

ADDITIONAL PRELIMINARY PLAT APPROVAL COMMENTS

Resubdivision of Lot A, Part of the Property of

RC FIELDS & ASSOCIATES INC.

Contact Bruce Woodhams at 703-228-3673 (email bwoodhams@arlingtonva.us) or Steve Halkyard at 703-228-3753 if there are any questions concerning these preliminary plat approval comments.

1. The maximum allowable size for a final plat is 18" by 24" with a border ½" inside the perimeter of the plat.
2. Show 1" long grid ticks inside the border to delineate match sections that divide the plat into four equal quadrants.
3. The Company's logo should be placed below the plat title and should not appear larger than the plat title on the final plat.
4. Show a north arrow in each match section in which the drawing is shown.
5. Reserve a 6" tall by 3" wide space for the final approval stamp next to and in the same quadrant of the first sheet as the plat title (do not label or outline the space).
6. Do not show any natural features or contour lines, structures, utilities, existing improvements, proposed improvements, or other physical features on the final plat.
7. Show an area tabulation chart, identifying (in square feet and acres) the size of each lot or parcel, and the total site area.
8. All curves must be numbered, and all curve data shown in a curve data table.
9. Add a note to read as follows:

A PORTION OF THIS SITE IS WITHIN THE RESOURCE PROTECTION AREA. THE LANDWARD COMPONENT OF THE RESOURCE PROTECTION AREA BUFFER SHALL CONSIST OF AN UNDISTURBED 100-FOOT WIDE BUFFER OF VEGETATION, WHICH SHALL BE RETAINED IF PRESENT AND ESTABLISHED WHERE IT DOES NOT EXIST. LAND DEVELOPMENT MAY BE ALLOWED IN THE RESOURCE PROTECTION AREA ONLY IF IT IS WATER DEPENDENT OR CONSTITUTES REDEVELOPMENT AND THE CRITERIA FOR ALLOWABLE DEVELOPMENT IN CHESAPEAKE BAY PRESERVATION ORDINANCE SECTION 61-7.2 HAVE BEEN MET.

ADDITIONAL PRELIMINARY PLAT APPROVAL COMMENTS Resubdivision of Lot A, Part of the Property of

RC FIELDS & ASSOCIATES INC.

10. The limits of the Resource Protection Area (RPA) must be delineated and labeled on the final plat.
11. The Owner's Statement of Consent and the Surveyor's Certificate need to be shown on the final plat and the information contained in these items must be complete, current and verifiable. The final plat will not be approved if there are any blanks or incomplete statements. The surveyor's seal and signature must also be shown on the final plat. All signatures must be in permanent black ink and must be visible on prints made from the final plat mylar (an ultra-fine Sharpie or a similar pen works well, ballpoints do not).
12. The plat title, site area tabulation chart, notes, space for approval stamp, curve table, surveyor's certificate, and owner's statement of consent must be placed entirely within a quadrant and may not be drawn over a projected match line.
13. The existing lots must be shown and labeled on the final plat. Use light lines and light, stippled lettering for the existing lots.
14. All lots or parcels to be created must have the lot numbers, area, and property lines shown in **bold** type. Use **bold** type for the subdivision boundary labels. Use lighter lines and lighter, stippled lettering for the existing lots.
15. All existing public easements on the property must be shown on the final plat together with their respective deed book and page or instrument number recording reference.
16. Delineate the boundaries of the public easement areas to be granted with **bold** lines and label with **bold** letters. Use lighter lines and lighter, stippled lettering for the existing easements. Show bearings and distances for all proposed easement boundaries.
17. Show and label the existing street centerline, and the distance from the centerline to the property line, along the frontage of this site.
18. Show a reference distance along the block face to the nearest cross street (Williamsburg Boulevard). Foreshortened distances may be shown on the final plat.

**ADDITIONAL PRELIMINARY PLAT APPROVAL COMMENTS
Resubdivision of Lot A, Part of the Property of**

RC FIELDS & ASSOCIATES INC.

