 6-16-09, effective 7-1-09; Ord. No. 13-02, 4-20-13, effective 7-1-13.)

§ 23-12. Compliance with Chapter Prerequisite to Issuance of Permit for Construction of Building or Other Improvement.

No permit will be issued by any administrative officer of the County of Arlington, Virginia, for the construction of any building or other improvement requiring a permit, upon any land concerning which a plat is required by this chapter unless and until the requirements of this chapter have been complied with.

(4-1-59; Ord. No. 90-13, 6-28-90)

§ 23-13. Penalty for Violation of Chapter.

Any person violating any of the provisions of this chapter shall, upon conviction thereof, be punished by a fine of not less than twenty dollars (\$20.00) and not more than five hundred dollars (\$500.00). Each day of continuing nonconformance shall constitute a separate violation.

(4-1-59; Ord. No. 90-5, 7-1-90; Ord. No. 90-13, 6-28-90)

§ 23-14. Separability.

If any clause, sentence, paragraph, or part of this chapter should for any reason be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this chapter, but shall be confined in its operation to the clause, sentence, paragraph, or part directly involved in its controversy in which the judgment shall have been rendered.

(4-1-59; Ord. No. 90-5, 7-1-90; Ord. No. 90-13, 6-28-90)

§ 23-15. Enforcement.

This chapter shall be enforced by the County Manager of Arlington County, Virginia, or his designee.

(4-1-59; Ord. No. 90-5, 7-1-90; Ord. No. 90-13, 6-28-90)