

CHAPTER 4

PLATS

4.0 GENERAL

The purpose of this chapter is to define the requirements for subdivision, resubdivision, municipal right-of-way, and acquisition plats.

4.1 PRIOR TO REVIEW OF A PLAT

- A. The corresponding construction plan shall be ready for approval for subdivisions.
- B. Plats shall be signed and sealed by the Surveyor prior to Development & Permits' approval.
- C. A minimum of six (6) sets of prints shall be submitted. Resubmittal plats will require 2 of the 6 copies of the plat being highlighted showing all items since the last review.
- D. Subdivision plats shall meet the requirements set forth in Section 70-27 of the City Code and the Virginia State Requirements for plats and recorded instruments.
- E. Refer to plat checklist in the Guidelines Section for additional requirements.
- F. Subdivision Plat:
 - 1. Subdivision and Resubdivision plats shall be related to the Virginia Coordinate System of 1983, South Zone (1994 HARN Adjustment) (as per the Code of Virginia, Chapter 17, Section 55-289, the correct coordinate system designation is Virginia Coordinate System of 1983, South Zone). New subdivision and resubdivision plats shall include one of the following:
 - a. A 1994 HARN coordinate value on one subdivision lot corner and all subdivision bearings related to the Virginia Coordinate System of 1983, South Zone (1994 HARN Adjustment).
 - b. 1994 HARN coordinate values for two (2) platted subdivision lot corners which are connected by a common bearing and distance line.
 - c. A 1994 HARN Coordinate value on one subdivision lot corner and a note on the subdivision designating the relationship between the subdivision plat meridian and the Virginia Coordinate System of 1983, South Zone (1994 HARN Adjustment) meridian.
 - d. Resubdivision plats that do not add or adjust property lines do not need to be related to the Virginia Coordinate System of 1983, South Zone (1994 HARN Adjustment).
 - 2. If City control monuments are not located within one (1) mile of the proposed subdivision, then the subdivision plat does not need to be related

to the Virginia Coordinate System. Contact the City Surveyor of Public Works to determine if City control monuments exist with the vicinity of the subdivision.

G. Municipal Right-of-Way Acquisition Plat

Municipal right-of-way acquisitions shall be depicted on an acquisition plat to be recorded in the map book or attached as an exhibit to a deed recorded in the Clerk's office for the Court of the City. The plat shall meet all specifications of, and be approved by, the Department of Public Works/Department of Development & Permits, per City Code Section 70-22(b). Generally, an acquisition plat shall meet the requirements set forth in Section 70-27 with modifications.

4.2 PRIOR TO APPROVAL OF A SUBDIVISION PLAT (7/06)

- A. One (1) electronic copy of the plat must be provided in a GIS compatible format, which includes AutoCAD and Microstation.
- B. The Development & Permits Subdivision Account Number (i.e., 05-2010-01) assigned to the individual plat must be included within or adjacent to the title block on the plat.
- C. Subdivision improvements are to be bonded or constructed per City Code Section 70-122
- D. Certification by an engineer or land surveyor shall be submitted to the Department of Development & Permits prior to plat recordation certifying that the lot grades comply with the Lot Grading Policy in Appendix 27.