

Article 8. Final Plat Requirements

Subdivision:

Sec. 8.1 Engineer to draw and certify

(A) Every final plat shall be:

- Prepared by a licensed surveyor or professional engineer
- Duly licensed by the State of Virginia,
- Who shall endorse upon each plat a certificate signed by him
- Setting forth the source of the title of the land subdivided, and
- The place of record of the last instrument in the chain of title.
- When the plat is of land acquired from more than one source of title, the outlines of the several tracts shall be indicated upon such plat.

(B) Written and signed statements explaining how and when the Subdivider proposes:

- to provide and install all required sewers or other disposal of sanitary wastes
- pavement
- sidewalks
- drainage structures
- curb and gutters
- waterlines

(C) Written and signed statements of the appropriate officials of the availability of:

- Gas
- Electricity
- And water to the subdivision

(D) Any restrictions proposed to be included in the Owner's declaration of plat

Sec. 8.2.

Owner's Statement. Every final plat, or the deed of dedication to which such plat is attached, shall contain in addition to the surveyor's certificate a

- Statement** to the effect that, "the platting or dedication of the following described land (here insert correct description of the land subdivided) as appears in this plat is with the free consent and in accordance with the desire of the undersigned **owners, proprietors, or trustees**, if any,"
- Which shall be **signed** by the owners,
- Proprietors or
- Trustee, if any, and
- Shall be duly acknowledged before some officer authorized to take acknowledgements of deeds, and when thus executed and acknowledged upon approval as herein specified, shall be filed and recorded in the office of the clerk of the circuit court of Washington County, Virginia, and indexed under the names of the owners of the land signing such statement and under the name of the said subdivision.

Sec. 8.3 Contents.

(A) In addition to the requirements of Sections 8.1 and 8.2, The following shall be shown on the final plat:

- Shall be clearly and legibly drawn on translucent material such as Mylar or vellum equivalent
- Scale of not more than 100 feet to the inch
- Sheets not larger than 18 inches by 34 inches size
- Sheets not smaller than 11 inches by 17 inches in size
- One inch clear margin on the left edge
- One-half inch margin on all other edges
- A title box in the lower right hand corner

(B) Names of:

- Subdivision
- Town
- Magisterial district
- County
- State
- Owner and subdivider
- Address of owner and subdivider of record
- North point

- Scale
- Date of drawing and any revisions
- Number of sheets
- Name of the licensed professional surveyor making the survey
- Match lines if more than one sheet
- Match lines shall clearly indicate where the several sheets join
- Applicable certificates as required for approval as shown in Addendum B
 - Surveyor's Certificate
 - Owner's Statement
 - Notary Statement
 - Town Manager's Certificate
 - Planning Commission Approval
 - Town Council Approval
 - Water System Certificate

(C) Boundary survey with an error of closure within the limit of one (1) in ten thousand (10,000)

(D) When the subdivision consists land acquired from more than one source of title, the outlines of the various tracts shall be indicated by dash lines, and identification of the respective tracts shall be placed on the plat. Replats shall indicate original data.

(E) The accurate location and dimensions by bearings and distances of:

- Lot lines
- Street lines
- Centerlines of streets
- Boundaries of all easements
- Parks
- School sites
- Other public areas
- The number and area of all building lots (Ac and ft²)
- The total area of subdivision
- The delineation of flood plains
- The identification of graves, objects or structures marking a place of burial
- All existing and platted streets
- Street names
- Street numbers
- Street widths
- Names of owners and their property lines, both within the boundaries of the subdivision and adjoining such boundaries

(F)

- All dimensions shown in feet and decimals of a foot to the closest 1/100th of a foot
- All bearings in degrees, minutes, and the nearest ten seconds.

(G) The data for all curves along street right-of-way lines shall be shown in detail at the curve or at a curve data table showing the following:

- Delta
- Radius
- Arc
- Tangent
- Chord
- Chord bearing

(H) All survey monuments and benchmarks, together with their description.

(I) Private restrictive covenants and their period of existence. Should these restrictions be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference shall be made thereto on the plat.

(J) The accurate outline, dimensions and purposes of all property which is offered for dedication, is to be reserved for acquisition for public use, or is to be reserved by deed covenant for the common use of the property Owners in the subdivision.

(K) Temporary turnarounds where required.

- When one or more temporary turnarounds are shown, the following note shall be included on the plat: "The area on this plat designated as Temporary turnaround will be constructed and used as other streets in the subdivision until (name of Street] is extended to [end point], at which time the land in the temporary turnaround areas will be abandoned for street purposes and will revert to adjoining lot Owners".

(L) The location of all:

- Minimum building setback lines
- Side yards
- and rear yards.

(M) The following plans and information shall be submitted with or prior to, the submittal of the final plat:

- Drainage plans
- Soil erosion and sediment control plans
- Street plans including cross sections and profiles, and other necessary data, as described in Article 9 Improvement Plans
- Natural gas
- Water supply
- Sewage disposal plans
- Including drainage courses
- Existing sewers
- Existing water mains
- Existing gas mains
- Existing culverts
- Other underground structures
- Show pipe sizes, invert elevations and grades