

# King & Queen County, Virginia

## Information & Requirements for a 1-2 Lot Division Plat

1. Completed Land Development Application (available online at [www.kingandqueenco.net](http://www.kingandqueenco.net))
2. Delineate on plat Resource Protection Area (RPA), Resource Management Area (RMA), and buildable area boundaries. (§§ 60, 191(A)(4)-(5)).
3. Notes required on plats:
  - The 100' wide RPA buffer must be retained on this parcel undisturbed and vegetated unless proper buffer modification has been granted. (§§ 130(3)-(5)).
  - Subject to acceptable water quality impact assessment and other stipulated criteria, permissible land development in the RPA may include only:
    - water-development facilities,
    - redevelopment of existing structures,
    - road or driveway crossing satisfying specific criteria, or
    - a flood control or stormwater management facility meeting certain criteria. (§ 130(1), (6)).
  - For new construction, a 100% drainfield reserve area at least equal to the primary sewage disposal site is required on this parcel. (§ 120 (7)(b)).
  - The septic tank on this parcel must be pumped out at least once every 5 years, or every 5 years submit certified documentation that the tank does not need to be pumped. (§ 120(7)(a), (2)).
4. Every plat, or deed of dedication to which the plat is attached, shall contain in addition to the professional engineer's or land surveyor's certificate a statement, as follows:

"The platting or dedication of the following described land (here insert the correct legal description of the land subdivided) is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any."  
(Subdivision Ordinance, Article 4, Section 4-10)
5. Signature block for the Zoning Administrator Approval
6. Sewage disposal system to be survey located with perimeters shown along with soil boring locations. Primary & Reserve drainfield area should be boxed off and labeled as such (Per the requirement of the Virginia Department of Health). Topography is requested by the Health Department for each drainfield area. Three copies of soil work, per lot, must be submitted with the plat submittal to the Zoning Office. This soil work will then be submitted by the Zoning Office with a copy of the plat to the Health Department for approval. (Subdivision Ordinance Article 4, Section 4-7 (A, #3 & #4))
7. Two or three acre minimum lot size with 200' or 300' of road frontage is required per new lot (this includes road and/or a recorded 20' ingress and egress easement/right-of-way into, or part of each lot).(Article 5, Section 3-101, Minimum Lot Sizes and Related Requirements)

8. Subdivisions with not more than two (2) lots may be established with access directly from the existing road. (Zoning Ordinance, Article 5, Section 3-101)
  
9. Not more than twenty five percent (25%) of the minimum lot area required by the Zoning Ordinance shall be unusable by reason of elevation below the 100-year flood level, wetlands or protected natural resource areas, Chesapeake Bay Resource Protection Area zoning, easements or other encumbrances; provided, however, that in all cases a lot shall provide space for the principal building and accessory structures, together with its required yards, and any areas required for on-site water supply and sewage disposal by the Health Officer or any applicable regulations of the County or Commonwealth. (Article 6, Section 4-24(H)).
  
10. The following statement shall appear on the plat of each lot, and in all approved deeds of subdivision or similar instruments:

"The street(s) in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Department of Transportation or the county and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board. The street(s) serving this subdivision are private and their maintenance, including snow removal, is not a public responsibility and will not be maintained by VDOT or King & Queen County. The street(s) shall not be eligible for acceptance into the state system of highways for maintenance until such time as they are constructed and otherwise comply with all requirements of VDOT for the addition of subdivision streets current at the time of such request. Any cost required to cause the street(s) to become eligible for addition to the state system shall be provided from funds other than those administered by VDOT." (Subdivision Ordinance Article 4, Section 4-11)