

ATTACHMENT C

*Editor's note: These definitions are included for review, and to aid in understanding the concepts of the articles being reviewed during this Worksession. They will be placed in Article XI. – Definitions following the Planning Commission's review.

Definitions for Article X.

Adjoining. Touching and/or contiguous to.

Alley. A permanent service way providing a secondary means of access to abutting properties and not intended for general traffic circulation.

Board. The King George County Board of Supervisors.

Block. An area of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways or boundary lines of King George County.

Commission. The Planning Commission of King George County.

County. King George County, Virginia.

Cul-de-sac. A street with only one (1) outlet and having a turnaround for reverse traffic movement.

Developer. Any person, group or persons, corporation, or other legal entity who, having an interest in land directly or indirectly sells, leases or develops or offers to sell, lease or develop, or advertises for sale, lease or development any lot, tract, parcel, site, unit or interest for residential, commercial or industrial development.

Development. The construction, or substantial alteration, of residential, commercial, industrial, institutional, recreation, transportation, or utility facilities or structures.

Easement. A right expressed in a recorded writing, given by the owner of land to another party for specific limited use of that land.

Engineer. A professional who is qualified to practice engineering by reason of his special knowledge and use of mathematical, physical, and engineering sciences and the principles and methods of engineering analysis and design acquired by engineering education and experience, and whose competence has been attested, through licensure, as a professional engineer by the Commonwealth of Virginia.

Engineer, County. An employee of King George County who reviews subdivision plans and site plans for new developments or upgrades to existing developments, as well as reviews all infrastructure plans of the County to ensure that such plans are in compliance with County ordinances and other applicable regulations.

Governing Body (also referred to as Legislative Body). The Board of Supervisors of King George County, Virginia.

Guarantee. A surety bond, cash deposit, or letter of credit approved by the County Attorney and made out to King George County in an amount equal to the full cost of the improvements required by these regulations, plus administration and inflation costs; said cost being estimated by the developer's engineer

and approved by the County Engineer. Guarantee may also be referenced as “Performance Guarantee,” “bond,” “surety,” or “performance bond.”

Health Official. The Health Officer, director, or sanitarian of King George County, or their duly authorized representative.

Highway Engineer. The resident engineer employed by the Virginia Department of Transportation.

Jurisdiction. The area of territory subject to the legislative control of the Board of Supervisors.

Lot. A parcel of land intended to be separately owned, developed, or otherwise used as a unit, established by plat, subdivisions, or as otherwise permitted by law.

Lot, stem. A lot approved in accordance with the provisions of Article X, Subdivision, of this Ordinance, and which does not abut a public street other than by its driveway which affords access to the lot.

Lot depth. The distance between the front lot line and rear lot line of a lot, measured along a straight line.

Lot of record. A lot shown upon a plan of subdivision or upon a plat attached or referred to in a deed described by metes and bounds and recorded in the Circuit Court Clerk's Office of King George County.

Monument. Any object, whether natural or man-made, that has been or is designated by deed, will, plat or any official document for the purpose of defining a land boundary, either at a point of direction change, or at any intermediate point along a line, either straight or circular, between points of direction change.

Monument, Geodetic Control. Survey Control Stations of at least Second Order Class II Accuracy, placed in accordance with specifications and documented according to Blue Book Format of the Federal Geodetic Control Committee (FGCC).

Parcel. See *Lot*.

Parent tract. A separate lot, tract, or parcel of land conveyed by deed, devised by will or passing pursuant to the laws of descent and distribution, the boundaries of which are shown by a plat or described by metes and bounds, and recorded in the Clerk's Office of King George County, Virginia on or before October 1, 1987.

Physical improvements. Any structure such as drainage structures, central water system, central sewage disposal systems, bridges, etc., and such other improvements as the Agent may designate.

Plat. A map or plan of a tract or parcel of land which is to be, or which has been subdivided. Includes the term map, plot, replat, or replot. When used as a verb, "plat" is synonymous with "subdivide".

Plat, Final. The map of a subdivision submitted and approved by King George County, and subsequently recorded in the Office of the Clerk of the Circuit Court of King George County, Virginia.

Plat, Preliminary. The preliminary drawing or drawings, including the elements required by this Ordinance, indicating the proposed manner or layout of a subdivision.

Plat, Sketch. An informal plan indicating general topography, approximate boundaries, and street frontage of property to be subdivided.

Public Improvement. An improvement that has been or will be dedicated for public use or that is designed to provide adequate transportation, water, sewerage, storm drainage, flood protection, or recreational facilities or to serve other public requirements in accordance with Ordinances of King George County, Virginia.

Purchaser. An actual or prospective purchaser or lessee of any lot in a subdivision.

Remnant. A piece or parcel of land remaining after subdividing land that does not meet the minimum requirements of this Ordinance.

Right-of-way (ROW). An area of land not on a lot that is dedicated to public use for pedestrian and vehicular movement, which may also accommodate public utilities infrastructure (including but not limited to water lines, sewer lines, power lines, and gas lines.)

Right-of-way (ROW) width. The total width of the ROW, as defined by this Ordinance.

Sidewalk. A paved walk, located in a right-of-way, adjacent to a street.

Street. A public way which affords the principal means of access to abutting properties. The term "street" includes all property dedicated or intended for public or private use for access to abutting lands or subject to public easements therefore, and whether designated as a street, highway, thoroughfare, parkway, throughway, expressway, road, drive, court, avenue, boulevard, lane, place, circle, or however otherwise designated.

Street, Private. A street affording a means of private access to two (2) or more abutting properties.

Street, Public. A street, built to the standards of the Virginia Department of Transportation (VDOT), and subsequently dedicated and accepted by VDOT for public use.

Street Width. The total width of the strip of land dedicated or reserved for travel, including roadway, curbs, gutters, sidewalks and planting strips.

Subdivide. The process of dealing with land so as to establish a subdivision as defined herein.

Subdivider. Any individual, firm, partnership, association, corporation owning any parcel of land to be subdivided.

Subdivision. The division of a parcel of land into two (2) or more lots or parcels of land for the purpose of transfer of ownership or building development, including any parcel previously separated by the owner or prior owner of such land for such purpose. The sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building lots, shall be exempt from the provisions of this Ordinance.

Subdivision, Family. The division of any tract or parcel of land for gift to any person (aged 18 or older) who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner.

Subdivision, Major. The division of any tract or parcel of land into ten (10) or more lots.

Subdivision, Minor. The division of any tract or parcel of land into 3 (three) to nine (9).

Subdivision, Single Lot. The division of any tract or parcel of land into two (2) lots.

Subdivision Agent (Agent). The administrative official, or an authorized agent thereof, responsible for administering and enforcing the Subdivision portion of the Zoning and Subdivision Ordinance of the County, also referred to in the Subdivision Article as the Agent.

Land Surveyor. A person who, by reason of his knowledge of the several sciences and of the principles of land surveying, and of the planning and design of land developments acquired by practical experience and formal education, is qualified to engage in the practice of land surveying, and whose competence has been attested through licensure as a land surveyor to do business in the Commonwealth of Virginia.

Vicinity Map. The vicinity or location map shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it. The map shall include subdivision name and location, main traffic arteries, schools, parks and playgrounds, scale, north arrow, and date.