19. Zoning has the following comments:

For proposed Lot A1 -

- Provide the lot depth and lot width.

For proposed Lot A2 –

- Provide the lot depth and lot width.

Submit an exhibit or revised preliminary plat showing the additional information necessary to address these comments to Bruce Woodhams in DES. This information will then be forwarded to Zoning for review and approval. The proposed resubdivision must be approved by Zoning prior to approval of the final plat. Please contact Rosa Achour in Zoning at 703-228-7579 with any questions about these Zoning comments.

20. All existing structures on this site must be removed prior to final plat approval. Please contact Steve Halkyard at 703-228-3753 or Bruce Woodhams (703-228-3673) to arrange a site inspection for confirmation of required removals.

**ADDITIONAL PRELIMINARY PLAT APPROVAL COMMENTS
Resubdivision of Lot A, Part of the Property of**

RC FIELDS & ASSOCIATES INC.

21. Revise the plat title using the same format, letter size proportion and text, as that listed below. We strongly recommend the vacation and rededication of the existing subdivision name, in order to avoid a lengthy legal description of the property. Any new subdivision name that does not duplicate an existing property's legal description may be used:

PLAT SHOWING
(NEW SUBDIVISION NAME)
BEING THE RESUBDIVISION, VACATION AND REDEDICATION OF
LOT A
SUBDIVISION OF
PART OF THE PROPERTY OF

DEED BOOK 948, PAGE 381
AND
PART PARCEL A
SECTION ONE
AZALEA ACRES
DEED BOOK 986, PAGE 405
ARLINGTON COUNTY, VIRGINIA
SCALE: DATE:

22. Submit the original mylar and three clear black line prints of the final plat for approval.
23. To preclude the expiration of this preliminary approval the subdivider and the surveyor must, **within six months of the date of this approval**, satisfactorily comply with all of the comments on the preliminary plat drawing and with all of the above comments on these attached sheets.

**ADDITIONAL PRELIMINARY PLAT APPROVAL COMMENTS
Resubdivision of Lot A, Part of the Property of**

RC FIELDS & ASSOCIATES INC.

24. Submit a draft of the proposed deed to this office for review. The approved final plat will not be released for recordation until the deed language has been reviewed and approved by the County. The draft language is to be submitted (in Microsoft Word) by e-mail to bwoodhams@arlingtonva.us. For questions regarding the deed, please contact Steve Halkyard at 703-228-3753.

ADDITIONAL PRELIMINARY PLAT APPROVAL COMMENTS Resubdivision of Lot A, Part of the Property of

RC FIELDS & ASSOCIATES INC.

THE FOLLOWING COMMENTS ARE PROVIDED FOR INFORMATION ONLY AND HAVE NO BEARING ON THE APPROVAL OF THIS PROPOSED RESUBDIVISION, BUT MAY IMPACT THE REVIEW OF BUILDING PERMITS FOR THIS SITE.

DES Environmental Management has the following comments:

- The RPA line should be the same configuration as the top of bank line for the stream, offset 100 feet.
- For subdivisions, any subsequent development is limited to the encroachment and impervious footprint existing at the time of subdivision. This will affect both new lots.

THE SUBDIVIDER IS STRONGLY ENCOURAGED TO CONTACT DES ENVIRONMENTAL MANAGEMENT PRIOR TO FINAL APPROVAL OF THIS RESUBDIVISION, FOR INFORMATION ON WHAT RESTRICTIONS WILL BE PLACED ON THE PROPERTY AS A RESULT OF COMPLYING WITH THE SUBDIVISION REQUIREMENTS DESCRIBED ABOVE, AND THE IMPACT OF THE SUBDIVISION ON PROPOSED DEVELOPMENT. FOR INFORMATION, CONTACT CHRISTIN JOLICOEUR AT 703-228-3588.

DES Water/Sewer Engineering comments are:

- Any new structures must be a minimum of 10 feet from a proposed storm sewer pipe; and not simply built to the edge of the existing 10' Storm Sewer Easement.